

# SAN ANTONIO PLANNING COMMISSION AGENDA



May 25, 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)

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<br>District | Ferguson<br>Index # |
|-----------|--|---------------------|---------------------|
| A. 100348 | <b>Slate Creek</b><br>(On the east side of Rogers Road, north of West Military Drive)                  | <b>6</b>            | <b>612 F-2</b>      |
| B. 110021 | <b>Sonoma Verde Unit 6 Enclave*</b><br>(On the west side of Kyle Seale Parkway, south of Vista Colina) | <b>OCL</b>          | <b>513 C-3</b>      |

## 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

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

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. 100348 **Slate Creek** 6 612 F-2  
(On the east side of Rogers Road, north of West Military Drive)
- 

**INDIVIDUAL CONSIDERATION**

**PLATS:**

7. 100022 **Sonoma Verde – Unit 6 Phase 1 Enclave** (Rescind) **OCL 513 C-3**  
(On the west side of Kyle Seale Parkway, south of Vista Colina)
8. 110021 **Sonoma Verde Unit 6 Enclave\*** (Replacement Plat) **OCL 513 C-3**  
(On the west side of Kyle Seale Parkway, south of Vista Colina)
9. 110034 **Alamo Ranch Unit 35 - PH 2** (Pending Completeness) **OCL 577 D-7**  
(Extending Crockett Way west from Alamo Ranch Unit 35 PH 1)

**VARIANCES and APPEALS:**

10. 060509 **Liberte Ventura Unit 1** (time extension) **OCL 586 B-4**  
(East of the intersection of Walzem Road and Ferrysage Drive)
11. 080225 **151 Development, Unit 10** (time extension) **OCL 577 E-4**  
(Northeast of the intersection of Alamo Ranch and Alamo Parkway)

**LAND TRANSACTIONS:**

12. **S.P. 1473** Golden Wok request for a joint use agreement of a drainage easement at 8822 Wurzbach Road (Capital Improvements Management Services by Mary L.Fors)
13. **S.P. 1537** Request to close and barricade to vehicular traffic a railroad crossing at South San Jacinto and Saltillo Streets. (Capital Improvements Management Services by Martha Almeria)

**COMPREHENSIVE MASTER PLANS:**

14. PA11014 - Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 9.54 acres located at 7304 and 7380 IH-10 East

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

from Community Commercial land use to Industrial land use. (Planning and Community Development Department by John Osten)

15. PA11033 - [Item continued from the May 11, 2011 meeting] 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 Robert C. Acosta)
16. PA110034 - Public hearing and consideration of a resolution amending the land use plan contained in the Westfort Alliance Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.190 acres located at 353 Brahan Street from Urban Single Family Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)
17. U11001– [Item continued from April 27, 2011 meeting] Public hearing and consideration of a resolution to recommend to City Council an update to the Northwest Community 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 bounded by Loop 1604 to the west and northwest, Bandera Road to the east and northeast, and Culebra Road and Grissom Road to the south. (Planning and Community Development Department by John Osten)

**OTHER ITEMS:**

18. Consideration of a resolution reappointing the Board of Adjustment and Planning Commissioner members to the Planning Commission Technical Advisory Committee. (Development Services, by Richard Carrizales)
19. Approval of the minutes for the May 11, 2011 Planning Commission meeting
20. Director's report – City Council Action Update (Planning Commission Items sent to Council)
21. 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
22. **ADJOURNMENT**

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

AGENDA ITEM NO: 5AÉ 6 May 25, 2011

SLATE CREEK

MINOR PLAT

100348

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 612 F-2

**OWNER:** Hurd Urban Development, Ltd., by John R. Hurd, Jr.

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

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

**Date filed with Planning Commission:** May 10, 2011

**Location:** On the east side of Rogers Road, north of West Military Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** MF-33 Multi-Family District

**Plat is associated with:**

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

**Proposed Use:** Multi-Family

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**APPLICANT'S PROPOSAL:**

To plat **14.853** acres consisting of 1 non-single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 25, 2011. Since the entire property is within the original plat, written notice was not required. The plat is not within 200 feet of a registered Neighborhood Association.

**STAFF RECOMMENDATION:**

Approval

SLATE CREEK  
Civil Job No. 7.658-00; Survey Job No. 9123-10

# PLAT NUMBER 100348

## REPLAT ESTABLISHING SLATE CREEK

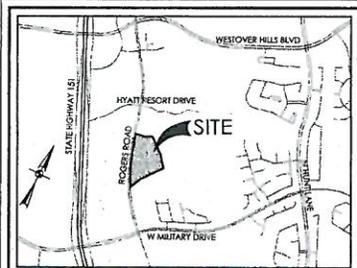
BEING A TOTAL OF 14.853 ACRES ESTABLISHING LOT 1, BLOCK 7, NCS 17473.  
PREVIOUSLY KNOWN AS WESTOVER HILLS TOWNHOMES, P.L.D. SUBDIVISION  
RECORDED IN VOLUME 9575, PAGE 121 OF DEED AND PLAT RECORDS OF  
BEAR COUNTY, TEXAS



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

DATE: April 26, 2011

DEVELOPMENT SERVICES  
RECEIVED  
2011 MAY -2 PM 3:36



LOCATION MAP  
MAPSCO MAP GRID: 5788  
NOT TO SCALE

**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS HERETO  
DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS  
INDICATED BY THE "E" AND "G" SYMBOLS SHOWN ON THIS PLAT. THE DEDICATIONS ARE SUBJECT TO THE FOLLOWING  
EASEMENTS: "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSURE  
CONDUCTING, MAINTAINING, REPAIRING, OPERATING, AND TESTING THE  
WIRING OF BURNING WIRE, CABLE, CONDUIT, PIPES OR TRANSMISSIONS, EACH WITH ITS NECESSARY  
APPURTENANCES, INCLUDING THE RIGHT TO CROSS, CROSS UNDER, OR CROSS OVER ANY OTHER EASEMENT OR  
RIGHT TO REMAIN FROM SAID AREAS AND THE RIGHT TO REMAIN FROM SAID AREAS AS LONG AS THE EFFICIENCY  
OF SAID WIRE OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING,  
CONCRETE SLAB OR WALLS OR FOUNDATION SHALL BE CONSTRUCTED OR PLACED WITHIN THE EASEMENT AREAS  
UNLESS THE CHANGES TO SUCH EASEMENTS ARE APPROVED BY THE CITY OF SAN ANTONIO.  
2. ANY CITY MEMBER'S LOSS RESULTING FROM INADEQUATE RECORDS OF C.P.S. EQUIPMENT LOCATED WITHIN SAID  
EASEMENTS, DUE TO CHANGES OR OMISSIONS THEREON, SHALL BE CONSIDERED TO BE THE RESPONSIBILITY OF  
THE PERSON OR PERSONS WHOSE NEGLIGENCE OR CARELESSNESS CAUSED SUCH CHANGES OR OMISSIONS.  
3. THE PLAT DOES NOT AFFECT, ALTER, OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER,  
DRAINAGE, TELEPHONE, CABLE OR OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH  
EASEMENTS ARE APPROVED BY THE CITY OF SAN ANTONIO.  
4. FOR THE PURPOSES OF THIS PLAT, THE FOLLOWING NOTES:  
A. COERCIBLE ENTRY AND EGRESS ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS  
WHICH ARE BOUND BY THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS FACILITIES.  
B. HOOD OVERHANGS ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THEY  
ENCROACH UPON ELECTRIC AND GAS FACILITIES AS LONG AS THEY DO NOT OBSTRUCT OR INTERFERE WITH  
ELECTRIC AND GAS FACILITIES OR THE PROGRESS OF TESTING THEREON.  
5. THE CITY OF SAN ANTONIO HAS HERETO DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS  
SYSTEMS (CITY PUBLIC SERVICE) HAS HERETO DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC  
DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS INDICATED BY THE "E" AND "G" SYMBOLS SHOWN ON THIS  
PLAT. THE DEDICATIONS ARE SUBJECT TO THE FOLLOWING EASEMENTS: "UTILITY EASEMENT", "GAS EASEMENT",  
AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSURE CONDUCTING, MAINTAINING, REPAIRING,  
OPERATING, AND TESTING THE WIRING OF BURNING WIRE, CABLE, CONDUIT, PIPES OR TRANSMISSIONS,  
EACH WITH ITS NECESSARY APPURTENANCES, INCLUDING THE RIGHT TO CROSS, CROSS UNDER, OR CROSS  
OVER ANY OTHER EASEMENT OR RIGHT TO REMAIN FROM SAID AREAS AND THE RIGHT TO REMAIN FROM  
SAID AREAS AS LONG AS THE EFFICIENCY OF SAID WIRE OR APPURTENANCES THEREON. IT IS AGREED  
AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS OR FOUNDATION SHALL BE  
CONSTRUCTED OR PLACED WITHIN THE EASEMENT AREAS UNLESS THE CHANGES TO SUCH  
EASEMENTS ARE APPROVED BY THE CITY OF SAN ANTONIO.

**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.

**FINISHED FLOOR-TO-FLOODPLAIN NOTE:**  
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS  
SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE  
ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. NO BUILDINGS FINISH  
FLOOR ELEVATION SHALL BE BELOW ELEVATION 844.16.

**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.

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPEDS 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS  
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY  
MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**FLOODPLAIN NOTE:**  
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DEDICATED  
TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA  
PAVIER 480202565G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 25-YEAR  
ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE  
DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN  
THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY  
OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC  
WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS  
NECESSARY.

### LEGEND

- AC ACRE(S)
- BLK BLOCK
- NCS NEW CITY BLOCK
- OPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- CTVTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCS NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- SS SANITARY SEWER
- VAR WD VARIABLE WIDTH
- WOL WOOD
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- - - - - EXISTING CONTOUR
- - - - - FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- ◇ VARIABLE WIDTH INGRESS/EGRESS WATERLINE, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ VARIABLE WIDTH WATERLINE, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ DRAINAGE EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ 16" SANITARY SEWER EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ 16" SANITARY SEWER EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9575, PG 121, OPR)
- ◇ 14" ELECTRIC AND GAS EASEMENT (VOL. 9574, PG 153-155, OPR)

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

STATE OF TEXAS  
COUNTY OF BEAR  
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT WESTOVER HILLS TOWNHOMES, P.L.D., WHICH IS RECORDED IN VOLUME 9575, PAGE 121, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF JUNE 25, 2009 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THE PROPERTY.

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

OWNER/DEVELOPER: JOHN R. HURD, JR., PRESIDENT  
HURD URBAN DEVELOPMENT, LTD.  
2373 BROADWAY, SUITE 200  
SAN ANTONIO, TX 78209  
(210) 829-5555

STATE OF TEXAS  
COUNTY OF BEAR  
I/WE AND SUBSCRIBED BEFORE ME THIS 26th DAY OF April, A.D. 2011.

Notary Public, State of Texas  
MY COMMISSION EXPIRES: 11/24/12

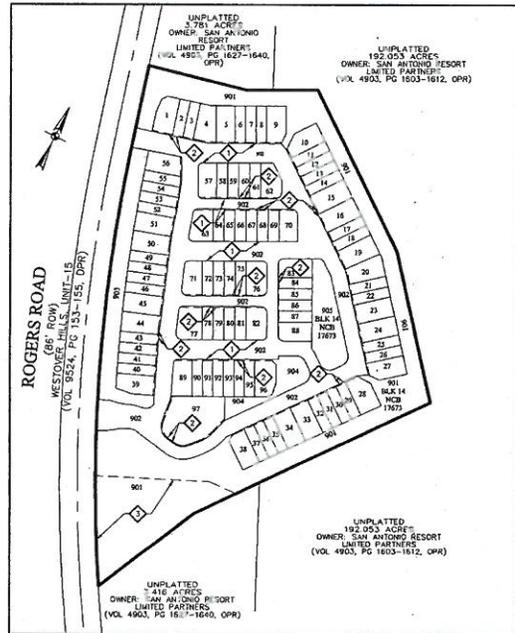
STATE OF TEXAS  
COUNTY OF BEAR

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

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.

4-26-11  
REGISTERED PROFESSIONAL LAND SURVEYOR



### AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 200'  
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS WESTOVER HILLS TOWNHOMES, P.L.D., RECORDED IN VOLUME 9575, PAGES 121 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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

OWNER/DEVELOPER: JOHN R. HURD, JR., PRESIDENT  
HURD URBAN DEVELOPMENT, LTD.  
2373 BROADWAY, SUITE 200  
SAN ANTONIO, TX 78209  
(210) 829-5555

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ (NAME), 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 FULL CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.

Mary A. Gimon  
Notary Public, State of Texas  
My Commission Expires November 24, 2012

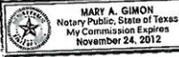
THE PLAT OF \_\_\_\_\_ SLATE CREEK \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY AFFIRMED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS (AND/OR WHERE ADMINISTRATIVE EXCEPTIONS) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

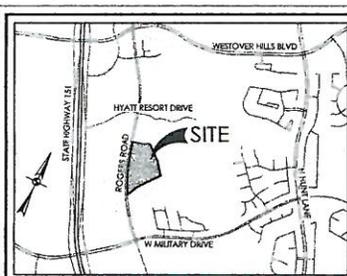
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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.

STATE OF TEXAS  
COUNTY OF BEAR  
SHEET 1 OF 2





LOCATION MAP  
MAPSCO MAP GRID: 5788  
NOT TO SCALE

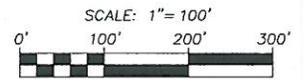
**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DESIGNATED THE EASEMENT AND RIGHTWAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "ELECTRIC EASEMENT", "OVERHEAD EASEMENT", "STREET EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, REMOVING, REPLACING, PARALLELING, AND REPAIRING POWER LINES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPROXIMATE TOLERANCES WITHIN THE FOOT OF ABOVE AND EXCEPT OTHER EASEMENTS SHOWN ON THIS PLAN TO BE LOCATED SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTWAY AREAS AND THE RIGHT TO REACH FROM SAID LINES, ALL TIES OR PILES THEREOF OR OTHER STRUCTURES, WHICH OVERHANG OR ARE INTERFERE WITH THE BENCHMANS OF SAID LINES OR APPROXIMATE BENCHMANS, IF IT IS AGREED AND UNDERSTOOD THAT NO BARRIERS, CONCRETE BARRIERS OR WALLS SHALL BE PLACED WITHIN SAID EASEMENTS.  
 2. ANY CITY NECESSARY UTILITIES INCLUDING FROM MODIFICATIONS REQUIRED BY CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OTHER NECESSARY REASONS SHALL BE CHANGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER NECESSARY REASONS.  
 3. THE CITY OF SAN ANTONIO, TEXAS, RESERVES THE RIGHT TO CONDUCT ANY SURVEYING, ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OF ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
 4. FOR ANY REVISIONS, SEE THE FOLLOWING NOTES:  
 A. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN NOT AS SHOWN ON THIS PLAN OR OTHERWISE SPECIFIED AND INDICATED.  
 B. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN NOT OTHERWISE SPECIFIED AND INDICATED.  
 C. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN NOT OTHERWISE SPECIFIED AND INDICATED.  
 D. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN NOT OTHERWISE SPECIFIED AND INDICATED.

| CURVE TABLE |          |           |               |              |
|-------------|----------|-----------|---------------|--------------|
| CURVE       | RADIUS   | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 3842.00' | 15°39'12" | N22°12'33" W  | 1046.48'     |
| C2          | 3832.60' | 3°09'16"  | S25°28'50" E  | 210.98'      |

| LINE TABLE |              |        |
|------------|--------------|--------|
| LINE       | BEARING      | LENGTH |
| L1         | N65°05'38" E | 10.00' |
| L2         | S6°25'56" W  | 10.00' |

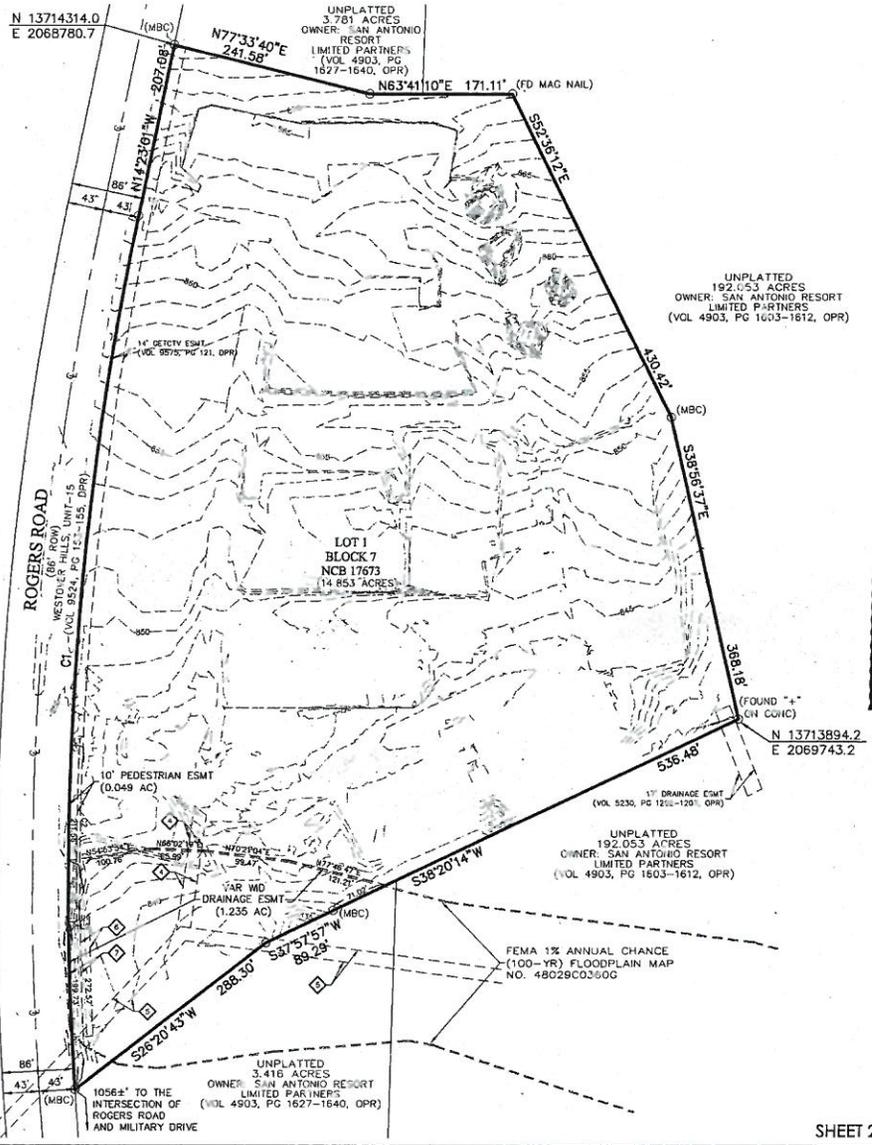
**PLAT NUMBER 100348**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**SLATE CREEK**

BEING A TOTAL OF 14.853 ACRES ESTABLISHING LOT 1, BLOCK 7, NCB 17673, PREVIOUSLY KNOWN AS WESTOVER HILLS TOWNHOMES, P.L.D. SUBDIVISION RECORDED IN VOLUME 755, PAGE 121 OF DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS



**PAPE-DAWSON ENGINEERS**  
 TPE, FIRM REGISTRATION # 470  
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 DATE: MAY 26, 2011

DEVELOPMENT SERVICES  
 RECEIVED  
 MAY -2 PM 3:36



MARY A. GIMON  
 Notary Public, State of Texas  
 My Commission Expires  
 November 21, 2012

STATE OF TEXAS  
 COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIGNATES 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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN R. HURD, JR., PRESIDENT  
 HURD URBAN DEVELOPMENT, L.P.  
 10700 BROADWAY, SUITE 200  
 SAN ANTONIO, TX 78209  
 (512) 527-5255

STATE OF TEXAS  
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John R. Hurd, Jr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN FULL KNOWLEDGE AND FREEDOM OF HIS MIND AND SEAL OF OFFICE THIS 26th DAY OF May, A.D. 2011

John R. Hurd, Jr.  
 NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF SLATE CREEK 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 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



STATE OF TEXAS  
 COUNTY OF BEAR

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

[Signature]  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEAR

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

[Signature] 4-26-11  
 REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 7638-00; Survey Job No. 9123-10

**PLANNING COMMISSION  
RESCIND PLAT APPROVAL**

AGENDA ITEM NO:   7   May 25, 2011

SONOMA VERDE – UNIT 6

PHASE 1 ENCLAVE

MAJOR PLAT

100022

**SUBDIVISION NAME**

**PLAT #**

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

**FERGUSON MAP GRID:** 513 C-3

**OWNER:** OP South Properties II, Inc., by Douglas R. Crosson

**ENGINEER:** Kimley-Horn and Associates, Inc., by Brian Parker, P.E.

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

**Location:** On the west side of Kyle Seale Parkway, south of Vista Colina

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 835, Sonoma Verde, accepted on August 18, 2005

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**APPLICANT'S PROPOSAL:**

Applicant is requesting that the Planning Commission rescind the May 26, 2010 plat approval.

**DISCUSSION:**

The purpose of this request is to rescind the plat approval of the Sonoma Verde–Unit 6, Phase 1 Enclave, Plat No. 100022. Sonoma Verde Unit 6 Enclave, Plat No. 110021 is replacing this plat and it is being considered on May 25, 2011.

**STAFF RECOMMENDATION:**

Approval







PLAT NO. 100022

SUBDIVISION PLAT ESTABLISHING SONOMA VERDE - UNIT 6 PHASE 1 ENCLAVE SHEET 4 OF 6

PLAT DESCRIPTION: PLAT OF 68 LOTS CONTAINING 78.95 ACRES OF LAND SITUATED IN BEXAR COUNTY, TEXAS...

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED TO ME THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING AND ADMITS TO BE THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE COMPANY GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ... DAY OF ... 2010

NOTARY PUBLIC, BEXAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM REPLEATMENT ACT...

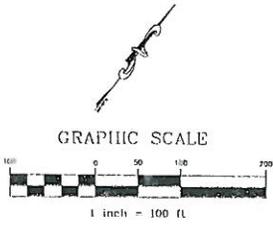
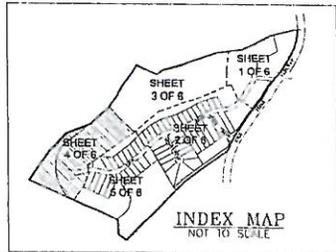
THIS PLAT OF SONOMA VERDE UNIT 6, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION...

BY: CHAIRMAN BY: VICE CHAIRMAN STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLEATED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6...

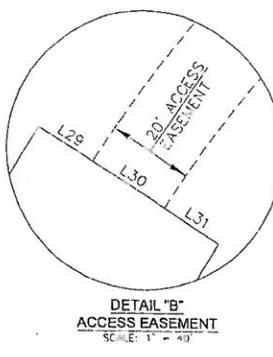
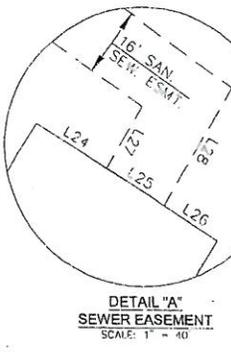
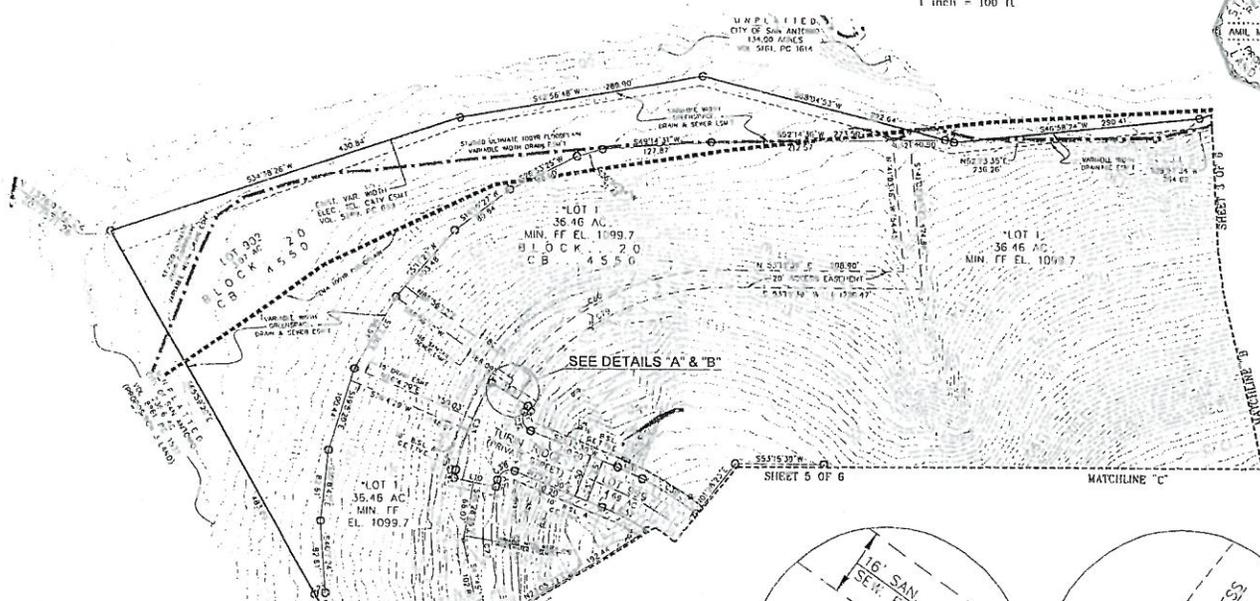
OWNER'S DULY AUTHORIZED AGENT SHOWN AND SUBSCRIBER BEFORE ME THIS ... DAY OF ... 2010 CLEM UNDER MY HAND AND SEAL OF OFFICE THIS ... DAY OF ... 2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ... DAY OF ... 2010 AT ... M. AND DULY RECORDED THE ... DAY OF ... 2010 AT ... M. IN THE RECORDS OF ...

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



- 1) THIS PLAT DOES NOT AFFECT IN ANY MANNER THE RIGHTS OF ANY PERSON OR ENTITY IN ANY REAL PROPERTY INTEREST IN ANY PART OF THE CITY OF SAN ANTONIO...



SUBDIVIDER & LAND OWNER: Name of Southwest Properties II, Inc. 4410 Stone Oak Parkway, RLD 0000 Houston, Texas 77025 (713) 737-7391

CIVIL ENGINEER: Name: Kimley-Horn and Associates, Inc. ADDRESS: 434 McLeod 410, Suite 900 San Antonio, Texas 78216



Logo for Baker Surveying, Inc. Member Society of Professional Surveyors. PH: (830) 833-2250 FAX: (830) 833-2257 2250 US 281 N. BURNHAM, TX. 78606

- 1) BUILDING SETBACK LINE - B.F.L. 2) VEHICLE NON-RESIDENT EASEMENT - V.N.R.E. 3) CURB WITHIN CURBMENT - C.W.C. 4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.C.T. 5) IMPROVED FRONTY CURBMENT - I.F.C. 6) FRONTY 1 FT. SIDE FENCE - S.F. 7) 1/2" MIN. PIN SET BURIED COUNTY FROM OF CONSTRUCTION - P.C.

2010 MAY -6 PM 3:58

RECEIVED AT THE CLERK'S OFFICE

PLAT NO. 100022

# SONOMA VERDE - UNIT 6 PHASE I ENCLAVE SHEET 5 OF 6

PLAT DESCRIPTION:  
PLAT OF 66 LOTS CONTAINING 367.9 ACRES OF LAND SITUATED IN BEAR COUNTY, TEXAS, OUT OF THE CHARLES A. BIRD, SURV. CO. 2, REFERENCE 1206, 28 4144, AND THE LIE A. W. F. SURVEY NO. 1, ABSTRACT NO. 933, 18 4533, AND THE SAN ANTONIO SURVEY NO. 405, 1-1-1, ABSTRACT NO. 133, 18 4246, BEING PART OF THAT WHICH WAS ACQUIRED BY SONOMA VERDE, INC. TO BE RETURNED IN ORIGINAL 12543, PAGE 374 OF THE ORIGINAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN TESTIMONY THEREOF, HAS AUTHORIZED ME, DELEGATED TO THE USE OF HIS PUBLIC, TO EXECUTE A DAY-BOOK UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, SUBSCRIBER TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, REGISTERED PROFESSIONAL LAND SURVEYOR, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.

STATE OF TEXAS  
COUNTY OF BEAR

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CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.

STATE OF TEXAS  
COUNTY OF BEAR

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CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.

STATE OF TEXAS  
COUNTY OF BEAR

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CERTIFICATE OF AFFIRMATION:  
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STATE OF TEXAS  
COUNTY OF BEAR

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CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.

STATE OF TEXAS  
COUNTY OF BEAR

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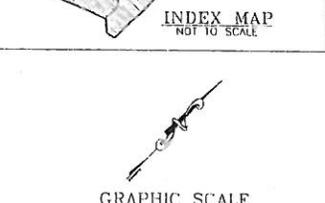
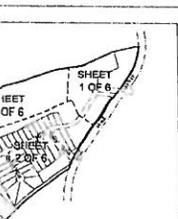
CERTIFICATE OF AFFIRMATION:  
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT CONFORMS TO THE STATUTE THEREIN REFERRED TO AND IS VALID AND EFFECTIVE.



1) THIS PLAT SHALL NOT AFFECT, ALTER, RELEASE, OR DIMINISH ANY RIGHTS OR INTERESTS IN ANY REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS, UNLESS SUCH RIGHTS OR INTERESTS ARE SHOWN ON THIS PLAT.

2) THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE.

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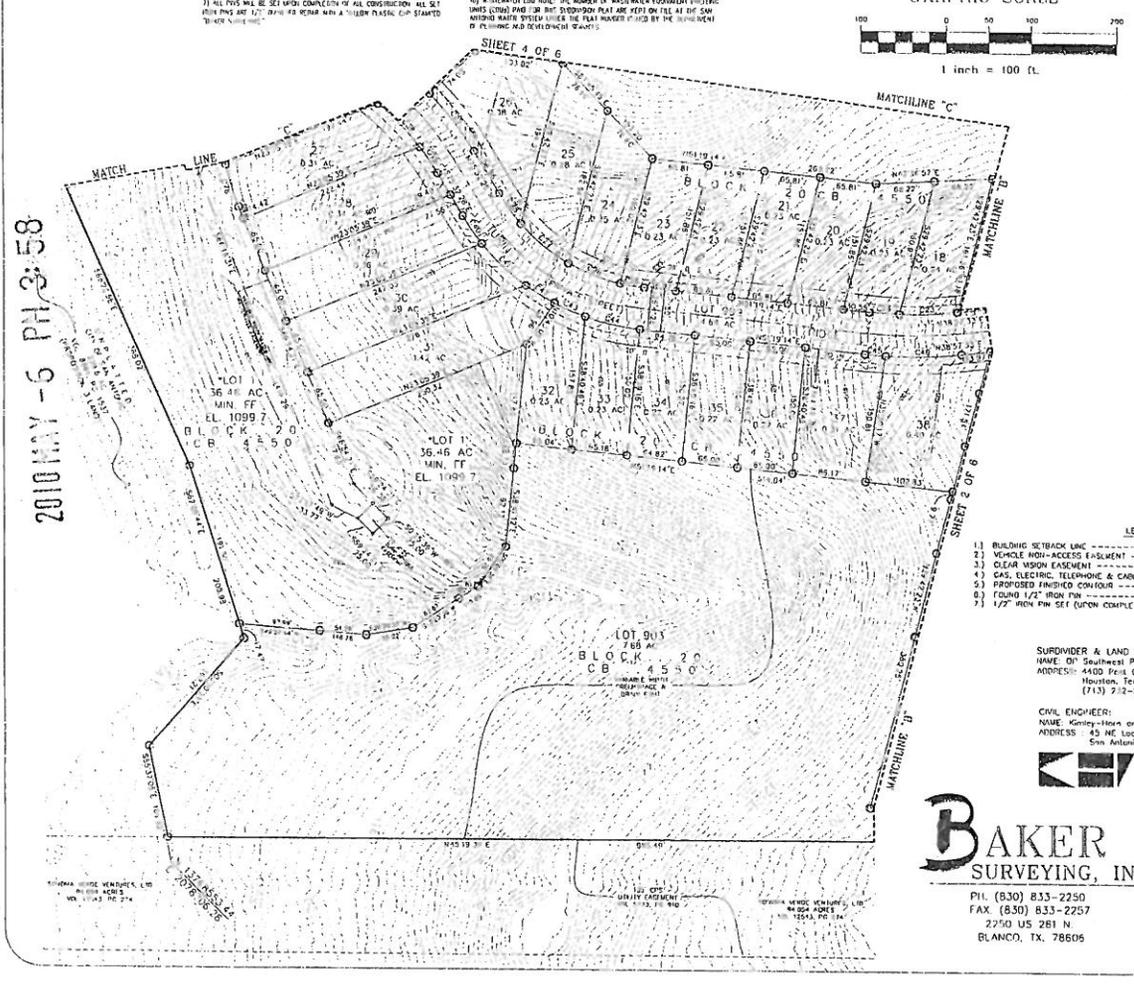
4) THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE.

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7) THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE.

8) THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE. THE CITY OF SAN ANTONIO HAS A RIGHT OF EASEMENT AND HAS A RIGHT OF WAY IN THE AREA OF THE ENCLAVE.



- 1) BUILDING SETBACK LINE
- 2) VEHICLE NON-ACCESS EASEMENT
- 3) CLEAR VISION EASEMENT
- 4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- 5) PROPOSED FINISHED CONTOUR
- 6) 1/2" IRON PIN SET (UPON COMPLETION OF CONSTRUCTION)

SURVIDOR & LAND OWNER:  
NAME: Southwest Properties II, Inc.  
ADDRESS: 4400 Texas Post Turnpike, RED DIVISION  
Houston, Texas 77027  
(713) 712-2391

CIVIL ENGINEER:  
NAME: Kimley-Horn and Associates, Inc.  
ADDRESS: 43 NE Loop 419, Suite 210  
San Antonio, Texas 78216



PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N.  
BLANCO, TX 78606





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

AGENDA ITEM NO: 5BÉ8 May 25, 2011

SONOMA VERDE

UNIT 6 ENCLAVE

**SUBDIVISION NAME**

MAJOR PLAT

110021

**PLAT #**

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

**FERGUSON MAP GRID:** 513 C-3

**OWNER:** Lennar Homes of Texas Land & Construction, Ltd., by John W. Hammond

**ENGINEER:** Kimley-Horn & Associates, Inc., by Brian Parker, P.E.

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

**Date filed with Planning Commission:** May 4, 2011

**Location:** On the west side of Kyle Seale Parkway, south of Vista Colina

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 835-D, Sonoma Verde Unit 6, accepted on March 25, 2011

**Proposed Use:** Residential

**Major Thoroughfare:** Kyle Seale Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **76.54** acres consisting of **155** single family lots, **10** non-single family lots and **7,233** linear feet of private streets.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 25, 2011. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

In addition, the Development Services Department and Bexar County has cited: Section 35-506(e)(7) of the UDC regarding Connectivity – Secondary Access and Section 35-506(s)(4) of the UDC regarding Gated Subdivison Streets - Queing. The applicant has submitted an Administrative Exception to the requirements.

The Development Services Director and Bexar County has granted an administrative exception to Section 35-506(e)(7) of the UDC regarding Connectivity – Secondary Access and Section 35-506(s)(4) of the UDC regarding Gated Subdivision Streets – Queing, as indicated in the attached report.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin;

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at ([allison\\_arnold@fws.gov](mailto:allison_arnold@fws.gov) or 512-490-0057 ext. 242)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at ([James.cannizzo@us.army.mil](mailto:James.cannizzo@us.army.mil) or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

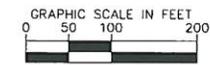
**STAFF RECOMMENDATION:**

Approval

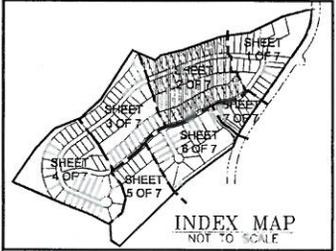
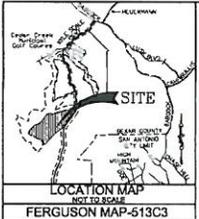


REPLAT ESTABLISHING SONOMA VERDE UNIT 6 ENCLAVE SHEET 2 OF 7

PLAT OF THE LOTS CONTAINING 76.34 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED IN SONOMA VERDE UNIT 6, OF RECORD IN VOLUME 9933, PAGES 67-72 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, CUT BY THE CHARLES A. BAKER SURVEY NO. 2, ABSTRACT 1239, CB 4505, AND THE H.E. & W.F. BY SURVEY NO. 1, ABSTRACT NO. 833, CB 4502 AND THE JUAN SANTANA SURVEY NO. 415 1-7, ABSTRACT NO. 710, CB 4506, BEING PART OF THAT BY 254 ACRES TRACT OF LAND DEVOTED TO SONOMA VERDE VENTURES, LTD. OF RECORD IN VOLUME 12543, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. MARCH 31, 2011



CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 45 NE LOOP 410, SUITE 210 SAN ANTONIO, TEXAS 78216 PH: (210)541-9166 FAX: (210)541-8639 CONTACT: BRIAN J. PARKER, P.E. SURVEYOR: BAKER SURVEYING, INC. 2250 US 751 N. BLANCO, TEXAS 78606 PH: (830)833-2270 FAX: (830)833-2257 CONTACT: AMR. M. BAKER, JR., R.P.L.S. OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1015 NORTH CENTRAL PARKWAY, SUITE 100 SAN ANTONIO, TEXAS 78232 PH: (210) 403-E282 CONTACT: JOHN W. HAMMOND



- 205 NOTES: 1. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY EVIDENCE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS TRANSMISSION AND 27KV FACILITIES IN THE AREA BORDERED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSPORTER EASEMENT" FOR THE PURPOSES OF UTILITIES CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRING, INSPECTING, PARALLELS, AND DRILLING POLES, HANGING POLES OR BURNING WIRES, CABLES, FIBER-OPTIC FIBERS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, JOINTS WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADUALLY ADJACENT LAND, THE RIGHT TO RELOCATE SUCH FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO IRREVERSIBLE, CONCRETE, SHALL OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 3. ANY OPS MONETARY LOSS RESULTING FROM WITHDRAWALS REQUIRED BY OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GRASS ELEVATION ADJUSTMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADED ELEVATION ALTERATION. 4. THROUGH DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXIST WITHIN THOSE THE (5) FOOT WIDE EASEMENTS.

LEGEND: BUILDING SETBACK LINE --- B.S.L. VEHICLE NON-ACCESS EASEMENT --- V.N.E. CLEAR VISION EASEMENT --- C.V.E. CABLE, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT --- C.E.L.V.E. EXISTING CONTOUR --- --- PROPOSED FINISHED CONTOUR --- --- FOUND 1/2" IRON P.I. --- --- 1/2" IRON P.I. SET (UPON COMPLETION OF CONSTRUCTION) --- ---

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED AS SONOMA VERDE UNIT 6, PLAT NO. 070142 WHICH IS RECORDED IN VOLUME 9933, PAGES 67-72, BEAR COUNTY PLAT AND BEING RECORDS OF THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ... HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY. I (WE), THE COMPLETER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

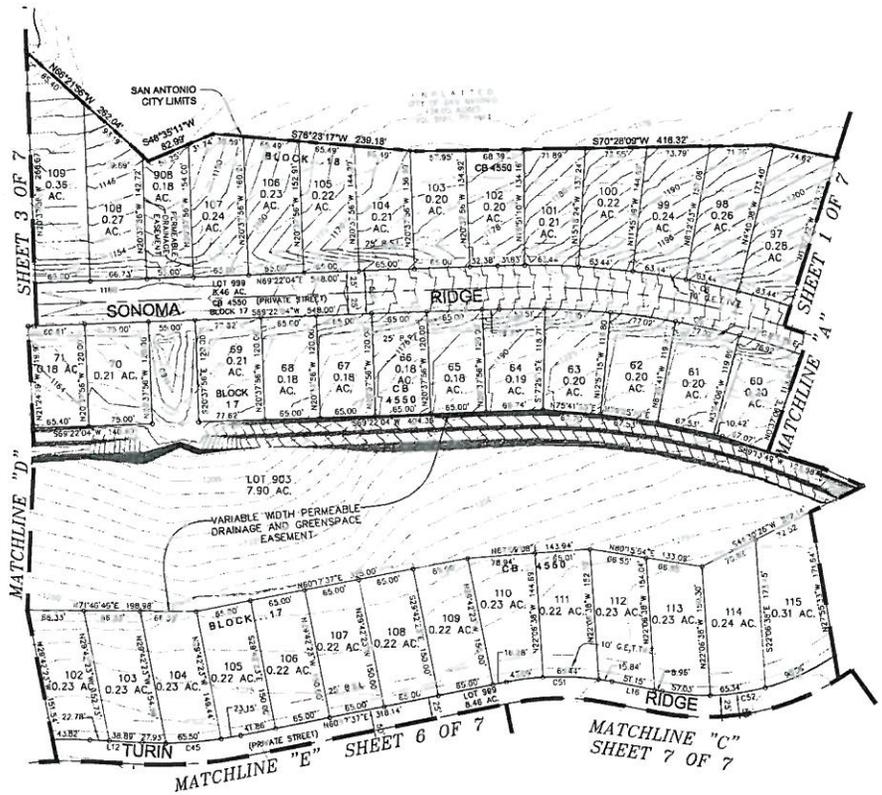
OWNER: ... OWNER'S DULY AUTHORIZED AGENT: ... SWORN AND SUBSCRIBED BEFORE ME THIS ... DAY OF ... 2011. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ... DAY OF ... 2011.



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 EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION. AMIL M. BAKER, JR., R.P.L.S. (1469) REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT PRIOR ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF UTILITY LOTS AND DRAINAGE LOTS, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. BRIAN J. PARKER, P.E. (90248) LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS COUNTY OF ... THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXPERT AREAS, BEING AS SHOWN FOR THE USE OF ALL THREE ... ALLIED PROFESSIONAL JURISDICTIONS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF ... BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ... KNOWN TO ME TO BE THE PERTINENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ... DAY OF ... 2011.

CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS ... DAY OF ... A.D. 2011.

COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF SONOMA VERDE UNIT 6 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SAID COMMISSIONERS WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE (EXCEPTIONS) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS ... DAY OF ... A.D. 2011 BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: CHAIRMAN BY: SECRETARY

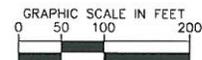
STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ... 2011 AT ... M, AND DULY RECORDED THE ... DAY OF ... 2011 AT ... M, IN THE RECORDS OF ... OF SAID COUNTY, IN BOOK ... ON PAGE ... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL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



FILED FOR RECORD IN MY OFFICE ON 03/27/2011 AT 2:27 PM BY AMR. M. BAKER, JR., R.P.L.S.

REPLAT ESTABLISHING SONOMA VERDE UNIT 6 ENCLAVE SHEET 3 OF 7

PLAT OF 188 LOTS CONTAINING 78.84 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED IN "SONOMA VERDE - UNIT 6, OF RECORD IN VOLUME 959, PAGES 67-73 OF THE OFFICIAL RECORDS OF BEAR COUNTY, TEXAS COUNTY CLERK'S OFFICE, BEAR COUNTY, TEXAS, SURVEY NO. 2, ABSTRACT 1259, 18 ACRES, AND THE H.E. & W.P. SURVEY NO. 1, ABSTRACT NO. 843, 28 ACRES, AND THE JUAN SIMIANA SURVEY NO. 405-1-2, ABSTRACT NO. 732, 28 ACRES, BEING PART OF THAT 34,034 ACRES TRACT OF LAND SITUATED IN SONOMA VERDE VENTURES, LTD. OF RECORD IN VOLUME 12343, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, MARCH 31, 2011.



CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 45 NE LOOP 410, SUITE 800 SAN ANTONIO, TEXAS 78216 PH: (210)541-9166 FAX: (210)541-8099 CONTACT: BRIAN J. PARKER, P.E.

SURVEYOR: BAKER SURVEYING, INC. 2250 US 281 N. BLANCO, TEXAS 78606 PH: (830)833-2250 FAX: (830)833-2257 CONTACT: AMIL M. BAKER, JR., R.P.L.S.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1015 NORTH CENTRAL PARKWAY, SUITE 100 SAN ANTONIO, TEXAS 78232 PH: (210) 433-5261 CONTACT: JOHN W. HAMMOND

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEPUTY TO THE USE OF THE PUBLIC, ETC. ARE HEREBY CERTIFIED AS TO THE CORRECTNESS OF THE PLAT, THE ACCURACY OF THE SURVEY, THE DRAWS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEPUTY TO THE USE OF THE PUBLIC, ETC. ARE HEREBY CERTIFIED AS TO THE CORRECTNESS OF THE PLAT, THE ACCURACY OF THE SURVEY, THE DRAWS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED WHEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF 2011.

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE DAY OF A.D. 2011.

COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF SONOMA VERDE UNIT 6 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATUTE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

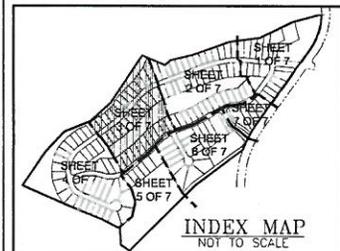
DATED THIS DAY OF A.D. 2011 THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED OR RECORD IN MY OFFICE ON THE DAY OF 2011 AT AND DULY RECORDED THE DAY OF 2011 AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTAMENT WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF 2011 COUNTY CLERK, BEAR COUNTY, TEXAS BY: DEPUTY



- OP'S NOTES: 1. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, ETC. FACILITIES OR ANY OTHER EASEMENT FOR UTILITIES SHOWN ON THE COPIES TO WHICH EASEMENTS ARE DESCRIBED BELOW. 2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DELINEATE THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "TELEPHONE EASEMENT," AND "CABLE EASEMENT." 3. THE CITY OF SAN ANTONIO DOES HEREBY DELINEATE THE EASEMENTS AND RIGHTS-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, ENLARGING, AND OPERATING HIGH-VOLTAGE POWER OR HIGH-VOLTAGE, MEDIUM-VOLTAGE, OR LOW-VOLTAGE TRANSMISSION LINES WITHIN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "TELEPHONE EASEMENT," AND "CABLE EASEMENT." 4. THE CITY OF SAN ANTONIO DOES HEREBY DELINEATE THE EASEMENTS AND RIGHTS-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, ENLARGING, AND OPERATING HIGH-VOLTAGE POWER OR HIGH-VOLTAGE, MEDIUM-VOLTAGE, OR LOW-VOLTAGE TRANSMISSION LINES WITHIN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "TELEPHONE EASEMENT," AND "CABLE EASEMENT." 5. ANY OPS WORKMAY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY OPS EQUIPMENT, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION OF TRANSFORMERS OR OTHER ELECTRICAL EQUIPMENT, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR SURROUND ELEVATION ALTERATION. 6. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 7. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN ROOF (5) FOOT WIDE EASEMENTS.



LEGEND table with symbols for BUILDING FOOTPRINT, VEHICLE NON-EASEMENT, CLEAR VISION EASEMENT, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, EXISTING CONTIGUOUS, PROPOSED FINISHED CONTOUR, FOUND 1/2" IRON PIN, 1/2" IRON PIN SET.

THE AREA REPRESENTED BY THIS PLAT IS A REPLAT OF SONOMA VERDE UNIT 6, PLAT NO. 07142, WHICH IS RECORDED IN VOLUME 959, PAGES 67-73, BEAR COUNTY PUBLIC RECORDS, BEAR COUNTY, TEXAS, SURVEY NO. 2, ABSTRACT 1259, 18 ACRES, AND THE H.E. & W.P. SURVEY NO. 1, ABSTRACT NO. 843, 28 ACRES, AND THE JUAN SIMIANA SURVEY NO. 405-1-2, ABSTRACT NO. 732, 28 ACRES, BEING PART OF THAT 34,034 ACRES TRACT OF LAND SITUATED IN SONOMA VERDE VENTURES, LTD. OF RECORD IN VOLUME 12343, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, MARCH 31, 2011.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. OWNER'S DULY AUTHORIZED AGENT: JOHN W. HAMMOND. SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 2011.

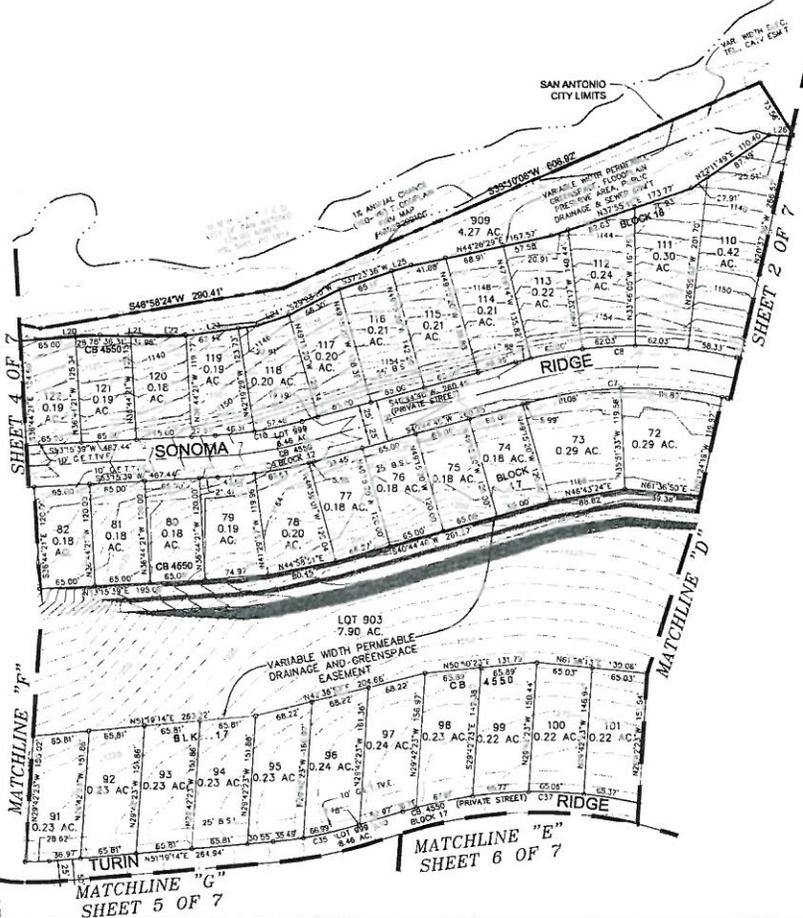
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE LAND BY EMPLOYEES OF BAKER SURVEYING, INC. UNDER MY SUPERVISION.

AMIL M. BAKER, JR., R.P.L.S. (1489) REGISTERED PROFESSIONAL LAND SURVEYOR

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

BRIAN J. PARKER, P.E. (80248) LICENSED PROFESSIONAL ENGINEER

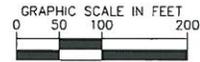






REPLAT ESTABLISHING  
**SONOMA VERDE UNIT 6 ENCLAVE**  
**SHEET 6 OF 7**

PLAT OF 188 LOTS CONTAINING 76.54 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED IN SONOMA VERDE - UNIT 6, OF RECORD IN VOLUME 9593, PAGES 67-72 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE CHAD C. SURVEY NO. 12-2, ABSTRACT 1224, CB 4549, AND THE H.E. & W.T. SURVEY NO. 1, ABSTRACT NO. 933, CB 4052, AND THE JUAN SANTANA SURVEY NO. 405 1-2, ABSTRACT NO. 752, CB 4560, BEING PART OF THAT 91,254 AC. TRACT OF LAND CONVEYED TO SONOMA VERDE VENTURES, LTD. OF RECORD IN VOLUME 12543, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. MARCH 31, 2011



CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
 45 NE LOOP 410, SUITE 310  
 SAN ANTONIO, TEXAS 78216  
 PH: (210)541-9166  
 FAX: (210)541-8699  
 CONTACT: BRIAN J. PARKER, P.E.

SURVEYOR: BAKER SURVEYING, INC.  
 2250 U.S. 281 N.  
 BRANDED, TEXAS 78208  
 PH: (830)833-2150  
 FAX: (830)833-2257  
 CONTACT: AMIL M. BAKER, JR., R.P.L.S.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
 1015 NORTH CENTRAL PARKWAY, SUITE 100  
 SAN ANTONIO, TEXAS 78232  
 PH: (210) 403-6282  
 CONTACT: JOHN W. HAMMOND

2011 MAY - 2  
 4:28  
 EVEL DEGEN  
 RECEIVED  
 SERVICES

STATE OF TEXAS )  
 COUNTY OF \_\_\_\_\_ )  
 I, THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS SUCH, TO ALL IMPROVEMENTS, PAVES, WALKWAYS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS )  
 COUNTY OF \_\_\_\_\_ )  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, IDENTIFIED AS \_\_\_\_\_, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.

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

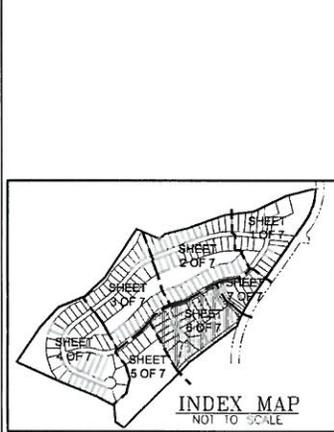
THIS PLAT OF SONOMA VERDE UNIT 6 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/FOR WHICH ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.  
 THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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

STATE OF TEXAS )  
 COUNTY OF BEAR )  
 I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 AT \_\_\_\_\_, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 AT \_\_\_\_\_, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.  
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.  
 COUNTY CLERK, BEAR COUNTY, TEXAS

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



**LEGEND**

----- B.S.L.  
 BUILDING SETBACK LINE  
 - - - - - VEHICLE NON-ACCESS EASEMENT  
 - - - - - CLEAR WISDOM EASEMENT  
 - - - - - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT  
 - - - - - G.E.T.V.E.  
 - - - - - EXISTING CONTOUR  
 - - - - - PROPOSED FINISHED CONTOUR  
 - - - - - FOUND 1/2" IRON PIN  
 - - - - - 1/2" IRON PIN SET (UPON COMPLETION OF CONSTRUCTION)

STATE OF TEXAS )  
 COUNTY OF \_\_\_\_\_ )  
 THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6, PLAT NO. 021642 WHICH IS RECORDED IN VOLUME 9593, PAGES 67-72, BEAR COUNTY PLAT AND DEED RECORDS THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.  
 I, (ME), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR RELIEVE ANY COVENANTS OR RESTRICTIONS

OWNER \_\_\_\_\_  
 OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_  
 SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.  
 GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_\_

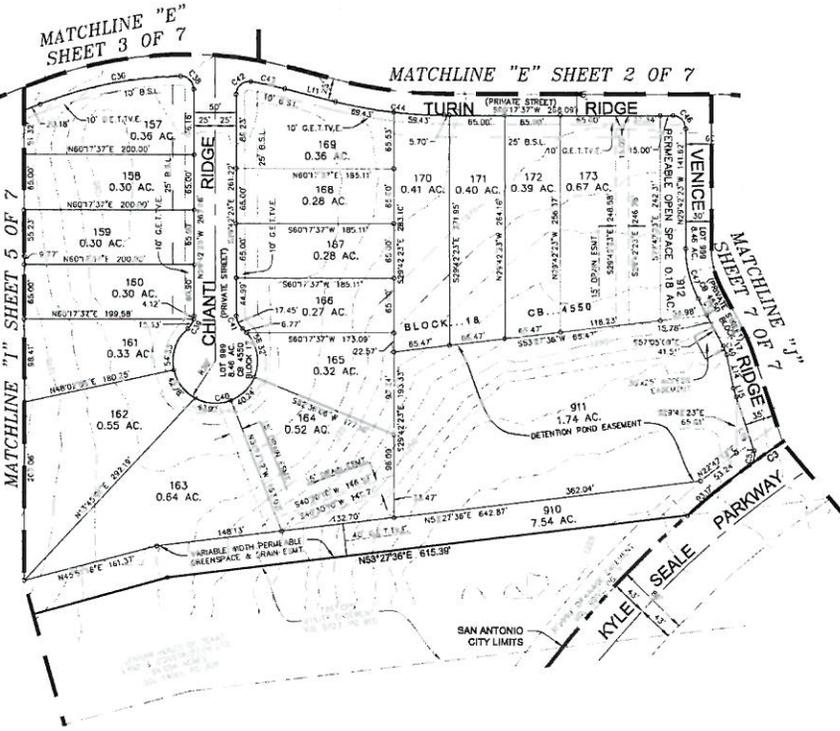
STATE OF TEXAS )  
 COUNTY OF BEAR )  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF BAKER SURVEYING, INC. UNDER MY SUPERVISION.

AMIL M. BAKER, JR., R.P.L.S. (1469)  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

BRIAN J. PARKER, P.E. (01748)  
 LICENSED PROFESSIONAL ENGINEER

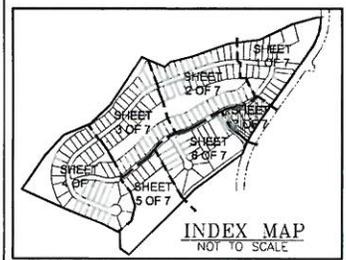
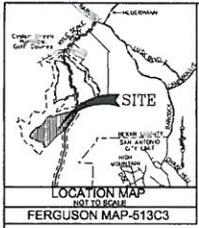
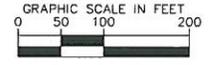
- OPS NOTES
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR WITHDRAW ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BUREAU) DOES HEREBY DEED THE EASEMENTS AND RIGHTS OF WAY FOR TELEPHONE AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS REPLICATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSDUCER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PARALLELING AND ERECTING POLES, HANGING TILES OR BULB TRAP WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITHIN ITS NECESSARY APPROPRIANCES, INCLUDING THE RIGHT OF WAY AND CROSSING RIGHTS, ALREADY HELD, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH CHANGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPROPRIANCES, INSTEAD OF IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY OPS VENTURARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.



PLAT NUMBER 110021

SONOMA VERDE UNIT 6 ENCLAVE SHEET 7 OF 7

PLAT OF 188 LOTS CONTAINING 76.4 ACRES OF LAND, BEING THE SAME TRACT AS DESCRIBED IN SONOMA VERDE - UNIT 6, OF RECORD IN VOLUME BEAR, PAGES 67-72 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE CHARLES A. BINK SURVEY NO. 2, ABSTRACT 1255, CB 4543, AND THE H.E. & W.T. SURVEY NO. 1, ABSTRACT NO. 833, CB 4651, AND THE JUAN SANTANA SURVEY NO. 469 1-2, ABSTRACT NO. 732, CB 4565, BEING PART OF THAT 90.04 ACRES TRACT OF LAND CONVEYED TO SONOMA VERDE VENTURES, LTD. BY RECORDS IN VOLUME 2243, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, MARCH 31, 2011



LEGEND table with columns for symbols and descriptions: BUILDING SETBACK LINE, VEHICLE NON-ACCESS EASEMENT, CLEAR FUSION EASEMENT, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, EXISTING CONDUIT, PROPOSED FINISHED CONDUIT, FOUND 1/2" IRON PIN, 1/2" IRON PIN SET (UPON COMPLETION OF CONSTRUCTION).

- 3. ANY OPS INDICATED LOGS RESULTING FROM MODIFICATIONS REQUIRED BY OPS EQUIPMENT, LOCATED WITHIN AND ADJACENT TO THE GRADE CHANGES OR SURROUNDING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR SURROUNDING ELEVATION ALTERATION.
4. CONCRETE OR PAVED APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY FEWER THAN UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. RIVER OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THE 5 TO 10 FOOT WIDE EASEMENTS.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Lists 18 curves (C1-C18) with their respective geometric data.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Lists 18 curves (C19-C36) with their respective geometric data.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists 16 lines (L1-L16) with their respective lengths and bearings.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists 6 lines (L17-L22) with their respective lengths and bearings.

STATE OF TEXAS) COUNTY OF ) THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS SONOMA VERDE UNIT 6 - PLAT NO. 070142 WHICH IS RECORDED IN VOLUME 2183, PAGES 67-72, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

OWNER: OWNER'S DUTY AUTHORIZED AGENT: SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 2011. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF 2011.

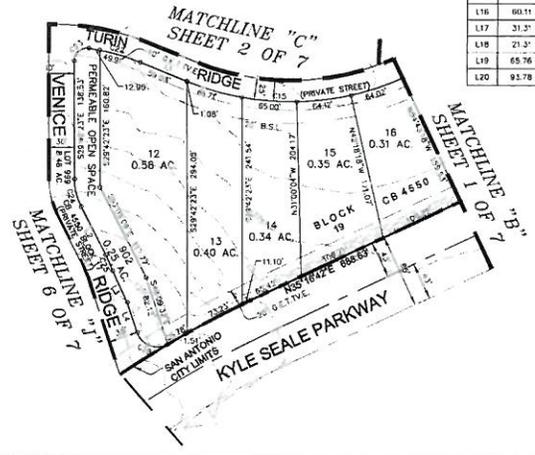
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: )

STATE OF TEXAS) COUNTY OF BEAR ) I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.

AMM M. BAKER JR., R.P.L.S. (1869) REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS) COUNTY OF BEAR ) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BRIAN J. PARKER, P.E. (90248) LICENSED PROFESSIONAL ENGINEER



CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 45 NE LOOP 410, SUITE 950 SAN ANTONIO, TEXAS 78216 PH: (210)541-9166 FAX: (210)541-8699 CONTACT: BRIAN J. PARKER, P.E.
SURVEYOR: BAKER SURVEYING, INC. 2150 US 281 N. BLANCO, TEXAS 78806 PH: (830)833-2250 FAX: (830)833-2257 CONTACT: AMM M. BAKER JR., R.P.L.S.

STATE OF TEXAS) COUNTY OF ) THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EJECTS ALL RIGHTS IDENTIFIED AS PRIVATE, FOR ALL SURETIES, PARKS, WATERCOURSES, GRANTS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PUBLIC AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS) COUNTY OF ) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF 2011.

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS THE DAY OF A.D. 2011.

STATE OF TEXAS) COUNTY OF BEAR ) THIS PLAT OF SONOMA VERDE UNIT 6 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 2011. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: CHAIRMAN SECRETARY

STATE OF TEXAS) COUNTY OF BEAR ) I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN RECORD IN MY OFFICE, ON THE DAY OF 2011 AT AND DULY RECORDED THE DAY OF 2011 AT 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 2011. COUNTY CLERK, BEAR COUNTY, TEXAS



AMM M. BAKER JR., R.P.L.S. (1869) REGISTERED PROFESSIONAL LAND SURVEYOR



Kimley-Horn  
and Associates, Inc.

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2011 FEB -7 PM 4: 17

January 31, 2011

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

45 NE Loop 410  
Suite 890  
San Antonio, Texas  
78216

TBPE F928

**Re: Sonoma Verde Unit 6, Enclave**  
**Plat Number 110021**  
**UDC Sections §35-506(s)(4), §35-506(e)(7)**

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

Dear COSA DSD,

Kimley-Horn and Associates, Inc. and Lennar Homes of Texas Land and Construction, LTD. formally request an Administrative Exception to Sections §35-506(s)(4) and §35-506(e)(7) of the City of San Antonio Unified Development Code (UDC) for this subdivision plat.

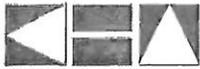
Section §35-506(s)(4) specifies that at gated entrances where traffic can queue into public streets, the gates and entrance design must provide for sufficient storage capacity so that no vehicles will queue into a public street. The gated entrance shall be designed so that the minimum queue at the entry way shall be forty (40) feet measured from the call box to the public ROW, and the entryway, including the paved surface area lying between the public street and the gates shall include a turning radius of not less than forty (40) feet.

Section §35-506(e)(7) specifies that at least one (1) access point into a single-family residential subdivision shall be provided for every two thousand six hundred forty (2,640) feet (one-half mile) of frontage. Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, a secondary access will be required. The secondary access shall meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access.)

The proposed development is located on the northwest side of San Antonio along the west side of Kyle Seale Parkway between Loop 1604 and Babcock Road. Sonoma Verde – Unit 6 was originally platted with plat number 070142,

TEL 210 541 9166  
FAX 210 541 8699

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establishing 163 lots within the property and recorded on July 14, 2008. After the first half of construction was substantially completed, the original developer of the property filed for bankruptcy, thus losing ownership of the property.

Lennar Homes of Texas Land and Construction has since obtained ownership of the property and wished to gate the property and make it an enclave. To do this, they wished to disturb as little of the existing infrastructure as possible, and maintain the original design intent of the development. Therefore, the main entry gate on Sonoma Ridge and the secondary entry gate on Venice Ridge were designed to fit the existing infrastructure and do not follow the standard City of San Antonio gated entry detail exactly. However, we feel both gated entries do meet the design intent of City's detail.

The design of the main entry gate off of Sonoma Ridge complies with Section §35-506(s)(4) of the UDC by having a queuing area of 100-ft from the call box to the R.O.W. (a minimum of 40 ft. is required) and a turning radius matching the required 40 ft. Although, it doesn't match the standard entry gate geometry, it meets the requirements of the UDC.

The design of the secondary entry gate off of Venice Ridge varies from Sonoma Ridge because it is intended to be a "residents only" entrance, without a call-box, where only the residents of the subdivision will have remote controls to open the gate. The only non-residents who might turn onto Venice Ridge, would be those headed southbound from Babcock Rd. that mistakenly miss the main entrance at Sonoma Ridge. The majority of the vehicular traffic will be coming northbound from Loop 1604, and would have to enter the subdivision at Sonoma Ridge, because there isn't a median cut at Venice Ridge. Also, there is 260-ft of queuing distance from the entry gate to the R.O.W., and 130-ft of queuing distance from the turnaround to the R.O.W., so queuing is not an issue for this secondary entrance. We feel that all these factor combined, make Venice Ridge a true secondary access, and thus not need to follow section §35-506(e)(7) of the UDC, which requires the secondary entry to meet the same requirements as the primary entry.

This request is made in accordance with UDC Article IV Section §35-483(e) and meets the following criteria.

***1) If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.***

While the property would still be useable without it being gated, the owner feels that lots would not sell well in this competitive economy if the subdivision wasn't private. Therefore, not being able to easily gate the property puts restrictions on the property from a development standpoint.



Kimley-Horn  
and Associates, Inc.

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AEVR Request  
Sonoma Verde Unit 6, Enclave  
Page 3 of 4

**2) This hardship relates to the applicant's land, rather than personal circumstances.**

This hardship relates to the applicants purchase of a property that has partially been constructed, rather than personal circumstances.

**3) The hardship is unique, or nearly so, rather than one shared by many surrounding properties.**

This hardship is unique due to the fact that the property changed ownership after a large portion of the proposed infrastructure was built, and that the new owner wants to make the subdivision an enclave while maintaining as much of the existing infrastructure as possible.

**4) The hardship is not a result of the applicant's own actions.**

This hardship is not a result of the applicant's own actions, as the applicant/owner purchased the foreclosed property, which has the partially built infrastructure that needs to be retrofitted with gated entries to properly develop the property.

**5) The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.**

This variance does not affect adjacent properties and will not prevent their development.

In my professional opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. Your consideration of this variance is greatly appreciated.

Sincerely,

  
\_\_\_\_\_  
Brian Parker, P.E.  
Kimley-Horn and Associates, Inc.

  
\_\_\_\_\_  
Bryan Sims, P.E.  
Lennar Homes of Texas Land and  
Construction, LTD.

Attachments: C3.0 Sonoma Ridge – Entry Modification  
C3.1 Venice Ridge – Entry Modification  
Plat #110021 – Sonoma Verde Unit 6, Enclave



Kimley-Horn  
and Associates, Inc.

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AEVR Request  
Sonoma Verde Unit 6, Enclave  
Page 4 of 4

2011 FEB -7 PM 4:17

|   |  |                                 |                |
|---|--|---------------------------------|----------------|
| <b>For Office Use Only:</b>                   |  | AEVR #:                         | Date Received: |
|   |  | _____                           | _____          |
| <b><u>PDS - Director Official Action:</u></b> |  |                                 |                |
| <input type="checkbox"/> APPROVED             | <input type="checkbox"/> APPROVED W/COMMENTS | <input type="checkbox"/> DENIED |                |
| Signature:                                    | _____  |                                 | Date: _____    |
| Printed Name:                                 | _____  | Title:                          | _____          |
| Comments:                                     | _____<br>_____                               |                                 |                |



**INFRASTRUCTURE SERVICES DEPARTMENT  
PUBLIC WORKS DIVISION**

233 N. Pecos - La Trinidad, Suite 420  
San Antonio, Texas 78207  
210-335-6700 (Voice) ~ 210-335-6713 (Fax)

**ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS**

|                             |  |
|-----------------------------|--|
| <b>Project:</b>             | Sonoma Verde Unit 6 Phase 2 Enclave<br>Subdivision re-plat totaling 59.96 acres with 105 residential lots and 7 "900" series lots (a total of two new residential lots). |
| <b>Address:</b>             | Located at the NW corner of Kyle Seale Parkway and Sonoma Ridge<br>Ferguson Map Grid 513/C-3   |
| <b>A/P #/PPR #/Plat #:</b>  | 110021   |
| <b>AEVR #:</b>              |  |
| <b>AEVR Submittal Date:</b> | 2/7/2011   |
| <b>AEVR Submitted by:</b>   | Brian Parker, P.E., Kimley-Horn & Associates, Inc.   |
| <b>Issue:</b>               | Secondary Access and Gated Entry Configuration   |
| <b>Code Sections:</b>       | 2009 Unified Development Code (UDC), Sections 35-506(e)(7)<br>Connectivity – Secondary Access; and 35-506(s)(4) Gated<br>Subdivision Streets – Queuing                   |
| <b>By:</b>                  | Robert G. Brach, P.E. – Development Services Manager   |

I have reviewed the information presented in Mr. Parker's letter dated January 31, 2011. An issue is the construction and layout of the proposed gated entries into the proposed re-plat of Sonoma Verde Unit 6. Sonoma Verde Unit 6 is a recorded plat with 155 residential lots, 8 "900" series lots, and public streets. The proposed re-plat will change the streets from public to private and appears to be adding two residential lots. Since the streets are being converted from public to private, two gated entries are proposed for this plat. While the gated entries do not conform to the standard gated entry detail, the entries will accommodate for a delivery vehicle (SU-30) to turn around without having to back onto Kyle Seale Parkway and the entries are long enough to accommodate the queuing at the gate entry without causing traffic to back up on Kyle Seale Parkway. In addition, on March 9, 2010, Bexar County Commissioners Court adopted a Court Order regulating electric-operated gates pursuant to Texas Local Government Code, Chapter 352. The Court Order requires that all electric-operated gates be equipped with a Siren Operated Sensor to allow for faster access by emergency vehicles into gated residential areas and multi-unit housing projects.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. **Is the exception contrary to the spirit and intent of section?** The proposed changes are not contrary to the spirit or intent of the referenced sections. The residents of the gated community will have access through both gates. Residents and their guests will be able to exit through either gate. Emergency vehicles will be able to access through either gate through the use of a Siren Operated Sensor on the electric gate. Vehicles that mistakenly turn onto the street will have enough area to turn their vehicle around without having to back into Kyle Seale Parkway.
2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. The entries have been designed to prevent vehicles from backing onto Kyle Seale Parkway and will equip the electric gates with Siren Operated Sensors.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** In this case, there is no impact on either public interest. The gates at these entrances will be electrically operated and are required to have a Siren Operated Sensor (Bexar County Court Order adopted March 9, 2010).
4. **Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

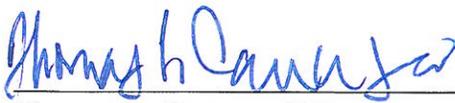
The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

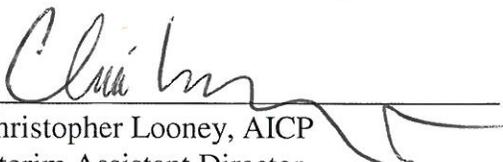
  
\_\_\_\_\_  
Robert Brach, P.E.  
Development Services Engineer

2/8/11  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Thomas L. Carrasco, P.E.  
Development Services Engineer  
City of San Antonio Planning and Development Services Department

2/24/11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Christopher Looney, AICP  
Interim Assistant Director  
City of San Antonio Planning and Development Services Department

2-24-11  
\_\_\_\_\_  
Date

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO:   9   May 25, 2011

ALAMO RANCH - UNIT 35 PH 2  
SUBDIVISION NAME

MAJOR PLAT

110034  
PLAT #

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

**FERGUSON MAP GRID:** 577 D-7

**OWNER:** Pulte Homes of Texas, L.P., by Charles Marsh

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

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

**Date filed with Planning Commission:** Incomplete

**Location:** Extending Crockett Way west from Alamo Ranch Unit 35 PH 1

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 808D, Alamo Ranch, accepted on May 25, 2006

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **6.461** acres consisting of **33** single-family lots, **1** non-single family lots and **1,127** linear feet of public streets.

**STAFF RECOMMENDATION:**

Pending



**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 10 May 25, 2011

LIBERTE VENTURA UNIT 1  
**SUBDIVISION NAME**

060509  
**PLAT #**

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

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

**OWNER:** Galo Properties., by Brad Galo

**ENGINEER:** Moy Tarin Ramirez Engineers, LLC, by Sam Bledsoe, P.E.

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

**Location:** East of the intersection of Walzem Road and Ferrysage Drive

**Plat status:** The Planning Commission approved this plat on May 28, 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 due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 25%
- Drainage 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval











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2011 MAY -9 AM 8:48

May 3, 2011

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

Re: Subdivision Plat Time Extension Request for  
Liberte Ventura, Unit 1, Plat #060509

Dear Mr. Sanchez,

Pursuant to Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we respectfully request a three year time extension for the completion of improvements and subdivision plat approval for Liberte Ventura, Unit 1, which was approved by the Planning Commission on May 28, 2008. This is a 167-lot single family residential subdivision that includes the extension of Walzem Road. All utilities are available at the site.

This request is due to the economic conditions that the construction industry has experienced during the last few years. We would therefore appreciate your favorable consideration of this request for extension as we wait for the housing market to improve.

Enclosed is a copy of the plat and the \$300.00 filing fee. If you have any questions or need anything else, please let me know.

Sincerely,

Laredo Westover Hills, LTD

Brad Galo

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 11 May 25, 2011

151 DEVELOPMENT, UNIT 10  
**SUBDIVISION NAME**

080225  
**PLAT #**

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

**FERGUSON MAP GRID:** 577 E-4

**OWNER:** 151 Development, L.P., by Robert Trautmann, Partner

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

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

**Location:** Northeast of the intersection of Alamo Ranch and Alamo Parkway

**Plat status:** The Planning Commission approved this plat on May 28, 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).

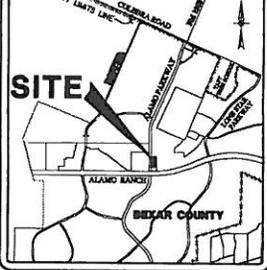
**DISCUSSION:**

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



LOCATION MAP NOT TO SCALE

GENERAL NOTES

- 1. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 38-512 OF THE UNITED DEVELOPMENT CODE.
2. THE SETBACK 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.
3. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE UDC 38-506(5)(2)
4. NO STRUCTURE, 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 ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN 101 DEVELOPMENT, UNIT-3, SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE.
7. THE OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS UDC 38-508 (c)
8. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENWAYS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE ADJACENT PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

LEGEND

- ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
ESMT = EASEMENT
S.S.L. = BUILDING SETBACK LINE
F.F.L. = FOUND 1/2" IRON ROD
N.C.S. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.A.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
SAN.SWR. = SANITARY SEWER
F.F. = FINISHED FLOOR
5' ESMT. = 5' ELEC., GAS, TELE., ACATV. ESMT.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER JAMES TRUTMANN 151 DEVELOPMENT, L.P.

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

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

OWNER/DEVELOPER: 151 DEVELOPMENT, L.P. 23960 SCENIC LOOP ROAD SAN ANTONIO, TEXAS 78255 TEL. NO. (210) 854-2636



WE MEET FREELY | OUR INTERESTS ARE PROTECTED | FEELING SECURED AND RELIEVED

REPLATTED PORTION OF 20.01 ACRES POS. 1517-1543, O.P.R. (VOL. 1517-1543, O.P.R.) I & G.N.R.R. CO. SURVEY NO. 202 ABSTRACT 938 C.B. 4400

LOT 71 BLOCK 2, C.B. 4413 (1.02 AC.)

LOT 70 BLOCK 2, C.B. 4413 (1.31 AC.)

LOT 69, BLOCK 2, C.B. 4413 WESTWINDS VALERO, UNIT-2 (VOL. 9573, PG. 146, D&P) OWNER: 151 DEVELOPMENT, L.P.

PHOTOMETRY SERVICES RECEIVED

2011 APR 28 PM 3:01

PROPOSED DRAINAGE CONTOURS SHOWN ON THIS GRAPHICAL PLAN ONLY. OTHER ELEVATIONS AND CONTOURING PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
MAINTENANCE FOR LABEL THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (DWU) 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 DUES, WATER AND WASTEWATER IMPACT FEE WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

1.7' VEHICULAR NON-ACCESS EASMENT. (1) FOOT VEHICULAR NON-ACCESS EASEMENT COMMERCIAL AND INDUSTRIAL OR ARTERIALS IF STREETS ARE BOTH ARTERIAL (MAJOR THOROUGHFARE PLAN 70-120' ROW) OR HAVE A 1' VEHICULAR NON-ACCESS EASEMENT. (ONLY COMMERCIAL AND INDUSTRIAL AND IF STREET IN AN INTERSECTION WITH ARTERIAL AND LOCAL STREET TYPE A 30-30', TYPE B 30-40' AND TYPE C 30-40') WILL HAVE A 1' VEHICULAR NON-ACCESS EASEMENT. UDC 38-508 (5)(2), (PAGE 3-85)

SURVEYOR'S NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED 'TRAVEL-ALONG' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PG#) REFERENCES TO THE PUBLISHED POSITIONS FOR TRANSMISSION STATIONS.
D4371 TAM SAN ANTONIO 889P CORP ARP ALBUQUERQUE IN OKLAHOMA D4377 TOCO CORPUS CHRISTI CORP ARP ELIZABETH TEXAS 489P CORP CORP ARP 48989 ARPS ARANSAS PASS 3 CORP ARP H-27406-048 W-9070332-319

C.P.S. NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEBARRED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'GAS EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATHING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE ERECTION OF SAID LINES OR APPURTENANCES THEREOF. BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 CONCERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

SUBDIVISION PLAT OF 151 DEVELOPMENT, UNIT-3

A 2.82 ACRE TRACT OF LAND OUT THE 20.01 ACRE TRACT CONVEYED TO 151 DEVELOPMENT, L.P., DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOL. 11414, PAGES 1517-1543 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE I & G.N.R.R. COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400, BEXAR COUNTY, TEXAS.

THIS PLAT OF 151 DEVELOPMENT, UNIT-3, WAS 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

DEVELOPMENT SERVICES  
RECEIVED

2011 APR 28 PM 3:01

151 Development, L. P.  
23960 Scenic Loop Rd.  
San Antonio, Texas 78255

---

April 25, 2011

Ms. Barbara Nelson, AICP  
Assistant Director  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, TX 78204

Re: 151 Development, Unit 3  
Plat No. 080225

Dear Ms. Nelson:

The undersigned partner/ developer of 151 Development, Unit 3 subdivision plat 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 May 28, 2008.

The economic down turn and its impact to the real estate industry resulted in the delay of the site improvement of the above referenced subdivision. We did not move forward with our initial construction schedule due to the dormant sales of the lots within developed subdivisions. We plan to pursue the development of this unique master planned community 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,

  
Robert Trautmann, Partner  
151 Development, L.P.

Attachment

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

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

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

SUBJECT: S.P. 1473 Request for a Joint Use Agreement to use a drainage easement for parking located within NCB 14281 at Wurzbach and Gardendale

DATE: May 9, 2011

PETITIONER: Golden Wok  
8822 Wurzbach Rd.  
San Antonio, Texas 78229

Staff is requesting that this item be placed on the Planning Commission meeting agenda of May 25, 2011.

**BACKGROUND**

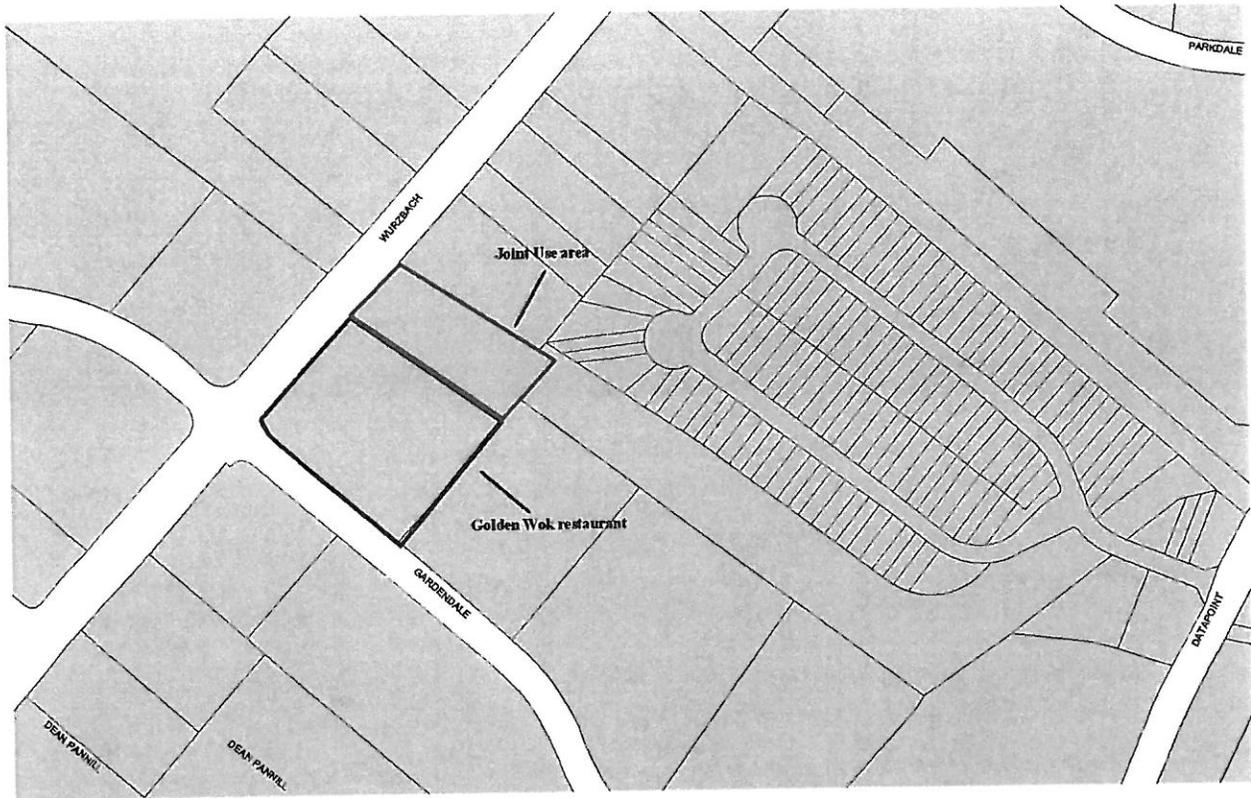
Petitioner is requesting a Joint Use Agreement to use a 29,136 square foot drainage easement for parking. Golden Wok's existing parking spaces (94) are inadequate to accommodate customers during peak hours. Golden Wok has limited options for overflow parking. The proposed parking lot will add 62 spaces bringing a total of 156 spaces available for customer parking.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. The request received conditional approval. The conditions were written into the Joint Use Agreement.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



**S.P. 1473 Golden Wok  
Request to Use a Drainage Easement for Parking at 8822 Wurzbach Road**

EXISTING DROP  
STRUCTURE TO BE  
RECONSTRUCTED

PROPOSED  
3-10'X6' BOX  
CULVERTS

EXISTING  
3-10'X4' BOX  
CULVERTS

WURZBACH ROAD

GOLDEN WOK  
RESTAURANT

Block  
BLOCK 1  
N.C.B. 14231

GARDENDALE ST.

PARKING SPACE COUNTS  
EXISTING = 94  
PROPOSED = 156



Moy Tarin Ramirez Engineers, LLC

FIRM TBPE NO. F-5297

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051  
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



SCALE: 1"=60'

**GOLDEN WOK  
PARKING LOT EXPANSION EXHIBIT  
8822 WURZBACH  
SAN ANTONIO, TX**

DATE: 07/13/2010

PROJ. #: 090090

P:\090090 - Golden Wok Parking Feasibility\Draws\k - preliminary\pdking - layout\071210.dwg

LOT 7  
BLOCK 1  
N.C.B.14281

EXISTING DROP  
STRUCTURE TO BE  
RECONSTRUCTED

PROPOSED  
3-10'X5' BOX  
CULVERTS

EXISTING  
3-10'X4' BOX  
CULVERTS

EX. 105' DRAINAGE R.O.W.  
(VOL. 7000, PG. 230 D.R.)

EX. 18" SANITARY SEWER ESMT.  
(VOL. 7000, PG. 230 D.R.)

EX. 18" WATER ESMT.  
(VOL. 7000, PG. 230 D.R.)

WURZBACH ROAD

LOT 12  
BLOCK 1  
N.C.B.14281

GOLDEN WOK  
RESTAURANT

LOT 8  
BLOCK 1  
N.C.B.14281

GARDENDALE ST.

**PARKING SPACE COUNTS**  
EXISTING = 94  
PROPOSED = 156



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

FIRM TBPE NO. F-5297

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249

TEL: (210) 898-6051  
FAX: (210) 898-5085



SCALE: 1"=60'

**GOLDEN WOK**  
**PARKING LOT EXPANSION EXHIBIT**  
**8822 WURZBACH**  
**SAN ANTONIO, TX**

DATE: 07/13/2010

PROJ. #: 090090

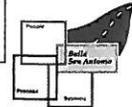
P:\090090 - Golden Wok Parking Feasibility\dwg\shp - preliminary - nothing - layout\071210.dwg

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

**May 25, 2011**

**Request for a Joint Use  
Agreement**

Petitioner:  
**Golden Wok**



**Planning Item**

- Golden Wok is requesting a Joint Use Agreement to use a 29,136 square foot drainage easement abutting its property located at 8822 Wurzbach Road (Wurzbach & Gardendale)

## Background

- Golden Wok currently has 94 parking spaces
- Existing parking is not adequate to accommodate customers during peak hours
- UDC requires 98-245 spaces (based on the 9,800 square foot restaurant)

3

## Background

- Golden Wok would like to use the abutting 29,136 square foot drainage easement for parking
- The proposed parking lot would add 62 spaces for a total of 156

4



**Aerial Map – Drainage Easement Abutting  
Property Located at 8822 Wurzbach Road**



**Coordination:**

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

## **Fiscal Impact**

### Financial Impact:

- The fee established for this Joint Use Agreement is \$500.00.

9

## **Recommendation**

- Staff recommends approval of this Joint Use Agreement for the use of a drainage easement abutting property located at 8822 Wurzbach Road.

10

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

**A RESOLUTION SUPPORTING A JOINT USE AGREEMENT TO  
USE A 29,136 SQUARE FOOT DRAINAGE EASEMENT  
LOCATED NEXT TO 8822 WURZBACH ROAD (NCB 14821) FOR  
PARKING**

\* \* \* \* \*

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

WHEREAS, the City Code further subjects approval of City owned or controlled land to public hearing and approval by act of City Council; and

WHEREAS, Golden Wok filed an application requesting a joint use agreement to use a 29,136 square foot drainage easement located next to 8822 Wurzbach Road (NCB 14821) for parking; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking a joint use agreement to use a 29,136 square foot drainage easement located next to 8822 Wurzbach Road for parking.

**SIGNED this 25<sup>th</sup> day of May, 2011**

\_\_\_\_\_  
**Amelia Hartman, Chair**

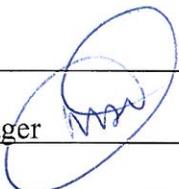
Attest:

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

**ITEM # 13**

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

**TO:** Planning Commission

**FROM:** Marcia Shelf Orlandi, Real Estate Manager 

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

**SUBJECT:** S. P. No. 1537—Request to close and barricade to vehicular traffic a railroad crossing at South San Jacinto and Saltillo Streets

**DATE:** May 9, 2011

**PETITIONER:** City of San Antonio  
c/o Public Works Dept.  
114 W. Commerce St., 9<sup>th</sup> Floor  
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on May 25, 2011.

**BACKGROUND**

Public Works Department is requesting the closure of a railroad crossing in order to establish a Quiet Zone at South San Jacinto/Saltillo Streets as shown on the attached exhibit. Quiet Zones are governed by rules of the Federal Railroad Administration (FRA). FRA published the Train Horn Final Rule in 2005 to enable public entities, including municipalities, to declare a railroad Quiet Zone if specific safety requirements are met. The safety requirements specify the level of risk reduction that must be achieved to warrant establishment of a Quiet Zone.

The FRA requires that a Quiet Zone be at least one-half mile in length, and that the average risk of vehicle accident within the Quiet Zone be reduced by implementation of safety measures such as concrete medians, conversion of crossings from two-way to one-way traffic, signage and pavement markings, installation of four-arm quad gates or crossing closure. By using a combination of these measures, a public entity may reduce the risk of vehicle-train collisions at crossings within the Quiet Zone below a threshold risk level established by the FRA. By doing so, the Quiet Zone may be established whereby trains will not routinely sound their horn; however, locomotive crews retain the option to use the train horn only in the event of emergencies. Quiet Zones are subject to recurring review by the FRA to assure safe conditions are maintained.

**COORDINATION AND FINANCIAL IMPACT**

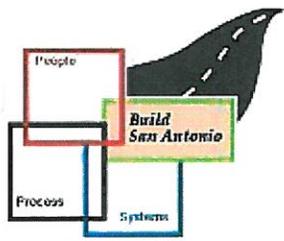
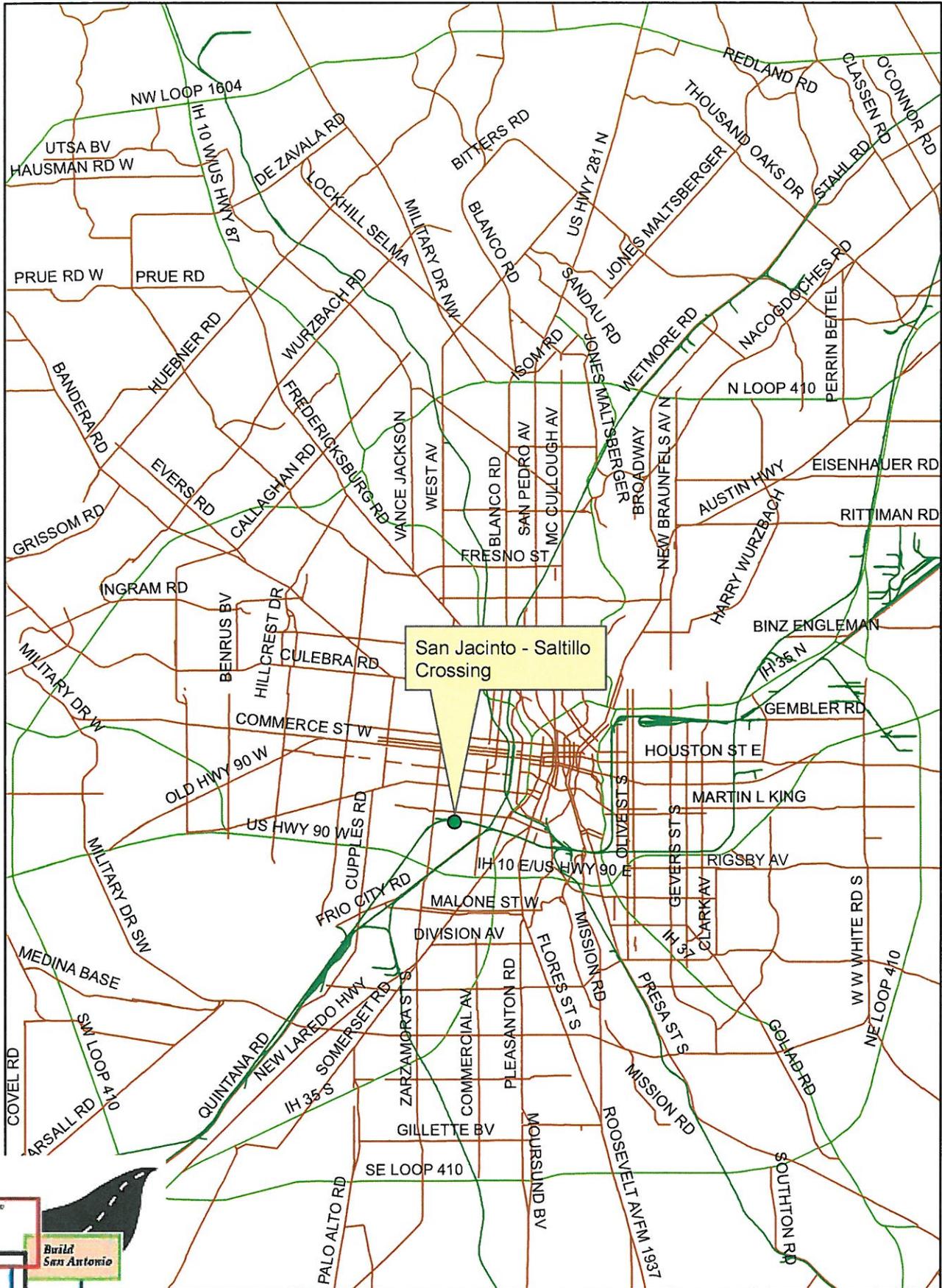
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Conditions is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

*MSA*

# SP #1537 - Proposed RR Crossing Closure



Capital Improvements  
Management Services



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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

April 29, 2011

City of San Antonio  
c/o Public Works Department  
Attn: Mike Rogers, Assistant Director  
114 W. Commerce St., 6<sup>th</sup> Floor  
San Antonio, TX 78205

Re: S. P. No. 1537—Request to close to vehicular traffic a railroad crossing at San Jacinto/Saltillo for the establishment of a Quiet Zone

Dear Mr. Rogers:

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

#### DEVELOPMENT SERVICES DEPARTMENT

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

#### POLICE DEPARTMENT

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

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

#### FIRE DEPARTMENT

SAFD emergency responders are often out of quarters criss-crossing the City, moving from one emergency to another. It is difficult to predict what direction they will be coming from. For this reason, as emergency responders, we always prefer more access options than less. Some areas are already difficult to access at times due to existing closures. It is acknowledged that there will be times when closures are necessary for a variety of reasons and in such cases, SAFD will adapt and continue to provide the highest level of emergency services possible.

CITY PUBLIC SERVICE BOARD

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

SAN ANTONIO WATER SYSTEM

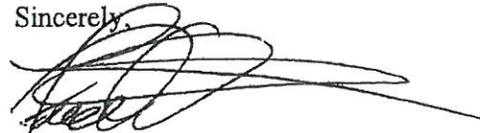
Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities, and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination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

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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

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

Sincerely,



Mike Etienne, Ph.D  
Assistant Director

**ACKNOWLEDGEMENT:**

**PETITIONER:** Public Works Department

By Michael T. Rogers  
 Print Name Michael T. Rogers

Assistant Director PW  
 Title  
5/4/11  
 Date

# City of San Antonio Capital Improvements Management Services Department

May 25, 2011  
Agenda Item #

Request to close a railroad crossing  
Petitioner: Public Works Department



## Planning Item

- Petitioner is requesting the closure of a railroad crossing at South San Jacinto/Salttillo Streets, located in Council District 5.
- The closure is to be barricaded to vehicular traffic.



## Background

### Purpose:

- Public Works Department is requesting the closure of a railroad crossing in order to establish a Quiet Zone at South San Jacinto/Salttillo Streets as shown on the attached exhibit. Quiet Zones are governed by rules of the Federal Railroad Administration (FRA). FRA published the Train Horn Final Rule in 2005 to enable public entities, including municipalities, to declare a railroad Quiet Zone if specific safety requirements are met. The safety requirements specify the level of risk reduction that must be achieved to warrant establishment of a Quiet Zone.

3



## Background Cont.

- The FRA requires that a Quiet Zone be at least one-half mile in length, and that the average risk of vehicle accident within the Quiet Zone be reduced by implementation of safety measures such as concrete medians, conversion of crossings from two-way to one-way traffic, signage and pavement markings, installation of four-arm quad gates or crossing closure. By using a combination of these measures, a public entity may reduce the risk of vehicle-train collisions at crossings within the Quiet Zone below a threshold risk level established by the FRA.

4

## Background Cont.

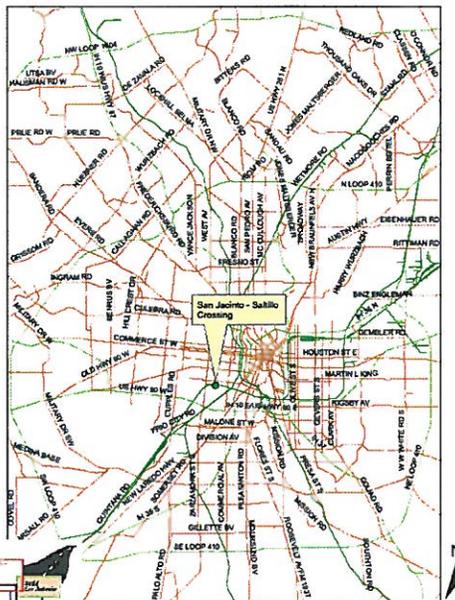
By doing so, the Quiet Zone may be established whereby trains will not routinely sound their horn; however, locomotive crews retain the option to use the train horn only in the event of emergencies. Quiet Zones are subject to recurring review by the FRA to assure safe conditions are maintained.

- Neighborhood meetings have been held and this proposed closure has been discussed; community supports this effort, which will minimize noise, and improve overall safety for residents in the area.

5

## Exhibit A

SP #1537 - Proposed RR Crossing Closure



Critical Requirements  
Management Ser. 001

6

## Exhibit B



## Background (cont)

### Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.



## Background (cont)

### Notification:

- Signs have been posted informing public of proposed closures.
- 64 notices were mailed to property owners within a 500 foot radius of the proposed closures.
- returned in favor.
- returned in opposition.

9



## Fiscal Impact

### Financial Impact:

- No fiscal impact.

## Issues & Recommendation

### Recommendation:

- Staff recommends approval of this request.

10

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

**A RESOLUTION SUPPORTING THE CLOSURE OF A RAILROAD CROSSING AT SOUTH SAN JACINTO/SALTILLO STREETS NEAR NCB 2509, IN COUNCIL DISTRICT 5 AS REQUESTED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF SAN ANTONIO.**

\* \* \* \* \*

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

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

WHEREAS, Public Works Department of the City of San Antonio filed an application requesting closure of a railroad crossing at South San Jacinto/Salttillo Streets located near NCB 2509, as identified on Exhibit A; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closure of a railroad crossing at South San Jacinto/Salttillo Streets.

**SIGNED this 25<sup>th</sup> day of May, 2011.**

\_\_\_\_\_  
**AMELIA HARTMAN, *Chair***

Attest:

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

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

**Plan Amendment Application Case No.: PA 11014**

Council District: 2

City Council Meeting Date: 8/4/2011

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

**ITEM # 14**

**Summary:**

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

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

**Background Information:**

**Applicant:** Homer Rivera

**Owner:** Jaime T. Martinez and Allied Waste of North America

**Property Location:** 7304 and 7380 IH-10 East

**Acreage:** 9.54

**Current Land Use of site:** Office/Industrial and Vacant

**Adjacent Land Uses:**

- N: Right-of-way (IH-10 East)
- E: Community Commercial (vacant)
- S: Parks/Open Space (vacant/landfill)
- W: Community Commercial (vacant)

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located within the IH-10 East Corridor Perimeter Plan, along the southern access road of IH-10 East, approximately one mile east of North Foster Road. The subject property and abutting properties to the east and to the west are designated as Community Commercial land use. The majority of the subject property is vacant; however, the site includes an office building and formerly occupied building for industrial uses. The adjacent parcel to the south is designated as Parks/Open Space land use and is currently being used for a landfill. The ingress/egress to the subject property would be achieved from the IH-10 East access road. This portion of IH-10 East is mostly vacant or developed with industrial uses.

The applicant's request is to change approximately 9.54 acres of land from Community Commercial land use to Industrial land use. Community Commercial land use provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial land use should be located along arterials, preferably at intersections with other arterials or collectors. This land use can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Industrial land use includes heavy manufacturing, processing and fabricating businesses. Industrial uses should be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

The south side of the interstate highway includes some heavy industrial uses such as the landfill, that's use has been extended to 2055 recently, a composting business, trucking related businesses, recycling facility, heavy machinery storage, and salvage yards. These types of uses are considered incompatible

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

with many residential and commercial uses. Consequently, there is no established residential development or community commercial development on this side of the highway. There are a limited number of businesses able to develop in proximity to these existing uses in the area. In light of the extended life of the landfill that was finalized until after adoption of the plan update, an Industrial land use in this area appears to be a more compatible use.

The IH-10 right-of-way is 260 feet wide and it serves as a significant buffer between the industrial uses on the south side of the highway and the low density residential uses on the north side of the highway. Having a two-way access road fronting the subject property, there will be minimal traffic impact to area residents and businesses.

The applicant is requesting this plan amendment to be allowed to use the property for their truck service and repair business. The existing vacant structures will be refurbished to serve as an office at the front of the property and the shop towards the back of the property. The proposed change will provide an opportunity for a reuse of the existing buildings and will be consistent with the current uses around the property.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: IH-10 is a highway with 260 foot Right-Of-Way.

Comments: Highway IH-10 East will limit and potential disturbance to area's residential communities. In addition, the Institute of Transportation Engineers (ITE)'s Trip Generation Report indicates that commercial land uses generate much higher traffic compare to industrial uses, though the ratio changes according to any given specific use under these general land use categories.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: There is no nearby public facility within walking distance of this location.  
Comments:

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: Surrounding existing land uses on the south side of the highway are industrial in character and the proposed land use change is consistent with these uses. Given the extended life of the landfill, an industrial use is more appropriate for this location. The IH-10 right-of-way provides a significant buffer to the residential uses on the north side of the highway. There will be a minimum impact due to a two-way access road and less traffic generation due to the nature of the requested land use compared to a Community Commercial land use.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 25, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: May 6, 2011

No. Notices mailed 10 days prior to Public Hearing: 41

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

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: N/A**

Current zoning district: C-2 and NP-10

Proposed zoning district: I-1

Zoning Commission Public Hearing Date: None filed at this time.

Approval

Denial

**Planning and Community Development Department Staff:**

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

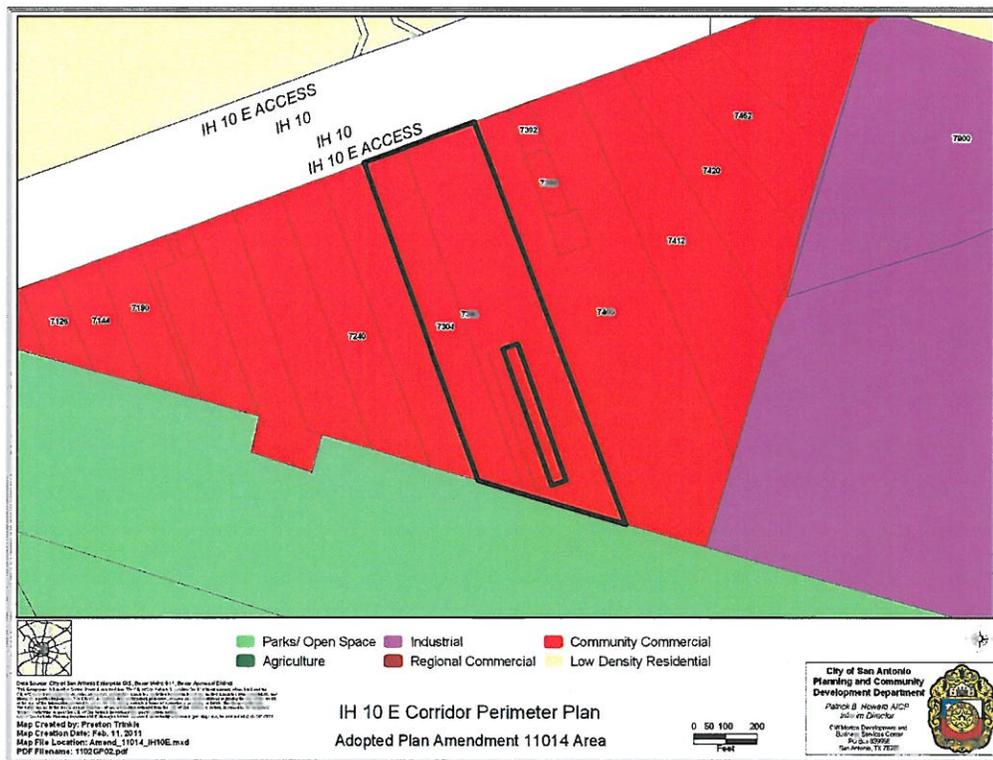
Planning Manager

Case Manager: John Osten

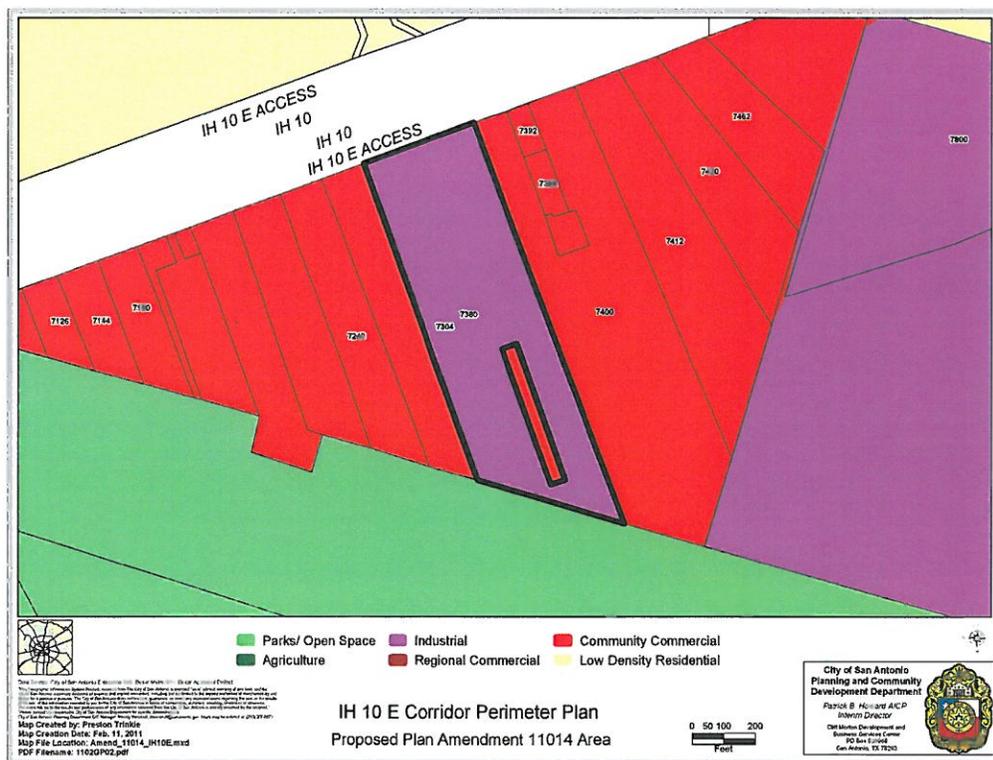
Senior Planner

Phone No.:207-2187

Land Use Plan as adopted:



Proposed Amendment:





Subject Property

**IH 10 E Corridor Perimeter Plan  
Proposed Plan Amendment 11014 Area**



**City of San Antonio  
Planning and Community  
Development Department**  
Patricia B. Howell AICP  
Interim Director  
131 Market Street, Suite 1000  
San Antonio, TX 78203



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Map Creation Date: Feb. 11, 2011  
Map File Location: Amend\_11014\_IH10E.mxd  
PDF Filename: 1102GP02.pdf

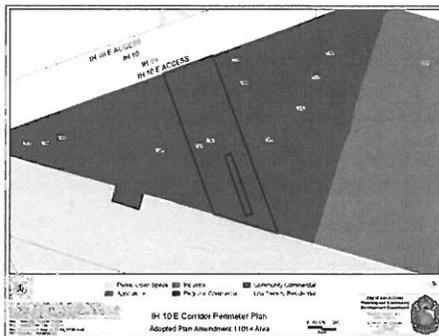
# Master Plan Amendment 11014

## IH-10 East Corridor Perimeter Plan

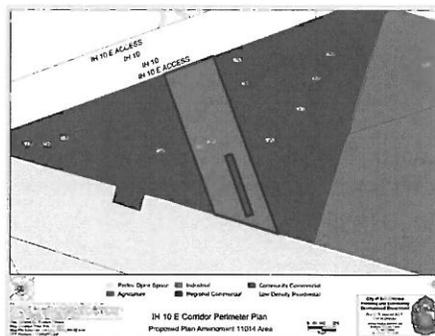
Planning Commission  
May 25, 2011  
Agenda Item No. XX

### Amendment 11014

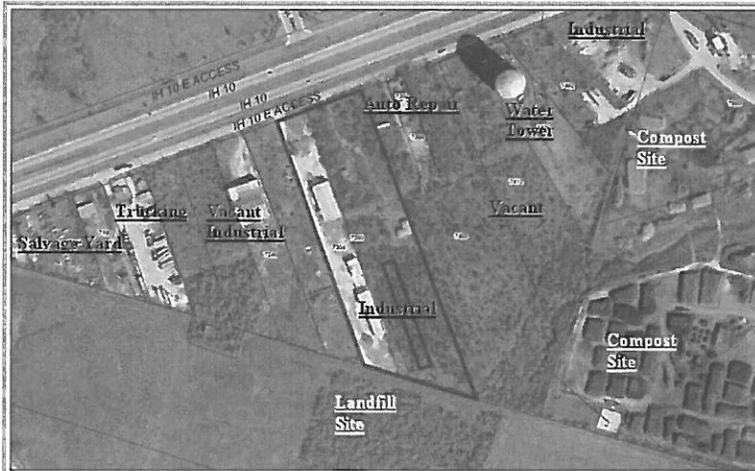
Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



City of San Antonio  
 Planning and Community  
 Development Department  
 4500 N. Loop W.  
 Suite 1000  
 San Antonio, TX 78209  
 (210) 204-2000  
 www.sanantonio.gov

Subject Property  
 IH 10 E Corridor Perimeter Plan  
 Proposed Plan Amendment 11014 Area

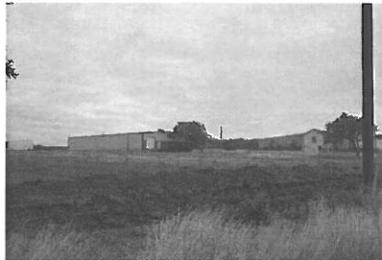
0 50 100 200  
 Feet



## Area Images



Subject Property - view from west



Subject Property - view from east



Compost site in the area



Entrance to the landfill to the south

## **Staff Recommendation**

Approval of the request to amend  
from Community Commercial land  
use to Industrial land use

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 9.54 -ACRES LOCATED AT 7304 AND 7380 IH-10 EAST.**

**WHEREAS**, City Council approved the IH-10 East Corridor Perimeter Plan as an addendum to the Master Plan on February 22, 2001; and an update to the IH-10 East Corridor 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 May 25, 2011 and **APPROVED** the amendment on May 25, 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 IH-10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25<sup>th</sup> 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**

Council District: 1

City Council Meeting Date: 8/4/2011

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

**ITEM # 15**

**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 cont. to May 25, 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 cont. to 6/7/2011

Approval  Denial

**Planning and Community Development Department Staff:**

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

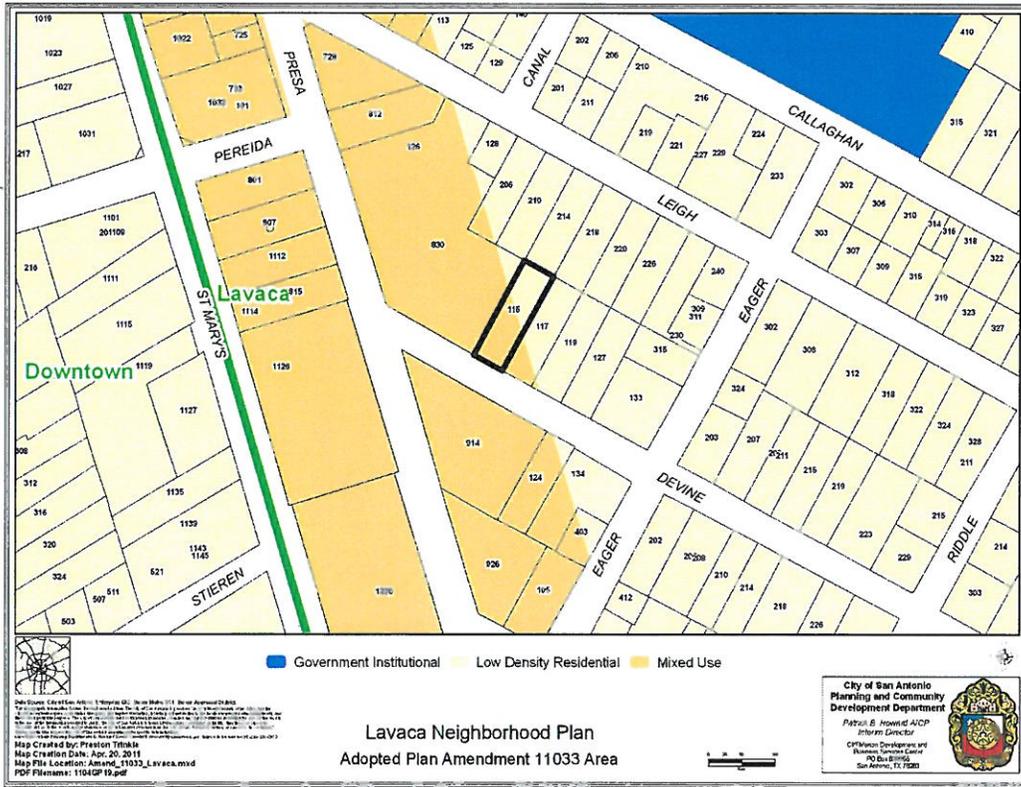
Robert C. Acosta

Planner

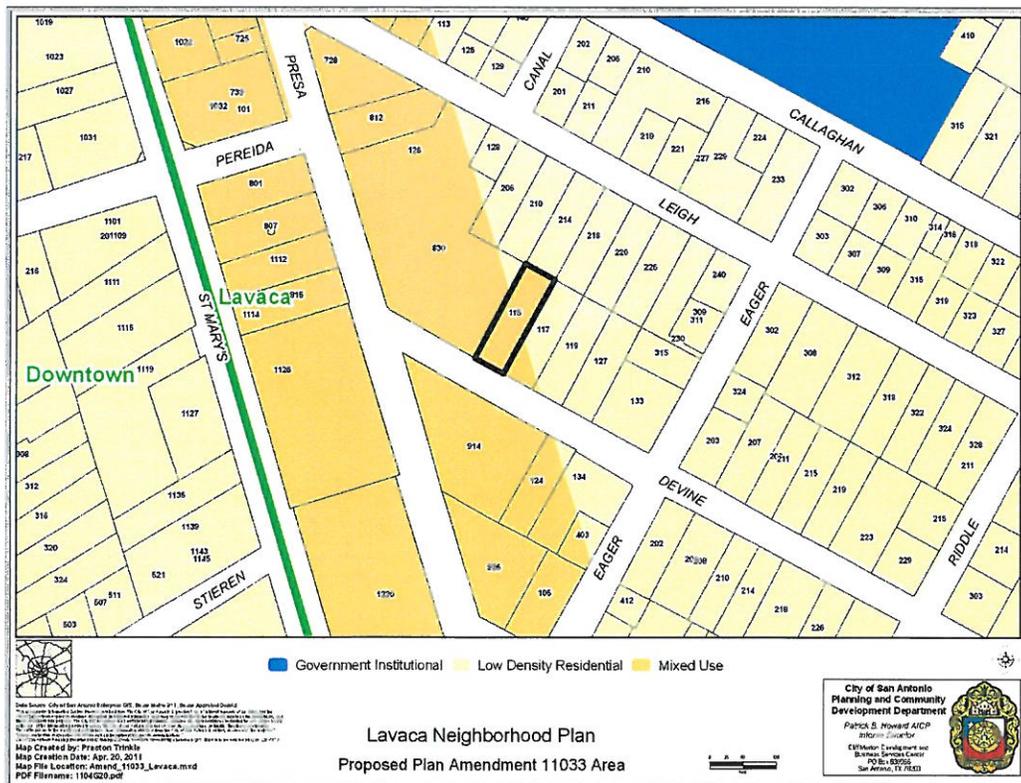
Phone No.: 207-0157

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



# Master Plan Amendment 11033

## Lavaca Neighborhood Plan

Planning Commission  
May 25, 2011  
Agenda Item No. 15

### Amendment 11033

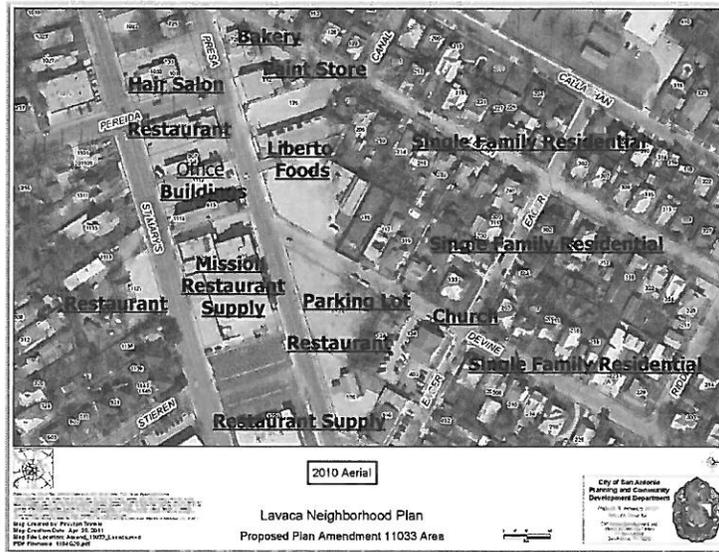
Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



## Area Images



Front View of Subject Property



Adjacent property to the west



Adjacent property to the south



Looking east from Subject Property

## **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 25, 2011 and **APPROVED** the amendment on May 25, 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 25<sup>th</sup> 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 11034**

Council District: 2

City Council Meeting Date: 8/4/2011

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

ITEM # 16

**Summary:**

Neighborhood/Community/Perimeter Plan: **Westfort Alliance Neighborhood Plan**

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

**Background Information:**

**Applicant:** Steven Claffin

**Owner:** Steven Claffin

**Property Location:** 353 Brahan Boulevard

**Acreage:** 0.1905

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

**Adjacent Land Uses:**

N: Medium Density Residential (apartments)

E: Urban Single Family Residential (single family home)

S: Urban Single Family Residential and Medium Density Residential (duplexes and single family homes)

W: Medium Density Residential (apartments)

**Issue:**

**LAND USE ANALYSIS:**

The subject property is an approximately 0.1905 acre parcel located at the northeast corner of the intersection of Brahan Boulevard and North Pine Street in the Westfort Alliance Neighborhood Plan. The current land use designation for the property is Urban Single Family Residential land use. Surrounding land use designations include Urban Single Family Residential land use to the south and east, and Medium Density Residential land use to the north and west. The subject property is also approximately 205 feet west of the western boundary of Fort Sam Houston.

The property is currently designated as Urban Single Family Residential in the Westfort Neighborhood Plan. The Westfort Alliance Neighborhood Plan recommends Urban Single Family Residential development be oriented toward the center of the neighborhood and away from traffic arterials. This land use classification is defined as being composed primarily of single-family dwellings on small individual lots with a density of five to ten dwelling units per acre. One detached accessory dwelling unit less than 800 square feet in size is permitted per lot.

The proposed amendment would change the land use designation for the subject property to Medium Density Residential land use. Medium Density Residential land use includes small lot single-family development, duplexes, small apartments with up to six units, and townhomes. Additionally, this land use classification acknowledges the varying residential densities within the planning area and recognizes the Planning Team's desire to see new apartments and multi-family residential development built at a neighborhood-sized scale that is complementary to adjacent surrounding properties.

The Westfort Alliance Neighborhood Future Land Use Plan shows a mix of Urban Single Family Residential and Medium Density Residential development interspersed throughout the central portion of the planning area. The proposed plan amendment would not significantly alter the mix of low and

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

medium density residential uses in the area, as the current fabric of the neighborhood is a mix of single-family and multifamily units, and would pose minimal negative impacts to surrounding properties. Although properties to the north and west, as well as a few to the south, of North Pine Street are designated Medium Density Residential in the Westfort Neighborhood Alliance Future Land Use Plan, the block face of Brahan, where the subject property is located, is designated Urban Single Family Residential. This plan amendment conflicts with the Westfort Alliance Neighborhood Plan (1997) which states the Westfort Alliance Neighborhood's desire to lessen the intensity of development in residential areas distant from major streets or corridors by maintaining the low density residential characteristics of the area. The subject property is located approximately 1,500 feet from Broadway.

The Westfort Alliance Neighborhood Plan recommends Medium Density Residential uses be placed along main thoroughfares in the planning area in order to serve as transitional land uses protecting the core of the neighborhood from potentially negative impacts from commercial uses in the planning area. The majority of the commercial uses in the Westfort Alliance Neighborhood area are located adjacent to Broadway. Medium Density Residential land use is more appropriately located near Broadway where it can better serve as a buffer between commercial and adjacent residential uses.

The Westfort Alliance Neighborhood is currently in the planning process for a Neighborhood Conservation District. The Neighborhood Conservation District is intended to result in a series of structural design standards that will promote the desirability and character of the neighborhood.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: None.

Comments: Brahan Boulevard is a local street. The subject property is approximately 1,500 feet east of the intersection of Brahan Boulevard and Broadway. The nearest transit stop is located at the intersection of North Alamo Street and Cunningham Avenue, approximately 1,700 feet southwest of the subject properties.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject property is approximately 145 feet west of the boundaries of Fort Sam Houston. There is no entrance to Fort Sam Houston within the vicinity of the subject property. The subject property is also approximately a half-mile west of Brackenridge Golf Course. There is a VIA transit stop located approximately 1,700 feet southwest of the property at the intersection of North Alamo Street and Broadway.

Comments:

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: Staff recommends denial. The proposed amendment could pose potential negative impacts to the existing adjacent low density residential uses. Additionally, the Westfort Alliance Neighborhood Plan identifies medium density uses as an appropriate buffer between commercial uses along Broadway and the residential interior. Broadway is approximately 1,500 feet from the subject property. For the subject property Urban Single Family Residential is a more appropriate land use.

**PLANNING COMMISSION RECOMMENDATION:**

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

Meeting & Public Hearing Date: May 25, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: May 12, 2011

No. Notices mailed 10 days prior to Public Hearing: 35

Registered Neighborhood Association(s) Notified: Westfort Alliance Neighborhood Association

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011130**

Current zoning district: R-6

Proposed zoning district: RM-4

Zoning Commission Public Hearing Date: June 7, 2011

Approval

Denial

**Planning and Community Development Department Staff:**

T.C. Broadnax

Assistant City Manager/Interim Director

Andrea Gilles

Planning Manager

Case Manager: Tyler Sorrells, AICP

Planner

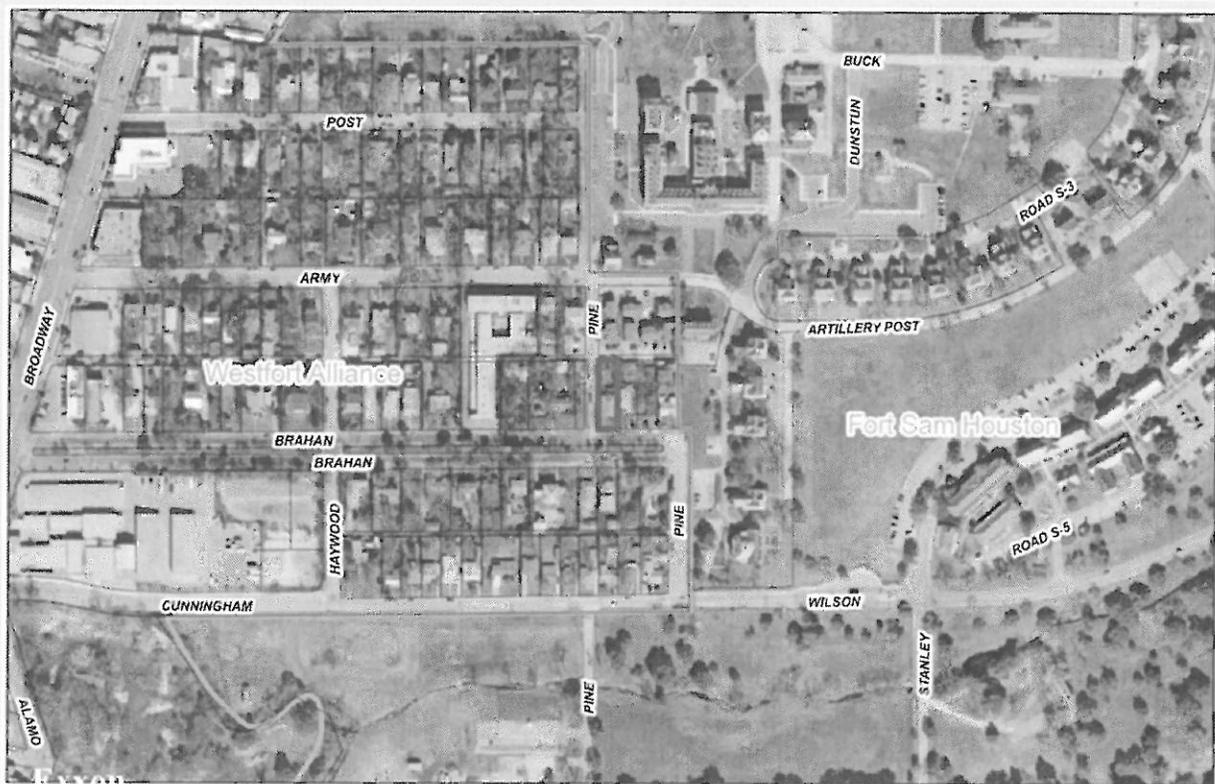
Phone No.: 207.7395

Land Use Plan as adopted:



Proposed Amendment:





2010 Aerial

Map Created by: Proton, Tru66p  
Map Creation Date: April 23, 2015  
Map File Location: Airmod\_11034\_Westfort.mxd  
PDF Filename: 1104G\*25.pdf

Westfort Alliance Neighborhood Plan  
Proposed Plan Amendment 11034 Area

City of San Antonio  
Planning and Community  
Development Department



Patricia B. Howard AICP  
Interim Director  
City of San Antonio  
Planning and Community  
Development Department  
101 East Commerce  
San Antonio, TX 78202

# Master Plan Amendment 11034

## Westfort Alliance Neighborhood Plan

Planning Commission

May 25, 2011

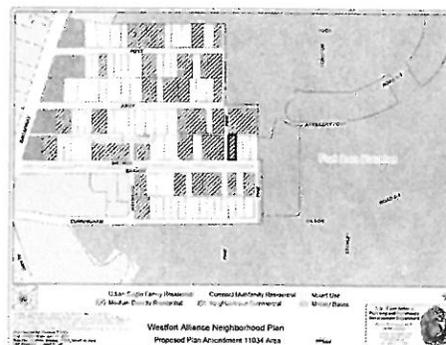
Agenda Item No. XX

## Amendment 11034

Plan as adopted:



Proposed amendment:



## Surrounding Land Uses

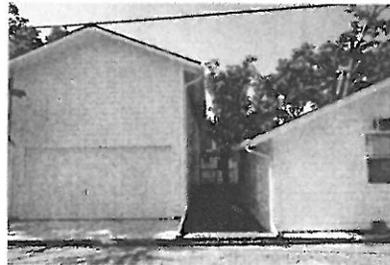


3

## Area Images



Subject Property (from Brahan)



Subject Property



North



West

## **Staff Recommendation**

Denial of the request to amend  
from Urban Single Family land Use  
to Medium Density Residential  
land use

**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE WESTFORT ALLIANCE NEIGHBORHOOD PLAN CONTAINED IN THE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN SINGLE FAMILY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1905-ACRES LOCATED AT 353 BRAHAN BOULEVARD.**

**WHEREAS**, City Council approved the Westfort Alliance Neighborhood Plan as an addendum to the Master Plan on September 25, 1997; and an update on May 29, 2003; 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 25, 2011 and **DENIED** the amendment on May 25, 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 not 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 Westfort Alliance Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25<sup>th</sup> DAY OF MAY 2011.

Attest:

Approved:

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

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

# City of San Antonio Department of Planning and Community Development Plan Update Recommendation

## Northwest Community Plan Update

Council Districts: 6, 7, 8

City Council Meeting Date: 08/04/2011

### Summary:

Neighborhood/Community/Perimeter Plan: Northwest Community Plan

**ITEM # 17**

### Background Information:

**Applicant:** City of San Antonio

**Owner:** Various

**Plan Boundaries:** The Northwest Community Plan is generally bound by Loop 1604 to the west, Bandera Road to the east, Culebra and Grissom Roads to the south, and the City of Windcrest to the southeast.

**Size:** The plan area is approximately 14.36 square miles

**Current Land Use of site:** Various

**Adjacent Land Uses:** Various

### Issue:

#### Planning Process:

The Northwest Community 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 as amended by the Comprehensive Planning Program in 2009 and further specified in Article IV of the Unified Development Code adopted in 2001, and amended in 2004.

The original Northwest Community Plan was adopted in September 1998. Planning staff and planning team members updated the plan in May 2004. In 2010, staff, Council District 7 officials and planning team members revisited the plan and determined that an update was warranted based on new best planning practices, the quantity of vacant lots, and a substantial amount of industrial and business park development.

The formal update process began in September 2010. The original planning team was invited to participate and new members joined the group. The team was represented by members of the various neighborhood associations, Northwest Neighborhood Alliance, business owners, residents and various other stakeholders.

Between October 2010 and March 2011, six planning team meetings were held to review and update the land use plan and document text. On February 22, 2011 a public meeting was held to give community members an opportunity to review and comment on the proposed plan update. The document was also made available for review and comment online.

The Department of Planning & Community Development, together with the planning team, has worked to encourage participation in the community planning process. A press release announced the open house and flyers were distributed to property owners and libraries in the area. A notice of the public hearing before Planning Commission was featured in the Commercial Recorder Newspaper.

#### Current Land Use:

The Northwest Community Plan planning area is bound by NW Loop 1604 to the west and northwest, Bandera Road to the east and northeast, Culebra and Grissom Roads to the south and the City of Leon Valley to the southeast. The area is a mix of residential, commercial, public/institutional, parks, industrial and vacant lots. Land uses have not changed significantly in the past 5 years; there have been only 12 plan amendments. Since the last update, Low Density Residential uses are predominantly found in the interior portion of the planning area. Commercial uses have steadily

## City of San Antonio Department of Planning and Community Development Plan Update Recommendation

increased, particularly along Bandera, Grissom and Culebra Roads. The Public Institutional uses, including churches and schools, located throughout the area have remained consistent.

Due to the number of increasing businesses and the traffic, the community wishes to focus on more diverse development to balance the uses in the area.

### **Key Changes to Plan:**

Updates to the land use plan include: 1) the future land use map, and 2) land use categories, descriptions, and corresponding zoning districts. The land use categories were updated to reflect current planning nomenclature, current planning best practices, broader, diverse development and the changing development trends within and around the Northwest Community Plan area.

### **Text Amendments:**

Addition of the Business Park land use designation and merging of the Parks and Open Spaces land uses.

- Business Park land use is a mix of low intensity industrial and office uses. This land use category includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.
- Park and Open Spaces were two separate categories in the previous update. The recommendation is to merge them into a single Parks/Open Spaces land use category. In addition, privately owned properties that had been designated Parks or Open Spaces in the 2004 document have been updated to reflect a more consistent land use designation with current and future uses.

### **Land Use Map Changes:**

To support more diverse development, while maintaining appropriate intensities of uses, this land use update recommends the following:

- Replacing the Community Commercial parcels particularly along Eckhert Road near Bandera Road to Business Park and Light Industrial land uses.
- Changing the High Density Residential and Open Space parcels to Light Industrial, Business/Office Park and Low Density Residential land uses along Low Bid Lane.
- Changing the Low Density Residential parcels to Medium Density Residential land uses along Santa Catalina Street to bring the existing uses to conformity with the land use plan.

### **Recommendation:**

#### **STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

This update was developed in cooperation with community stakeholders and would support future development that is more compatible with the development in the Northwest Community Plan area.

#### **PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: April 27, 2011

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2011

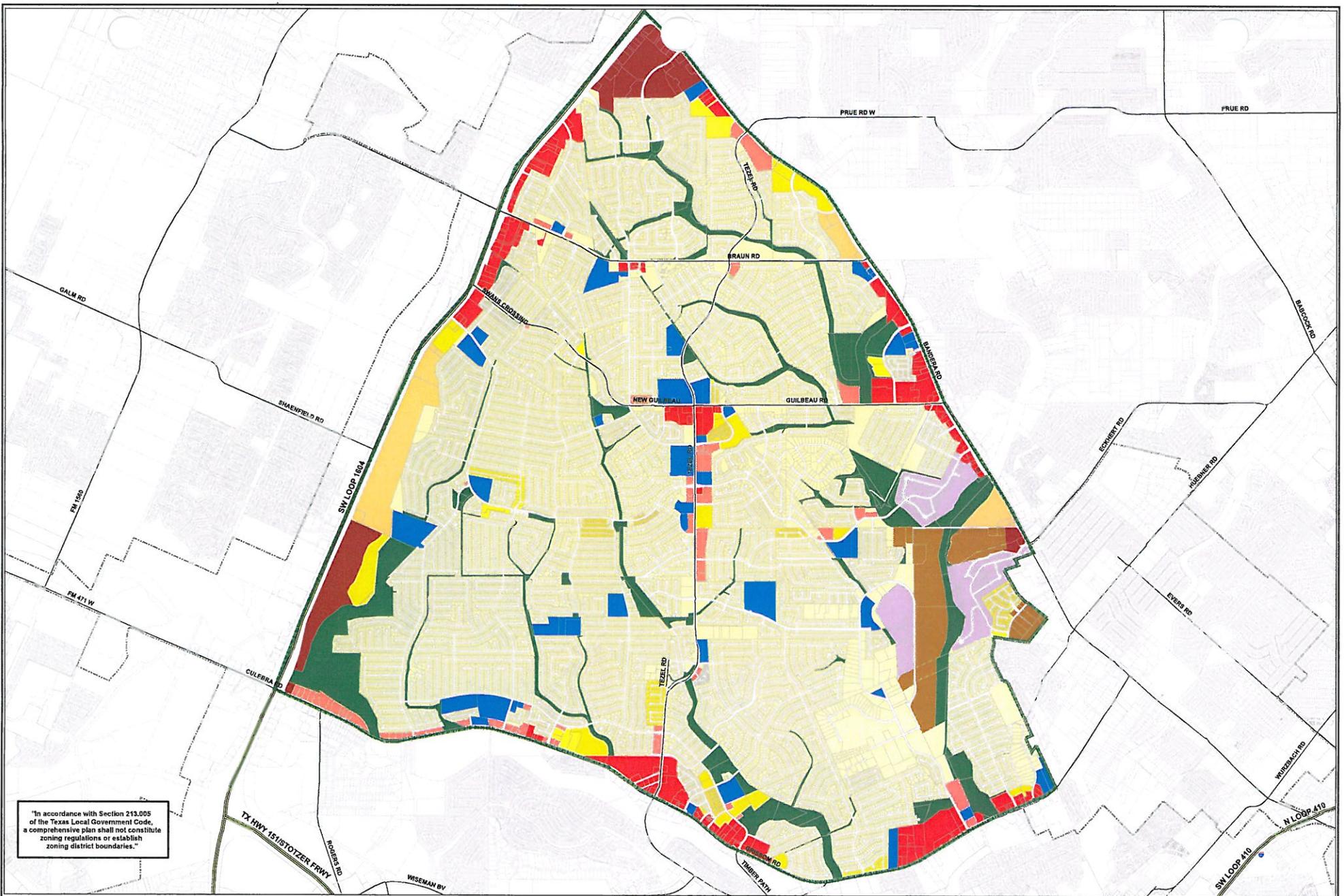
No. Notices mailed 10 days prior to Public Hearing: 238

Registered Neighborhood Association(s) Notified: Northwest Neighborhood Alliance, Braun Hollow, Braun Station East, Braun Station West, Braun Willow Unit 2, Great Northwest, Hidden Meadow, Misty Oaks, Parklands HOA, Saddlebrook Farms, Stonefield, Villas of Northwest Crossing and Wildwood West

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

**Planning and Development Services Department Staff:**

T. C. Broadnax, Interim Director  
Andrea Gilles, Planning Manager  
John Osten, Senior Planner, 207-2187



"In accordance with Section 213.005 of the Texas Local Government Code, a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 811, Bexar Appraisal District

Map Created by Preston Trends  
 Map Created Date: Nov 15 2016  
 Map File Location: NorthwestCommunityPlan.mxd  
 GIS Northwest Community Plan Land Use

- |                            |                         |                         |                  |                      |
|----------------------------|-------------------------|-------------------------|------------------|----------------------|
| Northwest Plan Boundary    | Low Density Residential | Neighborhood Commercial | Mixed Use        | Public Institutional |
| Medium Density Residential | Community Commercial    | Business/Office Park    | Parks/Open Space |                      |
| High Density Residential   | Regional Commercial     | Light Industrial        |                  |                      |

## Northwest Community Land Use Plan

**DRAFT**



City of San Antonio  
 Planning & Community  
 Development Department  
 Patrick S. Howell, AICP  
 Director of Planning  
 100 N. N. Loop West  
 San Antonio, TX 78201  
 210.205.4000

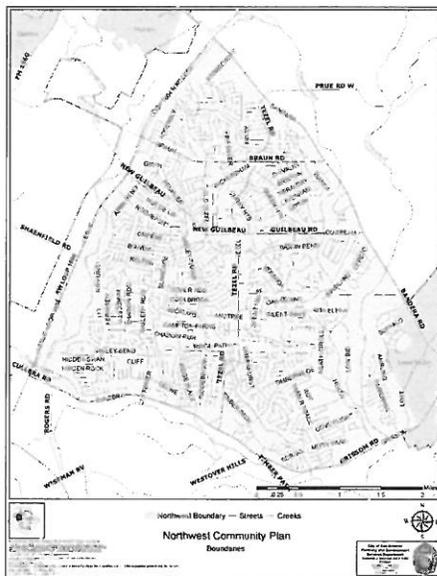


# Northwest Community Plan Update

Planning Commission Hearing  
May 25, 2011  
Agenda Item No. XX  
U11001

*Department of Planning  
& Community Development*

## Plan Boundaries



**North** → Loop 1604 & Bandera Rd. Intersection

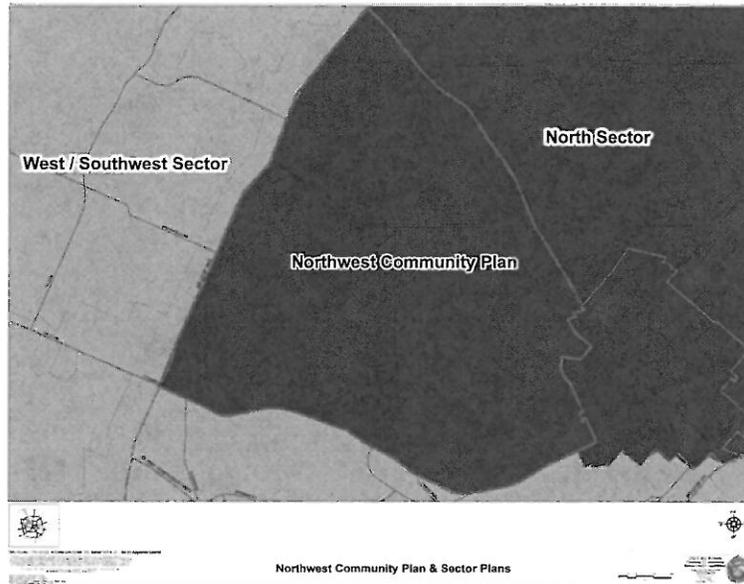
**West** → Loop 1604

**East** → Bandera Rd.

**South** → Culebra & Grissom Rd.

**Area** → 14.36 sq mi

## Sector Plans & Community Plan



3

## Plan Background

- First Northwest Community Plan was adopted in September 1998
  - With a different format
- April 2004 Update
  - Land use updated
  - New enhanced categories

4

## 2011 Update

- Entire 1998 Plan and 2004 Update revisited
- Accomplished items removed
- Relevant items kept and new items added
- Reformatted
- Land use updates
  - Map
  - Text
    - Business/Office Park
    - Parks/Open Space
    - Light Industrial



5

## 2011 Update Process

- Six Planning Team Meetings
  - October 26, 2010
  - November 16, 2010
  - December 14, 2010
  - January 18, 2011
  - February 1, 2011
  - March 10, 2011
- Open House
  - February 22, 2011
- Northwest Neighborhood Alliance Meetings
- Planning Commission Briefing

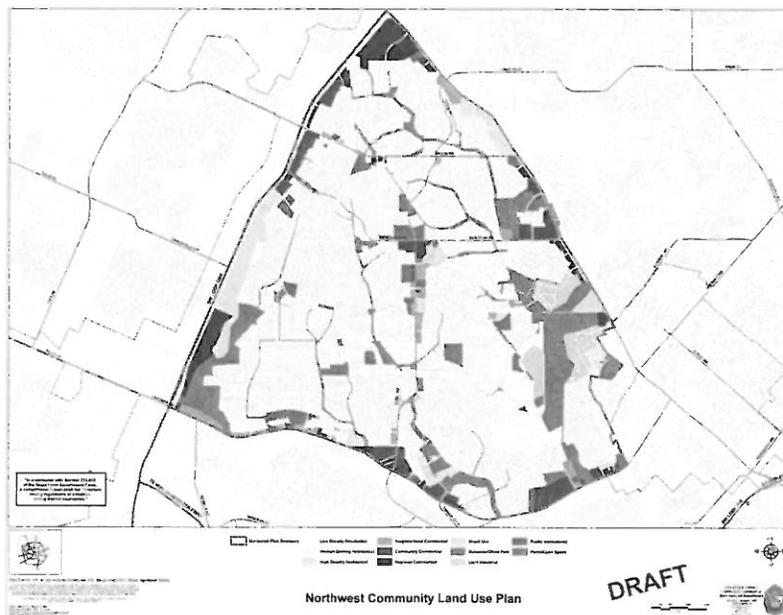
6

## Summary of the 2011 Plan's Focus

- Growth and Development
- Community Facilities and Public Services
- Parks / Open Spaces
- Schools and Education
- Transportation
- Land Use and Zoning

7

## Land Use Plan



8

## Next Steps

- Planning Commission public hearing:
  - May 25, 2011
- City Council public hearing:
  - August 04, 2011

9

## Staff Recommendation

Staff recommends approval of the Northwest Community Plan 2011 Update with the proposed text and land use changes.

10

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT TO UPDATE THE NORTHWEST COMMUNITY PLAN TO CITY COUNCIL, FOR A 14.36 SQUARE MILE AREA BOUNDED BY WEST LOOP 1604 ON THE WEST, BANDERA ROAD ON THE EAST, AND CULEBRA AND GRISSOM ROADS ON THE SOUTH, 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**, City Council approved the Northwest Community Plan as an addendum to the Master Plan on September 24, 1998; 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 25, 2011 and **APPROVED** the update on May 25, 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 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 25<sup>th</sup> DAY OF MAY 2011.

Attest:

Approved:

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

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPOINTING AND RE-APPOINTING  
MEMBERS TO THE PLANNING COMMISSION TECHNICAL  
ADVISORY COMMITTEE.

\* \* \* \* \*

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

**Section 1.** \_\_\_\_\_ is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2012.

**Section 2.** \_\_\_\_\_ is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2012.

**Section 3.** \_\_\_\_\_ is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2012.

**Section 4.** Gene Camargo is re-appointed to the Planning Commission Technical Advisory Committee as a Board of Adjustment member, with a term to expire April 27, 2012.

**PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF May 2011.**

APPROVED:

\_\_\_\_\_  
Amelia Hartman  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

**AGENDA FOR May 25, 2011**

| Item Number | Plat Name                                     | Company   | Owner Information  |
|-------------|---|---|--------------------|
| 5A & 6      | Slate Creek                                   | Hurd Urban Development, Ltd.                    | John R. Hurd, Jr.  |
| 7           | Sonoma Verde Unit 6 Phase 1 Enclave (rescind) | OP South Properties II, Inc.                    | Douglas R. Crosson |
| 5B & 8      | Sonoma Verde Unit 6 Enclave                   | Lennar Homes of Texas Land & Construction, Ltd. | John W. Hammond    |
| 9           | Alamo Ranch - Unit 35 PH 2                    | Pulte Homes of Texas, L.P.                      | Charles Marsh      |
|             |   |   |                    |
|             |   |   |                    |
|             |   |   |                    |
|             |   |   |                    |