

# SAN ANTONIO PLANNING COMMISSION AGENDA



May 9, 2012



2:00 P.M.

Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Andrea Rodriguez

Lynda Billa Burke

Jody R. Sherrill

Daniel D. Kossl

Donald Oroian

*The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street*

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

*DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)*

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed  
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS:

### A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the status of the integration of the District Special Project (formally Bexar Met) and the San Antonio Water System.

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

3. Roll Call

4. Citizens to be heard

## 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

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

the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PLATS:**

			Council District	Ferguson Index #
5.	100303	<b>San Antonio Intermodal Unit - 1</b> (On the north side of I.H. 35, west of Fisher Road)	<b>OCL</b>	<b>679 E-8</b>
6.	100341	<b>Weston Oaks Unit 13</b> (South of Chihuahua Run, the extension of Bar Ranch)	<b>OCL</b>	<b>611 C-5</b>
7.	110280	<b>Lake Calaveras Forest</b> (On the east side of Foster Road, south of Burshard Road)	<b>OCL</b>	<b>685 E-1</b>
8.	120082	<b>Fox Grove, Unit – 12B</b> (East of the intersection of Dusty Canyon and Semora Oak)	<b>OCL</b>	<b>484 E-7</b>

**TIME EXTENSION:**

9.	090310	<b>Kallison Ranch Phase 1 Unit 3A</b> (The extension of Winchester Way from Kallison Bend)	<b>OCL</b>	<b>544 D-7</b>
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## INDIVIDUAL CONSIDERATION

**LAND TRANSACTIONS:**

10. Consideration of a contract for Dedicated Eastbound Right Turn Lane and Traffic Signal Modifications at Main Entrance to SWRI (Department of Public Works, by Amer Gilani)
11. **SP 1594** - Request to close a 0.158 acre of unimproved alley in NCB 9040 at the corner of Eisenhauer Road and Seidel (Capital Improvements Management Services, by Mary Fors)
12. **SP 1628** - Request to close a 0.07 acre of unimproved alley in NCB 6803 at W. Harriman Place (Capital Improvements Management Services, by Mary Fors)

**COMPREHENSIVE MASTER PLANS:**

13. **PA12039** - Public hearing and consideration of a resolution amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 19.212 acres located at the intersection of Luskey Lane and Babcock Road from Rural Estate Tier to Suburban Tier. (Department of Planning and Community Development by Tyler Sorrells)

14. **PA12040** - Public hearing and consideration of a resolution amending the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 5.667 acres located on the east side of the intersection of Bandera Road and Prue Road, more specifically described as NCB 19142 LOT P-5C, from Community Commercial to High Density Residential. (Department of Planning and Community Development by John Osten)
15. **PA12041** - 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 8810 IH-10 East from Urban Living land use to Industrial land use. (Department of Planning and Community Development by Loretta Olson)

**OTHER ITEMS:**

16. Approval of the minutes for the April 25, 2012 Planning Commission meeting
17. Director's report - City Council Action Update (Planning Commission Items sent to Council)
18. 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
19. **ADJOURNMENT**

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 5 May 9, 2012**

SAN ANTONIO

INTERMODAL UNIT - 1

MAJOR PLAT

100303

**SUBDIVISION NAME**

**PLAT #**

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

**FERGUSON MAP GRID:** 679 E-8

**OWNER:** Union Pacific Railroad CO., by Tony Love

**ENGINEER:** Civil Engineering Consultants, Inc., by Alan D. Lindskog, P.E.

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Date filed with Planning Commission:** April 25, 2012

**Location:** On the north side of IH 35, west of Fisher Road

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Rail yard

**Major Thoroughfare:** IH 35 is a highway

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **67.090**-acre tract of land that will consist of four **4** non single family lots.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP NOT TO SCALE

- ABBREVIATIONS: VEL VOLAGE, PG PAGE, CITY TIME ZONE, etc.

LOT & EASEMENT AREAS

- LOT 1 = 18.528 acres
DETENTION POND EASEMENT # 1 = 3.919 acres (PERMEABLE)(LOT 902)
DETENTION POND EASEMENT # 2 = 26.230 acres (PERMEABLE)(LOT 903)
LOT 901 = 14.377 acres (PERMEABLE)
60' INGRESS/EGRESS EASEMENT = 4.036 acres
ACCESS LICENSE = 0.264 acres
15' INGRESS/EGRESS EASEMENT = 0.233 acres
50' SANITARY SEWER EASEMENT = 2.348 acres

BEAR COUNTY DRAINAGE NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPAIR DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS...

TAXOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE RETARDMENT AND/OR OTHER NECESSARY MEASURES FOR FUTURE HOUSING RETENTION.

SHOW NOTES: 1. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HAVE NOT BEEN PAID AT THE TIME OF THIS PLAT...

OTHER NOTES: THE IMPROVEMENTS OF THE DETENTION POND (ENTER QUALITY SHEETS AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNER...

CPG GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS STREET CITY POLICE DEPARTMENT IS HEREBY REQUESTING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES...

SURVEYOR/APPRAISER: CIVIL ENGINEERING CONSULTANTS 11500 L.H. TO WEST SUITE 300 SAN ANTONIO, TEXAS 78220



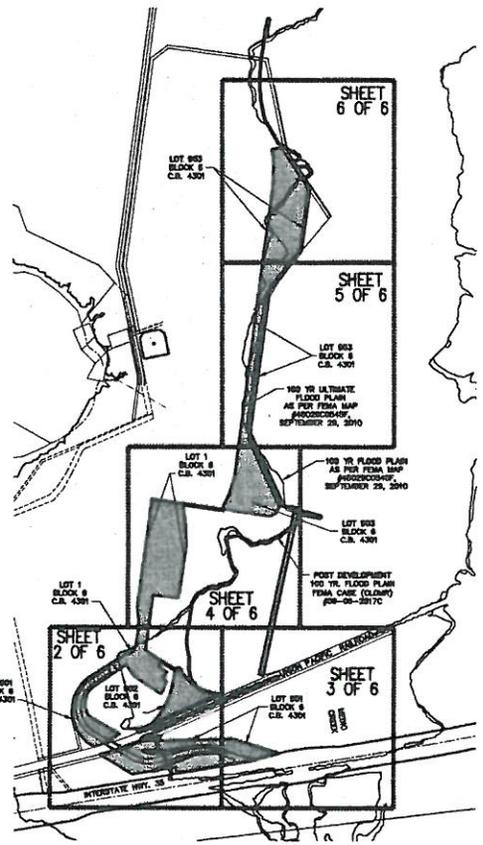
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS...

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 SURVEYORS...

THIS PLAT OF SAN ANTONIO INTERMODAL UNIT - 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

DATE THIS DAY OF A.D. 2012 BY: CLERK SECRETARY

STATE OF NEBRASKA COUNTY OF DOUGLAS I, THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PREVIOUS OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DAILY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...



INDEX MAP 1" = 1000'



X:\data\develop\Projects\TEAM\02268504 UP TRAN SYSTEMS\PLAT\FINAL PLAT(SHT 1 - 6).dwg Wed, Mar 28/12 07:36:47am mntewat

SUBMISSION PLAT ESTABLISHING SAN ANTONIO INTERMODAL UNIT - 1

582.78 ACRES OUT OF A 164.869 ACRE TRACT AS RECORDED IN VOLUME 2185, PG. 97 R.P.R., A 582.78 ACRE TRACT AS RECORDED IN VOLUME 12632, PG. 48 & VOLUME 12196, PG. 1256, A 404.840 ACRE TRACT AS RECORDED IN VOLUME 12632, PG. 38 AND VOLUME 12632, PG. 430 AND A 6.815 ACRE TRACT AS RECORDED IN VOLUME 12672, PG. 435, R.P.R., AND BEING OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 8, ABSTRACT NO. 8, COUNTY BLOCK 4301, THE JOHN S. SIMPSON SURVEY NO. 58, ABSTRACT NO. 873, COUNTY BLOCK 4302, AND THE JOSE MARIA BECERRA SURVEY NO. 58, ABSTRACT 50, COUNTY BLOCK 8196.



LOCATION MAP NOT TO SCALE

ADJUSTMENTS: VEL VALUE, PAZ PAIR, CITY NUMBER CHIEF TV, TYPICAL, NO. REVISIONS, TELE TELEPHONE, POINT 1/2" BOUND, NET 1/4" BOUND, S. ELECT. CHIEF ELECTRIC, AND, BUILDING SETBACK LINE, P.F.A., OFFICIAL PUBLIC ADDRESS OF REAL PROPERTY, BEAR COUNTY, TEXAS, BEAR COUNTY, TEXAS, BEAR COUNTY, TEXAS, S.D., AERIAL HIGHWAY ROAD

1/2" IRON ROD WITH A "C" PLASTIC CAP TO BE SET. 639 EXISTING CONTOUR, 639 PROPOSED CONTOUR, 639 IMPROVED GROUND, 639 IMPROVED GROUND.

CURVE TABLE with columns for stationing, curve data, and bearings.

LINE TABLE with columns for stationing, bearings, distances, and curve data.

GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SERVICE... ANY OF THESE LINES... 1. THE VALUE OF THE TWO SETS OF COORDINATED CURVE... 2. THE BASIS OF SERVICES... 3. THE BASIS OF SERVICES... 4. THE BASIS OF SERVICES...

ACCESS LICENSE VOL. 14381, PGS. 441-447. 582.78 ACRES VOL. 12196, PG. 1256 R.P.R.

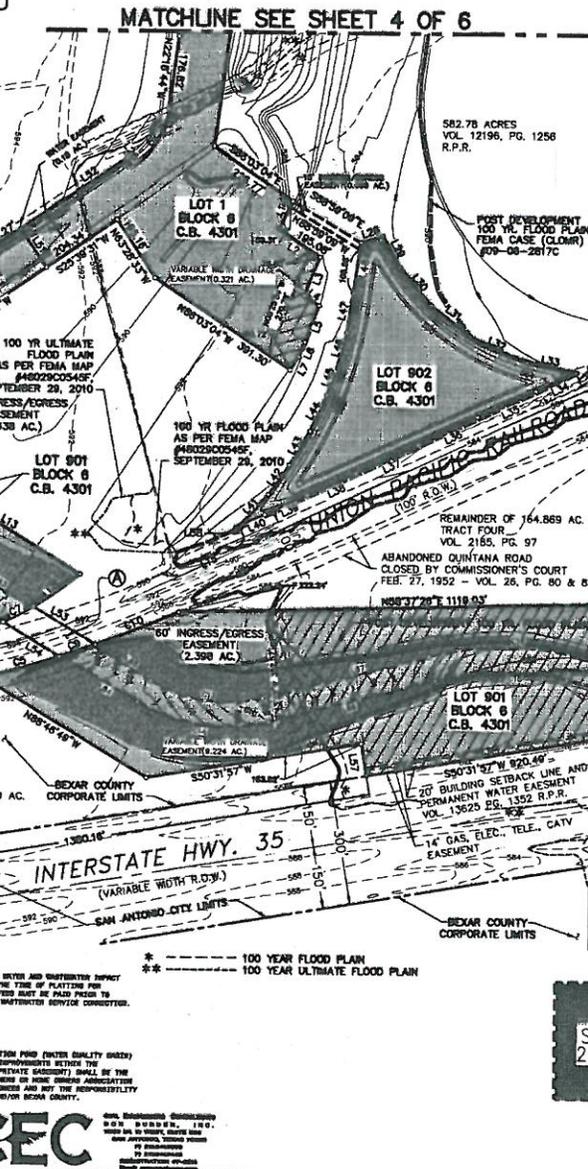
100 YR ULTIMATE FLOOD PLAN AS PER FEMA MAP #48022005467, SEPTEMBER 28, 2010. 60' INGRESS/EGRESS EASEMENT (1.438 AC).

100 YR FLOOD PLAN AS PER FEMA MAP #48022005467, SEPTEMBER 28, 2010. 60' INGRESS/EGRESS EASEMENT (2.398 AC).

REMAINDER OF 164.869 AC. TRACT FOUR, VOL. 2185, PG. 97. ABANDONED QUINTANA ROAD CLOSED BY COMMISSIONER'S COURT FEB. 27, 1952 - VOL. 28, PG. 80 & 81 #8837 207' 1119.02'

INTERSTATE HWY. 35 (VARIABLE WIDTH R.O.W.). SAN ANTONIO CITY LIMITS. BEAR COUNTY CORPORATE LIMITS.

CEC logo and additional notes regarding easements and property boundaries.



MATCHLINE SEE SHEET 4 OF 6 (top), MATCHLINE SEE SHEET 3 OF 6 (left), MATCHLINE SEE SHEET 3 OF 6 (right), MATCHLINE SEE SHEET 4 OF 6 (bottom).

Administrative section including signatures, stamps, and official statements from the State of Texas and Nebraska.

SUBDIVISION PLAT ESTABLISHING SAN ANTONIO INTERMODAL UNIT - 1

BEING 65,897 ACRES OUT OF A 164,869 ACRE TRACT AS RECORDED IN VOLUME 2185, PG. 97 R.P.R., A 582.76 ACRE TRACT AS RECORDED IN VOLUME 12852, PG. 48 & VOLUME 12196, PG. 1256, A 404.840 ACRE TRACT AS RECORDED IN VOLUME 12652, PG. 38 AND VOLUME 12081, PG. 430 AND A 8,613 ACRE (TRACT B) AS RECORDED IN VOLUME 12072, PG. 436, R.P.R. AND BEING OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, ABSTRACT BLOCK 4301, THE JOHN S. SIMPSON SURVEY NO. 50, ABSTRACT NO. 673, COUNTY BLOCK 4302, AND THE JOSE MARIA DECERRA SURVEY NO. 56, ABSTRACT 50, COUNTY BLOCK 5190.



ABBREVIATIONS table listing symbols for VOL, PILE, VALUE, CITY, TYPE, TYPICAL, etc.

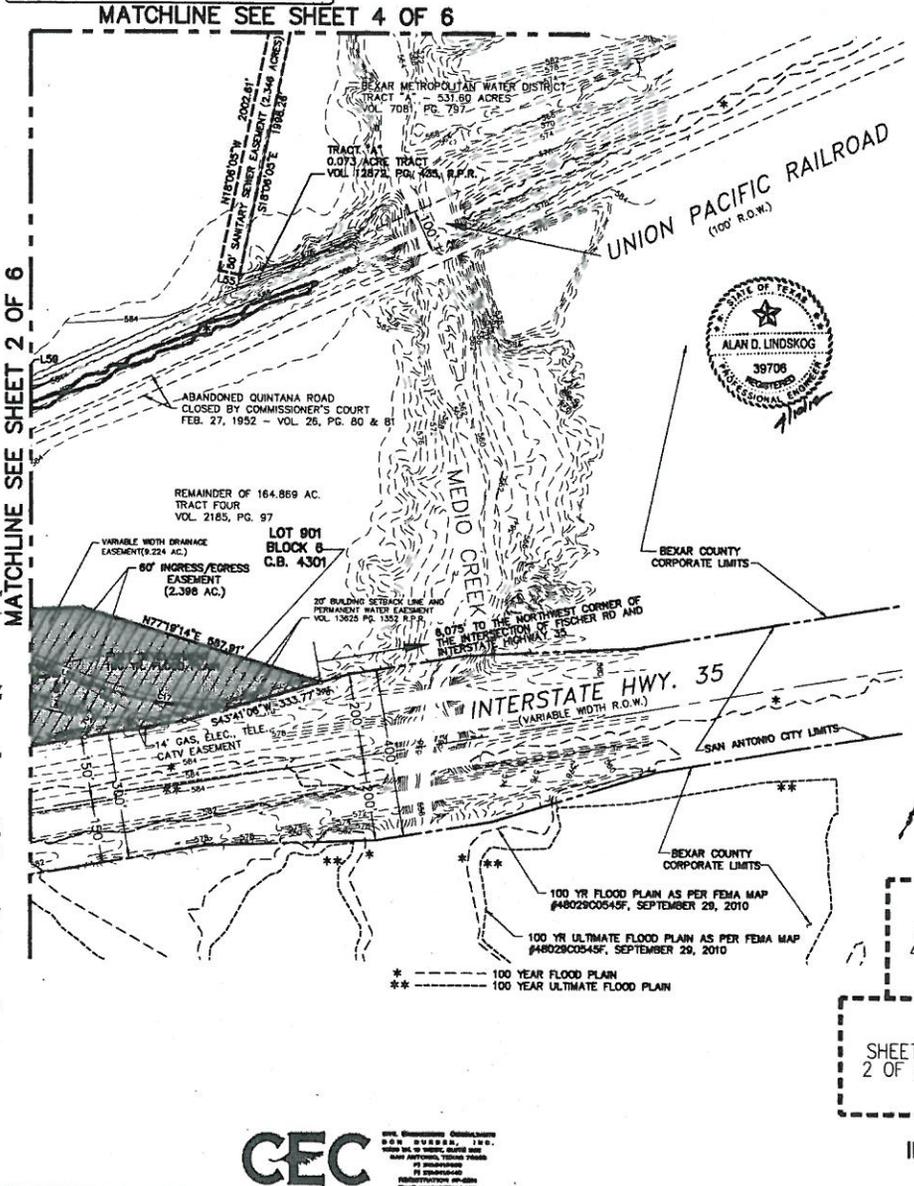
CURVE TABLE with columns for CURVE NO., LENGTH, RADIUS, BEARING, CHORD TO P.C., etc.

LINE TABLE with columns for LINE NO., LENGTH, BEARING, etc.

CPI GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DESIGNATING THE FOLLOWING AS BEING THE LOCATION OF ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT...

SURVEY NOTES: 1. THE VALUE OF THE TWO SETS OF COORDINATED BOUND MEASUREMENTS OBTAINED WITH EQUAL POSITIONS RECEIVERS WITH REFERENCE TO STATION 'SAN ANTONIO BERRY' P.L.O. OF 4071 DATUM IS 18 INCHES (ADJUSTMENT 1981) CONVERTED TO FEET COORDINATES AND TEXAS STATE PLANE COORDINATES...

TITLE NOTES: 1. FOR SUBSEQUENT DEVELOPMENT ADJACENT TO STATE HIGHWAY-101, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT REQUIRES FOR FUTURE BOUND RETURN.



SURVEYOR/APPLICANT: CIVIL ENGINEERING CONSULTANTS 1100 LH, 10 WEST SUITE 305 SAN ANTONIO, TEXAS 78203

SCALE: 1" = 200'



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 LANDS...

ALAN D. LINDSKOG, P.E. REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

ALAN D. LINDSKOG, P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

DATE THIS DAY OF A.D. 2012

CONVEYOR: UNION PACIFIC RAILROAD CO. REAL ESTATE DEPT. 1400 DOUGLAS ST. OMAHA, NEBRASKA, 68179

STATE OF NEBRASKA COUNTY OF DOUGLAS: THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

STATE OF NEBRASKA COUNTY OF DOUGLAS: I, JAMES TONY LOWE, ASSISTANT VICE-PRESIDENT - REAL ESTATE UNION PACIFIC RAILROAD CO. REAL ESTATE DEPT. 1400 DOUGLAS ST. OMAHA, NEBRASKA, 68179

STATE OF NEBRASKA COUNTY OF DOUGLAS: I, MARK JENSEN, My Comm. Expires 01/01/2014 (NEBRASKA COUNTY) NEBRASKA

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 ON...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. AT H. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS...

STATE OF TEXAS COUNTY OF BEAR: COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR: COUNTY CLERK, BEAR COUNTY, TEXAS

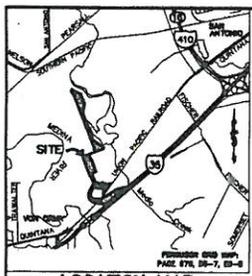
STATE OF TEXAS COUNTY OF BEAR: COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR: COUNTY CLERK, BEAR COUNTY, TEXAS

INDEX MAP N.T.S.







LOCATION MAP

- ABBREVIATIONS NOT TO SCALE
VOL. VOLUME
PA. PAGE
DATE DATE
TYP. TYPICAL
ELEV. ELEVATION OF SURFACE
TELE. TELEPHONE
F. FOUNDATION
R. ROAD
C. CURB
S. SIDEWALK
D. DRIVEWAY
E. ELEVATION OF FINISH GRADE
P.L.P.R. PLAT RECORDS OF REAL PROPERTY, BEAUM COUNTY, TEXAS
A.D. ADJACENT PLAT RECORDS, BEAUM COUNTY, TEXAS
S.D.S. GENERAL SURVEY DEED

- 1/2" FROM 800 WITH A "GEO" PLASTIC GWP TO BE SET
CONTOUR INTERVALS
6.39 EXTENSION CONTOURS
6.39 PROPOSED CONTOURS

CURVE TABLE with columns: CURVE, LENGTH, BEARING, DELTA, CHORD, CHORD BEARING

LINE TABLE with columns: LINE, LENGTH, BEARING

ON GENERAL NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS SEWERAGE AND SANITATION CITY WAREHOUSE...

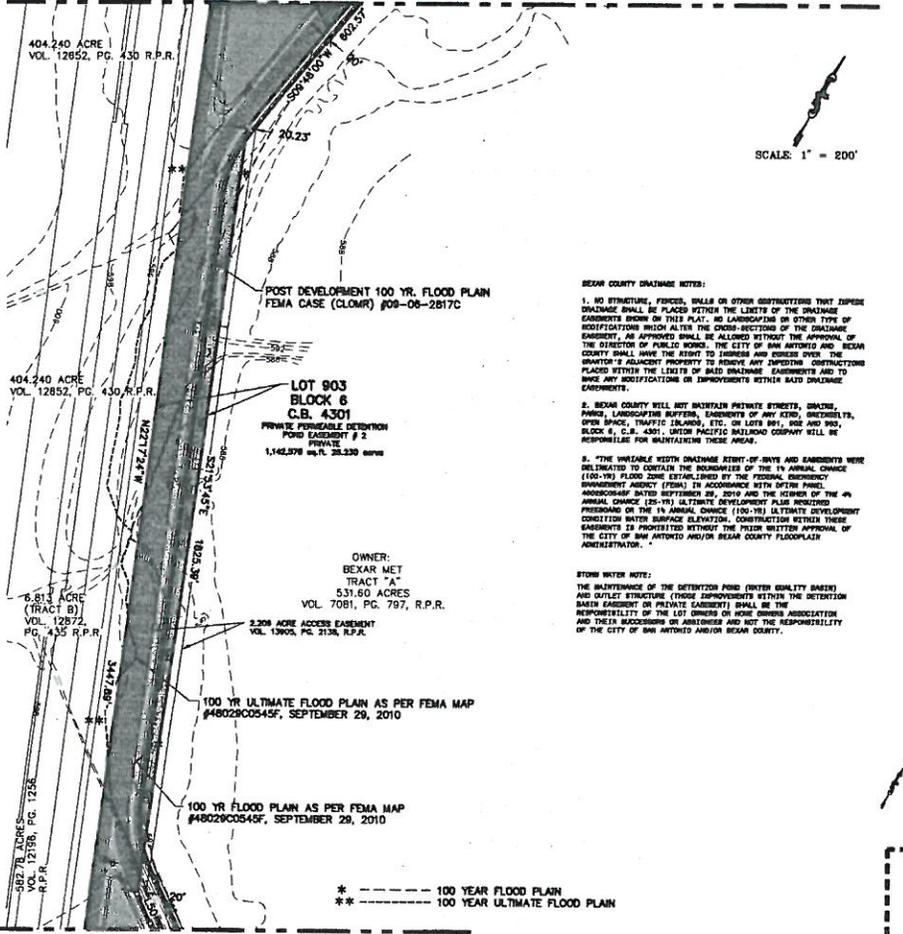
SURVEY NOTES

- 1. THE WALLS OF THE TWO SETS OF COORDINATED BRUSH HEDGES...
2. CONTROL MONUMENT AS SHOWN...
3. THE POINTS OF BEGINNING BRUSH HEDGES IN THE TEXAS STATE PLANE COORDINATE SYSTEM...
4. SOME INTERNAL EMBLEMENTS CREATED BY TREATMENT ARE BEING REMOVED OR REVISED AND ARE NOT SHOWN.

OTHER NOTES

- 1. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT...
2. MAJOR DEVELOPMENT TO BE MADE BY STATE...
3. MAJOR DEVELOPMENT TO BE MADE BY STATE...

MATCHLINE SEE SHEET 6 OF 6



SURVEYOR/REGISTERED CIVIL ENGINEERING CONSULTANTS ALAN D. LINDSKOG 39706



STATE OF TEXAS COUNTY OF BEAUM

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

STATE OF TEXAS COUNTY OF BEAUM I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS...

DATE THIS DAY OF A.D. 2012

OWNER: BEAUM MET TRACT "A" 531.80 ACRES VOL. 797, PG. 797, R.P.R.

BEAUM COUNTY DRAINAGE NOTES

- 1. NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS...
2. BEAUM COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPING BUFFER, EASEMENTS OF ANY KIND, UNDESIRABLE OPEN SPACE, TRAFFIC SIGNALS, ETC. ON LOTS #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100...

OWNER'S NOTES

THE MAINTENANCE OF THE DRAINAGE DITCH (ENTER QUALITY BASES) AND OUTLET STRUCTURE (THROUGH IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOME OWNERS ASSOCIATION...

SHEET 6 OF 6

SHEET 5 OF 6

SHEET 4 OF 6

SHEET 2 OF 6

SHEET 3 OF 6

INDEX MAP N.T.S.

STATE OF NEBRASKA COUNTY OF DOUGLAS

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

WITNESSES MY HAND AND SEAL OF OFFICE THIS 5th DAY OF APRIL, 2012.

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAUM COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAUM COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAUM COUNTY, TEXAS ON...

DATE THIS DAY OF A.D. 2012.

COUNTY JUDGE, BEAUM COUNTY, TEXAS COUNTY CLERK, BEAUM COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAUM

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 2012 AND DULY RECORDED THE DAY OF A.D. 2012 IN THE DEED AND PLAT RECORDS OF BEAUM COUNTY, IN BOOK FOLIOED IN PAGE...

COUNTY CLERK, BEAUM COUNTY, TEXAS

\\sdata\develop\Projects\TEAM\1\02080904 SAN ANTONIO INTERMODAL UNIT - 1





LOCATION MAP NOT TO SCALE

ABBREVIATIONS table listing symbols for Vol. Volume, PE, PAVE, etc.

Legend: 1/4" iron rod with a 'CEC' PLANTED CMP to be set, etc.

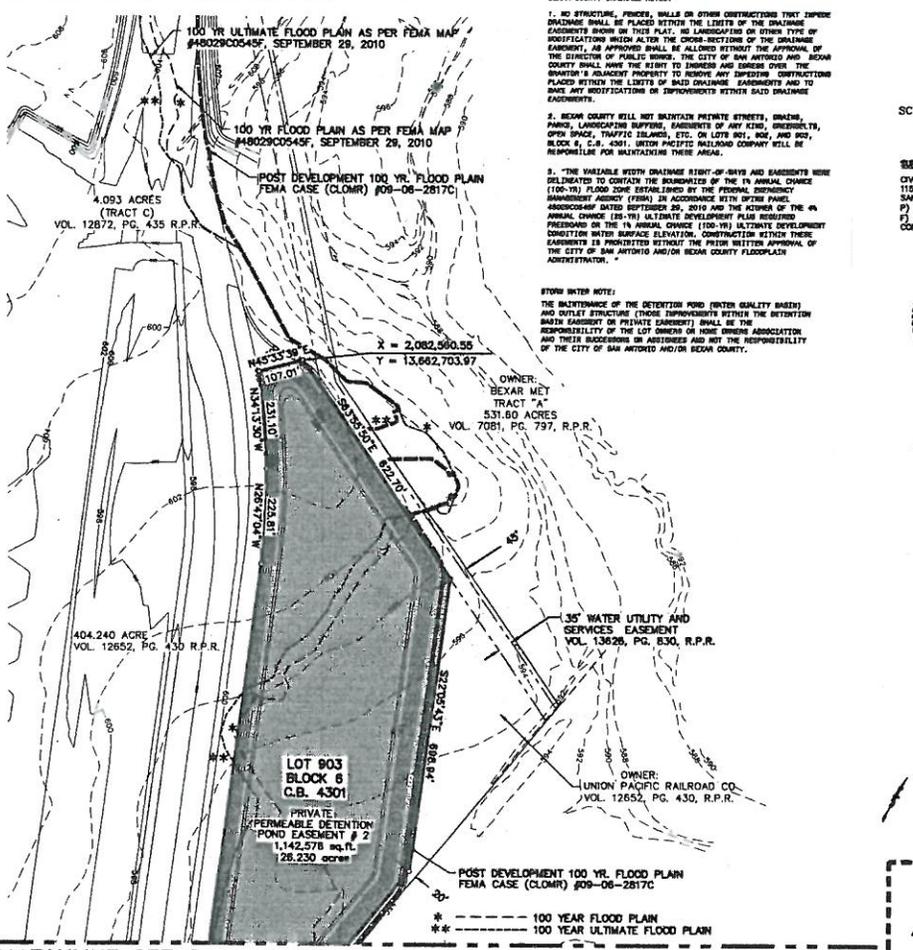
CURVE TABLE with columns for Curve Length, Stationing, etc.

LINE TABLE with columns for Line Length, Stationing, etc.

FOR GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PARTY OF THIS AGREEMENT...

- SURVEY NOTES: 1. THE VALUE OF THE TWO SETS OF COORDINATES... 2. CONTROL SURVEY AS SHOWN...

- TWOOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY... 2. BARRIER ACCESS POINTS TO STATE HIGHWAY...



MATCHLINE SEE SHEET 5 OF 6



SURVEYOR/APPLICANT: ALAN D. LINDSKOG, CIVIL ENGINEERING CONSULTANTS...



SHEET 6 OF 6

SHEET 5 OF 6

SHEET 4 OF 6

SHEET 2 OF 6

SHEET 3 OF 6

INDEX MAP N.T.S.

OWNER: BEYAR MET TRACT "A" 537 ACRES VOL. 7081, PG. 797, R.P.R.

OWNER: UNION PACIFIC RAILROAD CO. VOL. 12652, PG. 430, R.P.R.

PRIVATE PERMEABLE DETENTION POND EASEMENT # 2 1,142,578 SQ. FT. 28,230 acres

SUBDIVISION PLAT ESTABLISHING SAN ANTONIO INTERMODAL UNIT - 1

BEING 67.65 ACRES OUT OF A 184.809 ACRE TRACT AS RECORDED IN VOLUME 2185, PG. 97 R.P.R., A 282.78 ACRE TRACT AS RECORDED IN VOLUME 12652, PG. 48 & VOLUME 12198, PG. 1256, A 404.84 ACRE TRACT AS RECORDED IN VOLUME 12652, PG. 38 AND VOLUME 12001, PG. 430 AND A 6.813 ACRE (TRACT B) AS RECORDED IN VOLUME 12872, PG. 430, R.P.R. AND BEING OUT OF THE FRANKOSCO RICARDO HERNANDEZ SURVEY NO. 56, ABSTRACT NO. 6, COUNTY BLOCK 4301, THE JOHN S. SIMPSON SURVEY NO. 56, ABSTRACT NO. 873, COUNTY BLOCK 4302, AND THE JOSE MARIA BECERRA SURVEY NO. 56, ABSTRACT 50, COUNTY BLOCK 5196.

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

ALAN D. LINDSKOG, P.E. REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEYAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

Christen A. Wynn, P.E. REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF SAN ANTONIO INTERMODAL UNIT - 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

DATE THIS DAY OF A.D. 2012

OWNER/DEVELOPER: UNION PACIFIC RAILROAD CO. REAL ESTATE DEPT. 1400 DOUGLAS ST. OMAHA, NEBRASKA, 68178

STATE OF NEBRASKA COUNTY OF DOUGLAS THE OWNER OF THE LAND SHOWN ON THIS PLAT...

ASSISTANT VICE-PRESIDENT - REAL ESTATE 1400 DOUGLAS ST. OMAHA, NEBRASKA, 68178

STATE OF NEBRASKA COUNTY OF DOUGLAS I, BEING ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...

DATE THIS DAY OF A.D. 2012

CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY CLERK OF BEYAR COUNTY, TEXAS, AND PRESIDING CLERK OF THE COMMISSIONERS COURT OF BEYAR COUNTY, TEXAS...

DATE THIS DAY OF A.D. 2012

STATE OF TEXAS COUNTY OF BEYAR I, COUNTY CLERK OF BEYAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

DATE THIS DAY OF A.D. 2012

STATE OF TEXAS COUNTY OF BEYAR I, COUNTY CLERK OF BEYAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 6 May 9, 2012**

WESTON OAKS UNIT 13  
**SUBDIVISION NAME**

MAJOR PLAT

100341  
**PLAT #**

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

**FERGUSON MAP GRID:** 611 C-5

**OWNER:** Babcock Road 165, LTD, by Arthur Zuniga

**ENGINEER:** Denham-Ramones Engineering and Associates Inc., by Paul W. Denham, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (210) 207-8050

**Date filed with Planning Commission:** April 25, 2012

**Location:** South of Chihuahua Run, the extension of Bar Ranch

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 846, Weston Oaks, accepted on December 13, 2005

**Proposed Use:** Residential

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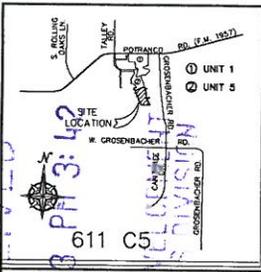
**APPLICANT'S PROPOSAL:**

To plat **19.154**-acres consisting of **60** single family lots and **2,926** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval





**LOCATION MAP**  
NOT TO SCALE

**LEGEND & NOTES**

- BUILDING SETBACK LINE
- MINIMUM NON-ACCESS EASEMENT
- ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CONCRETE DRIVEWAY EASEMENT
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- I.R.F. = IRON REBAR FOUND
- I.R.S. = IRON REBAR SET
- PROPOSED FINISHED CONTOUR
- MINIMUM FINISHED FLOOR ELEVATION, BLK 18, LOTS 30-52
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH 1/2" REBAR AND D-R E PLASTIC CAPS UPON COMPLETION OF CONSTRUCTION
- BEARING REFERENCE SOURCE IS THE SOUTH LINE OF THE PRESENT TRIANGULAR OF PAINT RANCH AND LOTS 1-9, BLOCK 21 OF WESTON OAKS SUBDIVISION UNIT 5 RECORDED IN VOLUME 9620, PGS. 7-9 D.P.R.

**MONUMENT NOTE:**

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619, PGS. 223-222 & VOL. 9620, PG. 1 D.P.R.
②	WESTON OAKS SUBDIVISION UNIT 5 VOL. 9620, PGS. 7-9 D.P.R.

**BUILDING SETBACK NOTE**

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

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

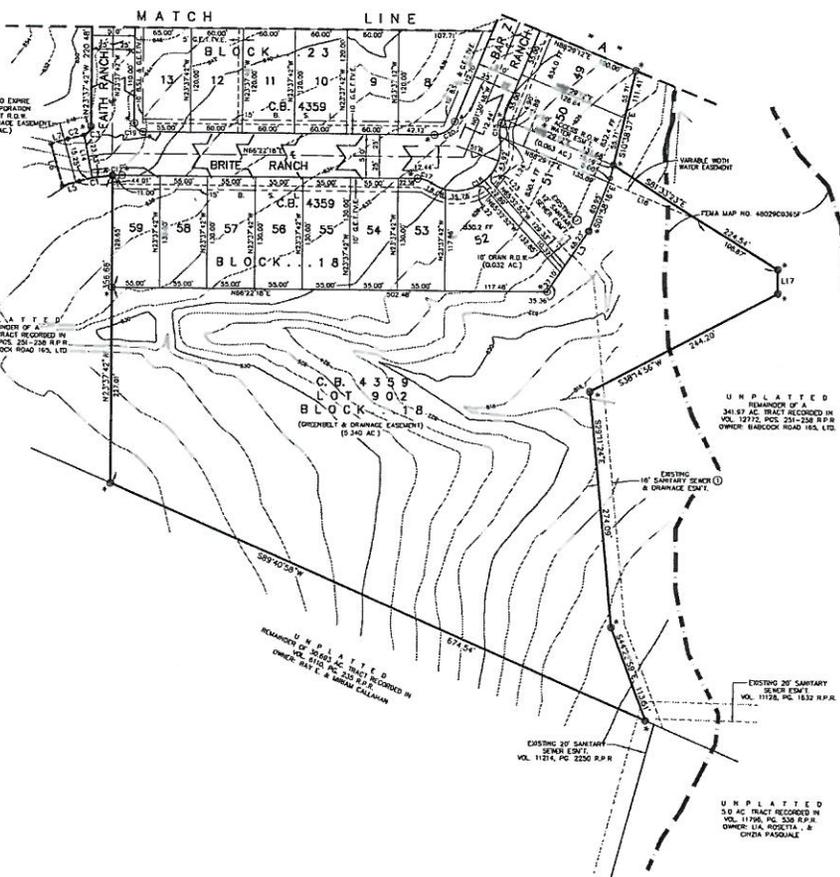
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVANCE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

**EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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.

**OTHER NOTES:**

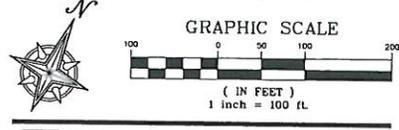
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SANS" SANS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- SANS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- ALL EASEMENTS SUCH AS DRIVEWAY, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. OUTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, PLANTING, OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS & ACCESS RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF ANTONIO/BEAR COUNTY. (DO NOT INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 18)
- THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY, (DO NOT INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 18)
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
- THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FORM PANEL 48029C-0388E, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FLOODPLAIN OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION AND/OR BEAR COUNTY FLOODPLAIN ADMINISTRATOR.
- 2% ACCESS D.R. & WATER EASEMENT TO BE USED FOR THE PURPOSE OF ACCESSING WATER MAIN AND/OR DRAINAGE EASEMENT FOR MAINTENANCE, NOT FOR PEDESTRIAN USE. ACCESSIBILITY SHALL BE LIMITED BY GATE OR POST AND CABLE SYSTEM.



PLAT No. 100341  
SHEET 2 OF 2  
60 LOTS

**SUBDIVISION PLAT  
ESTABLISHING  
WESTON OAKS  
SUBDIVISION UNIT 13**

BEING 19.154 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO. 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.



**Denham-Ramones Engineering  
and Associates, Inc.**

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

**OWNER/DEVELOPER:**  
BABCOCK ROAD 165, LTD.  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 690-7600  
FAX: (866) 328-0242

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 ESTATE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

NOTARY PUBLIC, BEAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

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

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 13 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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

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

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



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

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 7 May 9, 2012

LAKE CALAVERAS FOREST  
SUBDIVISION NAME

MAJOR PLAT

110280  
PLAT #

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

**FERGUSON MAP GRID:** 685 E-1

**OWNER:** Sun Belt Estates, LLC, by Beau S. King

**ENGINEER:** Rakowitz Engineering & Surveying, by Walt F. Rakowitz, P.E.

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

**Date filed with Planning Commission:** April 21, 2012

**Location:** On the east side of Foster Road, south of Burshard Road

**Services Available:** East Central Water Supply and On Site Sewer Facility

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Residential

**Major Thoroughfare:** Foster Road, Secondary Arterial, Type A, 86-foot minimum right-of-way (ROW)

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **14.36**-acre tract of land that will consist of fifteen **15** single family lots.

**DISCUSSION:**

Bexar County has cited: Section 35-506(r)(2)(A) of the UDC, regarding Frontage and Access off a Collector or Major Thoroughfare. The applicant has submitted a request for an Administrative Exception to the requirement.

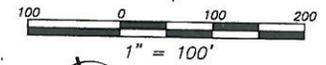
The Development Services Director has granted an Administrative Exception to Section 35-506(2)(A) of the UDC regarding Frontage and Access off a Collector or Major Thoroughfare as indicated in the attached report.

**STAFF RECOMMENDATION:**

Approval

**PLAT NO. 110280**  
**SUBDIVISION PLAT**  
**OF**  
**LAKE CALAVERAS FOREST**

BEING A TOTAL OF 14.36 ACRES OUT OF A 44.53 ACRE TRACT BEING OUT OF SURVEY NO. 5 ABSTRACT NO. 252, COUNTY BLOCK 5192, MICHEL GARLAND'S DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 13179, PAGES 1796-1800 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS.



**Rakowitz**  
**ENGINEERING & SURVEYING**  
 830.281.4080 PO BOX 172 PLEASANTON, TX 79064  
 DATE: May 2011 JOB NO. 11-0254

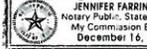
STATE OF TEXAS  
 COUNTY OF BEKAR

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

OWNER/DEVELOPER:  
 SUNBELT ESTATES, LLC  
 1718 STATE ST.  
 HOUSTON, TX 77007  
 PHONE: 713-681-0070

STATE OF TEXAS  
 COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **John Howard** 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **12th** day of **April** 2011.



CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED COUNTY CLERK OF BEKAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS CONFORMING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 ATTESTED:  
 COUNTY JUDGE, BEKAR COUNTY, TEXAS  
 COUNTY CLERK, BEKAR COUNTY, TEXAS

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

STATE OF TEXAS  
 COUNTY OF BEKAR

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

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



**LOCATION MAP**  
 1" = 4000'  
 MAP GRID 685 E1

OWNER/DEVELOPER:  
 SUNBELT ESTATES, LLC  
 1718 STATE ST.  
 HOUSTON, TX 77007  
 PHONE: 713-681-0070

- LEGEND**
- ESMT. = EASEMENT
  - B.S.L. = BURNING SETBACK LINE
  - RAD. B.C. = RADIAL BEARING
  - F.L.R. = FOUND 1/2" IRON ROD
  - V.N.A.E. = VEHICLE NON-ACCESS EASEMENT
  - G.E.T.CATV ESMT = ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT
  - D.A.P. = DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS
  - D.R. = DEED RECORDS OF BEKAR COUNTY, TEXAS
  - 840 = FINISHED CONTOURS
  - 1 = VARIABLE WIDTH SHARED ACCESS DRAINAGE, G.E.T.CATV AND TURNAROUND EASEMENT
  - 2 = VARIABLE WIDTH OFF-LOT SHARED ACCESS, DRAINAGE, G.E.T.CATV AND TURNAROUND EASEMENT (PERMEABLE - 0.05 AC.)
  - 3 = 12" OFF-LOT G.E.T.CATV EASEMENT (PERMEABLE - 0.04 AC.)

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

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

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

STATE OF TEXAS  
 COUNTY OF BEKAR

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

**John Howard**  
 REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
 COUNTY OF BEKAR

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

**Walt F. Rakowitz** 4/13/12  
 LICENSED PROFESSIONAL ENGINEER



- C.P.S. NOTES:**
- The City of San Antonio as part of the electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purposes of installing, constructing, reconstructing, maintaining, removing, repairing, relocating, and amending poles, hanging or burying wires, cables, conduits, and equipment, each with its necessary appurtenances together with said easement and right-of-way areas, and the right to remove from said blocks all lines or parts thereof, therefor. It is agreed and understood that no building, concrete work, or work will be placed within said easement areas.
  - Any C.P.S. easements resulting from modifications required of C.P.S. facilities located within said easement areas shall be subject to modification alterations as they are changed by the terms or purposes of this plat.
  - This plat does not contain, nor does it show, any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utility lines unless the change to such easement is indicated thereon.
  - Concrete driveway approaches and steps are shown within the Area (2) East side electric and gas easements. Such work is to be done by the utility company and not by the owner.
  - Best easements are shown within the (3) East side electric and gas easements, each easement is proposed or existing within these lines (3) feet wide.

- DRIVEWAY NOTES:**
- OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH USC 35-508 (1)(2)(3). SHARED ACCESS BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, 10&11, 12&13 AND 14&15.
  - OWNER SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON THE LOT TO PREVENT BACKING INTO THE THROUGHWAY.
- DRAINAGE NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
  - NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
  - THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT TO INTERFERE AND EXPRESS OVER THE DRAINAGE 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.
  - LOT OWNERS SHALL ACCEPT ALL PLANS FOR UPGRADE LAND IF THE OWNER MOOVES THE LOT TO REDIRECT RUNOFF, THE LOT OWNER SHALL AT THEIR EXPENSE, CONSTRUCT AN INSPECTOR DRAIN WITHIN THE PLATED EASEMENT. THE MINIMUM DRAIN SIZE IS ON FILE WITH BEKAR COUNTY. THE DRAINAGE CONSTRUCTION REQUIRES BEKAR COUNTY APPROVAL AND MAINTENANCE WILL BE THE LOT OWNERS RESPONSIBILITY, NOT BEKAR COUNTY'S.

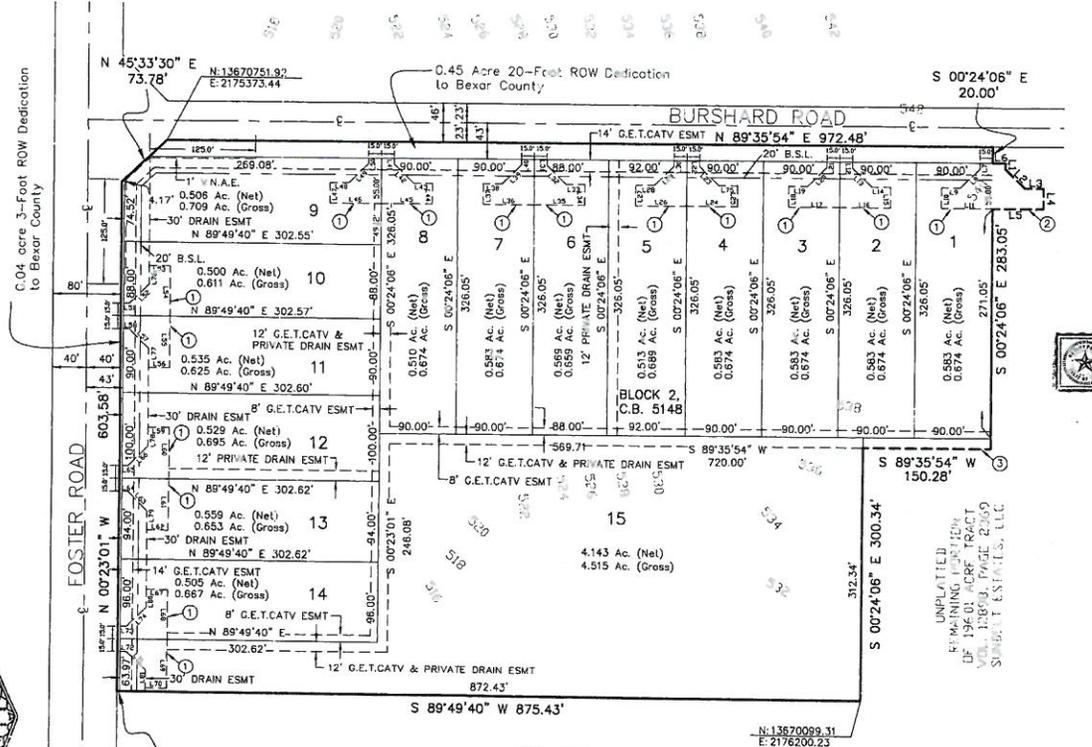
- NOTES:**
- 5/8" IRON ROD WITH PLASTIC CAP MARKED JOHN HOWARD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - THE BASIS OF DOCUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOLLOING.
  - THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
  - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM USGS T8 STATION ELMENDORF.
  - DIMENSIONS SHOWN ARE SURFACE AND THE COMPILED SCALE FACTOR USED IS (0.99986369).

**IRE FLOW NOTE:**  
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERM PROCESS IN ACCORDANCE WITH THE PROCEEDINGS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT - FIRE MARSHALL.

**NOTE FOR FINISHED FLOOR ELEVATIONS:**  
 FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

**CLEAR VISION EASEMENT NOTE:**  
 NO STRUCTURES, WALLS, FENCES AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF ONE (1) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	7.00	S07°24'06" E	L41	7.00	S07°24'06" E
L2	32.53	N89°49'40" W	L42	32.53	N89°49'40" W
L3	22.00	N89°49'40" W	L43	22.00	N89°49'40" W
L4	15.00	N89°49'40" W	L44	15.00	N89°49'40" W
L5	6.00	S89°25'34" W	L45	6.00	S89°25'34" W
L6	13.00	N89°25'34" W	L46	13.00	N89°25'34" W
L7	2.00	S07°24'06" E	L47	2.00	S07°24'06" E
L8	2.00	S07°24'06" E	L48	2.00	S07°24'06" E
L9	2.00	N89°49'40" W	L49	2.00	N89°49'40" W
L10	2.00	N89°49'40" W	L50	2.00	N89°49'40" W
L11	2.00	N89°49'40" W	L51	2.00	N89°49'40" W
L12	2.00	N89°49'40" W	L52	2.00	N89°49'40" W
L13	2.00	N89°49'40" W	L53	2.00	N89°49'40" W
L14	2.00	N89°49'40" W	L54	2.00	N89°49'40" W
L15	2.00	N89°49'40" W	L55	2.00	N89°49'40" W
L16	2.00	N89°49'40" W	L56	2.00	N89°49'40" W
L17	2.00	N89°49'40" W	L57	2.00	N89°49'40" W
L18	2.00	N89°49'40" W	L58	2.00	N89°49'40" W
L19	2.00	N89°49'40" W	L59	2.00	N89°49'40" W
L20	2.00	N89°49'40" W	L60	2.00	N89°49'40" W
L21	2.00	N89°49'40" W	L61	2.00	N89°49'40" W
L22	2.00	N89°49'40" W	L62	2.00	N89°49'40" W
L23	2.00	N89°49'40" W	L63	2.00	N89°49'40" W
L24	2.00	N89°49'40" W	L64	2.00	N89°49'40" W
L25	2.00	N89°49'40" W	L65	2.00	N89°49'40" W
L26	2.00	N89°49'40" W	L66	2.00	N89°49'40" W
L27	2.00	N89°49'40" W	L67	2.00	N89°49'40" W
L28	2.00	N89°49'40" W	L68	2.00	N89°49'40" W
L29	2.00	N89°49'40" W	L69	2.00	N89°49'40" W
L30	2.00	N89°49'40" W	L70	2.00	N89°49'40" W
L31	2.00	N89°49'40" W	L71	2.00	N89°49'40" W
L32	2.00	N89°49'40" W	L72	2.00	N89°49'40" W
L33	2.00	N89°49'40" W	L73	2.00	N89°49'40" W
L34	2.00	N89°49'40" W	L74	2.00	N89°49'40" W
L35	2.00	N89°49'40" W	L75	2.00	N89°49'40" W
L36	2.00	N89°49'40" W	L76	2.00	N89°49'40" W
L37	2.00	N89°49'40" W	L77	2.00	N89°49'40" W
L38	2.00	N89°49'40" W	L78	2.00	N89°49'40" W
L39	2.00	N89°49'40" W	L79	2.00	N89°49'40" W
L40	2.00	N89°49'40" W	L80	2.00	N89°49'40" W



UNPLATTED REMAINING PORTION OF 156.01 ACRE TRACT VOL. 12899, PAGE 2369 SUNBELT ESTATES, LLC

UNPLATTED REMAINING PORTION OF 156.01 ACRE TRACT VOL. 12899, PAGE 2369 SUNBELT ESTATES, LLC



December 12, 2011

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

Re: Lake Calaveras Forest Subdivision  
Plat No. 110280

Administrative Exception

Dear COSA DSD,



RECEIVED  
12 FEB - 1 PM 1:55

An Administrative Exception is being requested for the Lake Calaveras Forest Subdivision located at the intersection of Burshard Road and Foster Road in Bexar County, TX.

The proposed development is in conflict with the Unified Development Code (UDC) Section 35-506 r(2).

According to UDC Section 35-506 r(2), subdivisions that abut collector or major thoroughfares may not have direct access. The proposed lots are being platted to access a major thoroughfare, due to the fact that no interior streets will be built. All interior acreage is planned to remain agricultural. The lots currently are less than one acre in size, thus requiring shared driveways.

This plat consists of 15 lots, but because of the requirement for shared driveways, it will only result in 8 driveways. The driveways will be approximately 180' center to center. If this layout requires 1 acre lots, then the extra acreage will most likely come from more depth of lot, still leaving the 90 feet of frontage. However, with acre lots, the requirement for shared drives will not apply. This will result in 15 driveways as opposed to the current 8. I believe this option will better benefit the county on its roads.

The administrative exception will not be contrary to the spirit and intent of the UDC and the specific regulations due to the explanations above.

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12 JAN -5 AM 9: 14

LAND DEVELOPMENT  
SERVICES DIVISION

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FEB 2 2012  
By \_\_\_\_\_

Sun Belt Estates, LLC, has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare.

Under the circumstances listed above, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted.

As per UDC section 35-483(e):

- If the applicant complies strictly with the provisions of these regulations, Sun Belt Estates, LLC can make no reasonable use of the property.
- The hardship relates to Sun Belt Estates' land rather than personal circumstances.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties.
- The hardship is not the result of the applicant's own actions.
- The granting of the exception 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.
- 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.

LAND DEVELOPMENT  
SERVICES DIVISION

12 FEB - 1 PM 1: 55

RECEIVED

Sincerely,

Walt Rakowitz  
Walt Rakowitz  
Rakowitz Engineering, LLC

Beau King  
Beau King, President & Manager  
Sun Belt Estates, LLC

Attachment(s)

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



**PUBLIC WORKS DEPARTMENT**

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



**ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS**

**Project:** Lake Calaveras Forest Subdivision  
A subdivision plat consisting of 15 lots designated for residential use fronting/accessing two roads identified on the Major Thoroughfare Plan

<b>Address:</b>	Intersection of South Foster Road and Burshard Road
<b>A/P #/PPR #/Plat#:</b>	110280
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	January 12, 2012
<b>AEVR Submitted by:</b>	Walt Rakowitz, PE
<b>Issue:</b>	UDC requires a minimum lot size of greater than 1 acre for residential lots fronting on a Collector or Major Thoroughfare street.
<b>Code Sections:</b>	2009 Unified Development Code (UDC), Section 35-506(r)(2)(A) – Frontage and Access off a Collector or Major Thoroughfare
<b>By:</b>	Robert G. Brach, P.E. – Development Services Manager

RECEIVED  
12 FEB -1 PM 1:55  
LAND DEVELOPMENT SERVICES

I have reviewed the information presented in Mr. Rakowitz’ letter dated December 12, 2011. At issue is the frontage of residential lots that are 1 acre or less fronting on an Arterial or Collector.

35-506(r)(2)(A) prohibits the a residential lot from having direct access onto a Collector or Major Thoroughfare except when the residential lot is larger than one acre in size and provides for a permanent vehicular turnaround on the lot to prevent backing onto the street. The section does not require a minimum lot frontage. The section allows for lots of one acre or less to have access provided a marginal access easement or street is provided to serve two or more lots. The applicant is providing shared access easements that are serving two lots that are greater than one-half acre in size and is designed to prevent motorists from backing onto the street. The applicant could have divided the property to have the same number of lots with an area of more than one acre in size but would have resulted in almost twice as many access points onto the Major Thoroughfare.

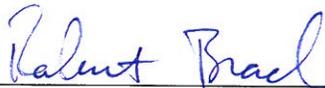
The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. *Is the exception contrary to the spirit and intent of section?* The exception is not contrary to the spirit and intent of the section. The shared access points have been designed to conform to dead-end fire apparatus turnaround criteria found in Appendix D of the 2009 International Fire Code. The number of access points is approximately half of what would have been provided if the lots were increased to greater than one acre in size. By combining two lots to each access point, this is equivalent to having one access point for property that is greater than one acre in size and complies with the spirit and intent of the section.

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 all practicable measures to minimize adverse impacts within the limits of the development. The applicant has provided sufficient area for fire apparatus turnaround within the access easement and will have restrictions added to the subdivision covenants defining maintenance responsibility for the access points. In addition, the access points have been designed to accommodate for drainage along the roadways which will expedite the Right of Way Access Permit review process.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** The proposed construction is consistent with 35-506(r)(2)(A).
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The proposed Administrative Exception meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

RECOMMENDATION: Approval of the Administrative Exception to allow residential lots of one acre or less to front an Arterial through the use of shared access easements.



Robert Brach, P.E.  
Development Services Manger  
Bexar County

2/9/12

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

2/9/2012

Date



John Jacks  
Assistant Director  
City of San Antonio Development Services Department

2-10-12

Date

**PLANNING COMMISSION**  
**SUBDIVISION**  
**AGENDA ITEM NO: 8 May 9, 2012**

FOX GROVE, UNIT-12B  
**SUBDIVISION NAME**

MAJOR PLAT

120082  
**PLAT #**

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

**FERGUSON MAP GRID:** 484 E-7

**OWNER:** KB Home Lone Star, LP., by A. Joseph C. Hernandez

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

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Date filed with Planning Commission:** April 24, 2012

**Location:** East of the intersection of Dusty Canyon and Semora Oak

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 705, Evans Rd./Ackerman Tract, accepted on May 4, 2001

**Proposed Use:** Residential

**Major Thoroughfare:** Dusty Canyon is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **12.32**-acre tract of land that will consist of **56** single family lots and **2,225** linear feet of public streets.

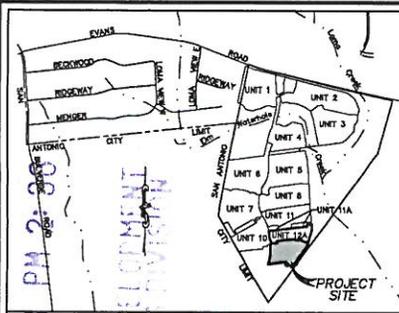
**DISCUSSION:**

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

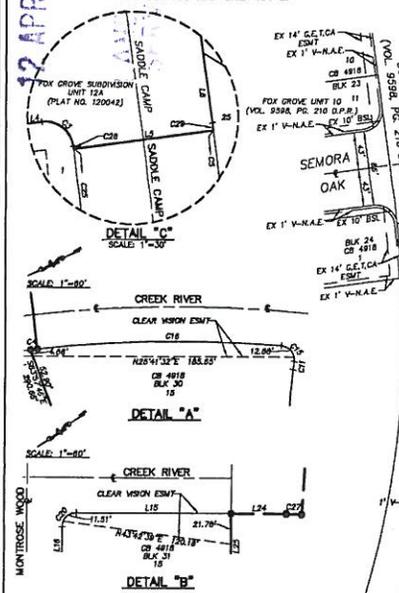
**STAFF RECOMMENDATION:**

Approval

RECEIVED



LOCATION MAP  
NOT TO SCALE  
MAPSCO MAP GRID 484 E7



NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 24, ARTICLE V, DIVISION B OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATORY ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WATERMETER EDDY NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION IS SUBJECT TO FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.  
BY: ERIC N. MILLER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND GRADUATION 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.

VICKREY & ASSOCIATES, INC.  
BY: KARA J. HEARLEY, P.E.  
LICENSED PROFESSIONAL ENGINEER

- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROJ. CO."
  - FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROJ. CO."
  - DEED RECORDS OF BEXAR COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - - - EXISTING CONTOURS
  - (7.60) PROPOSED CONTOURS
  - GAS ELECTRIC TELEPHONE AND CABLE TV
  - BUILDING SETBACK LINE
  - EASEMENT
  - RIGHT OF WAY
  - EXISTING VOLUME
  - PAGE
  - CLEAR VISION ESMT
  - BLOCK
  - COUNTY BLOCK
  - ACRES
  - PEDESTRIAN
  - VEHICULAR NON-ACCESS ESMT

**ADDITIONAL NOTES:**

1. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

2. NO STRUCTURE FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT EXCEED 4 FEET IN HEIGHT SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LAWNMOWER OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIVE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS TO SAID DRAINAGE EASEMENTS.

3. THE MAINTENANCE AND REPAIR OF SUCH EASEMENTS, DRAINAGE AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. THE FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST 700 HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

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

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

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

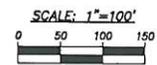
SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 12A, DESCRIBED IN VOLUME 8674, PAGES 8 & 9 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- CPS NOTES:**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO REMOVE 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 OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS UNDERSTOOD THAT NO SUBSIDIES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  2. ANY SIGNIFICANT LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  5. ROOF OVERDRAWS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

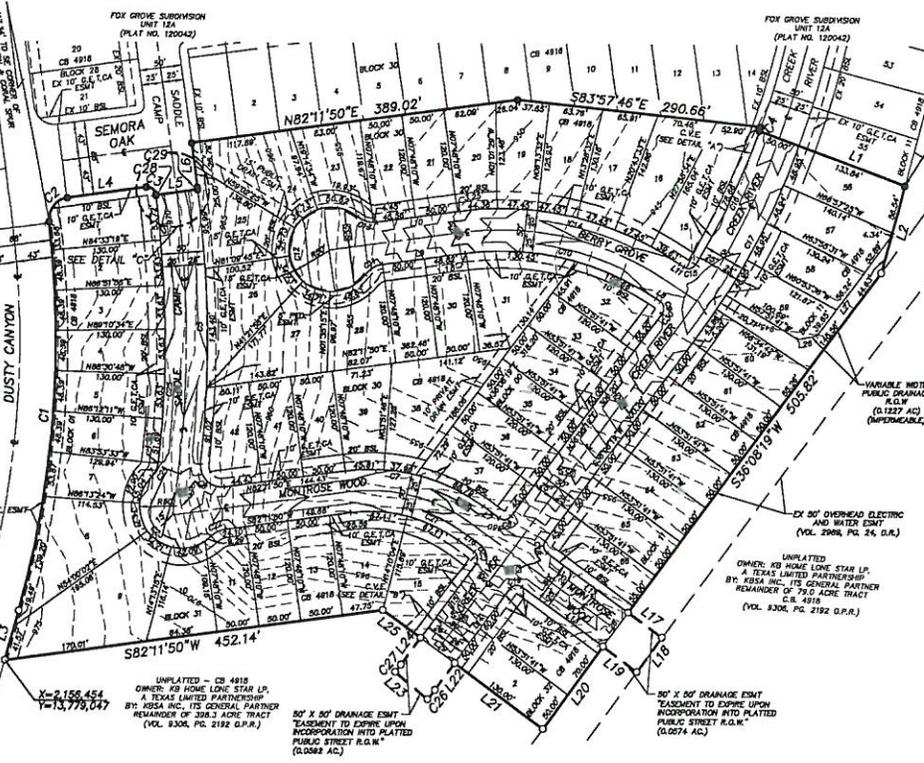
# PLAT NO. 120082

## SUBDIVISION PLAT ESTABLISHING FOX GROVE SUBDIVISION, UNIT 12B

BEING A TOTAL OF 12.28 ACRES TRACT OF LAND BEING 2.3110 ACRES OUT OF THE E. ANHOLD SURVEY NO. 84, ABSTRACT 1197, COUNTY BLOCK 4818 IN BEXAR COUNTY, TEXAS AND ALSO PART OF A CALLED "SAGE ACRES TRACT" AS CONVEYED BY PARTNER A AGREEMENT, # 1 OF 29 HOME LOSTAR L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, A GENERAL WARRANTY DEED DATED MARCH 16, 2002, RECORDED IN VOLUME 8674, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
12840 Country Parkway, San Antonio, Texas 78216-2004  
Telephone: (210) 348-3271  
Firm Registration No. F-159



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER  
DR. HOME LOSTAR L.P.,  
A TEXAS LIMITED PARTNERSHIP  
By: KARA J. HEARLEY, P.E.  
KARA J. HEARLEY, P.E.  
Title: Director of Land Development  
4600 Phoenician Parkway  
San Antonio, Texas 78238  
(210) 348-1111

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOCKS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THAT EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

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

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 12B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ IN AND IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**OWNER: DR. HOME LOSTAR L.P., A TEXAS LIMITED PARTNERSHIP BY: KARA J. HEARLEY, P.E. (VOL. 8306, PG. 216 D.P.R.)**

**UNPLATTED - CB 4918**

**OWNER: DR. HOME LOSTAR L.P., A TEXAS LIMITED PARTNERSHIP BY: KARA J. HEARLEY, P.E. (VOL. 8306, PG. 216 D.P.R.)**

**50' X 50' ORANGE ESMT INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (02084 AC)**

LOT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
C1	262,224.21	100.00	168,727	64.35	168,727	64.35
C2	262,224.21	100.00	168,727	64.35	168,727	64.35
C3	262,224.21	100.00	168,727	64.35	168,727	64.35
C4	262,224.21	100.00	168,727	64.35	168,727	64.35
C5	262,224.21	100.00	168,727	64.35	168,727	64.35
C6	262,224.21	100.00	168,727	64.35	168,727	64.35
C7	262,224.21	100.00	168,727	64.35	168,727	64.35
C8	262,224.21	100.00	168,727	64.35	168,727	64.35
C9	262,224.21	100.00	168,727	64.35	168,727	64.35
C10	262,224.21	100.00	168,727	64.35	168,727	64.35
C11	262,224.21	100.00	168,727	64.35	168,727	64.35
C12	262,224.21	100.00	168,727	64.35	168,727	64.35
C13	262,224.21	100.00	168,727	64.35	168,727	64.35
C14	262,224.21	100.00	168,727	64.35	168,727	64.35
C15	262,224.21	100.00	168,727	64.35	168,727	64.35
C16	262,224.21	100.00	168,727	64.35	168,727	64.35
C17	262,224.21	100.00	168,727	64.35	168,727	64.35
C18	262,224.21	100.00	168,727	64.35	168,727	64.35
C19	262,224.21	100.00	168,727	64.35	168,727	64.35
C20	262,224.21	100.00	168,727	64.35	168,727	64.35
C21	262,224.21	100.00	168,727	64.35	168,727	64.35
C22	262,224.21	100.00	168,727	64.35	168,727	64.35
C23	262,224.21	100.00	168,727	64.35	168,727	64.35
C24	262,224.21	100.00	168,727	64.35	168,727	64.35
C25	262,224.21	100.00	168,727	64.35	168,727	64.35
C26	262,224.21	100.00	168,727	64.35	168,727	64.35
C27	262,224.21	100.00	168,727	64.35	168,727	64.35
C28	262,224.21	100.00	168,727	64.35	168,727	64.35
C29	262,224.21	100.00	168,727	64.35	168,727	64.35
C30	262,224.21	100.00	168,727	64.35	168,727	64.35
C31	262,224.21	100.00	168,727	64.35	168,727	64.35
C32	262,224.21	100.00	168,727	64.35	168,727	64.35
C33	262,224.21	100.00	168,727	64.35	168,727	64.35
C34	262,224.21	100.00	168,727	64.35	168,727	64.35
C35	262,224.21	100.00	168,727	64.35	168,727	64.35
C36	262,224.21	100.00	168,727	64.35	168,727	64.35
C37	262,224.21	100.00	168,727	64.35	168,727	64.35
C38	262,224.21	100.00	168,727	64.35	168,727	64.35
C39	262,224.21	100.00	168,727	64.35	168,727	64.35
C40	262,224.21	100.00	168,727	64.35	168,727	64.35
C41	262,224.21	100.00	168,727	64.35	168,727	64.35
C42	262,224.21	100.00	168,727	64.35	168,727	64.35
C43	262,224.21	100.00	168,727	64.35	168,727	64.35
C44	262,224.21	100.00	168,727	64.35	168,727	64.35
C45	262,224.21	100.00	168,727	64.35	168,727	64.35
C46	262,224.21	100.00	168,727	64.35	168,727	64.35
C47	262,224.21	100.00	168,727	64.35	168,727	64.35
C48	262,224.21	100.00	168,727	64.35	168,727	64.35
C49	262,224.21	100.00	168,727	64.35	168,727	64.35
C50	262,224.21	100.00	168,727	64.35	168,727	64.35



RECEIVED  
January 20, 2012  
12 APR 23 PM 2:38

RECEIVED  
LAND DEVELOPMENT  
SECTION  
FEB 03 2012

Ms. Kara J. Heasley, P.E.  
Vickrey & Associates, Inc.  
12940 Country Parkway  
San Antonio, Texas 78216

RE: File No. 1201001 - Request for review of **Fox Grove Subdivision, Unit 12B, Plat No. 120082** located on Dusty Canyon and one mile south of Evans Road

Dear Ms. Heasley:

On January 13, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 12.32 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 6, 2012-File No. 197.

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

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated November 15, 2011. An Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Fox Grove Subdivision, Unit 12B, Plat No. 120082.

Ms. Kara J. Heasley, P.E.  
Fox Grove Subdivision, Unit 12B, Plat No. 120082  
Page 2

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

RECEIVED  
12 APR 23 PM 2:38  
LAND DEVELOPMENT  
SERVICES DIVISION

Sincerely,



Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:GDJ:pzg

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 9 May 9, 2012

KALLISON RANCH  
PHASE 1 UNIT 3A  
SUBDIVISION NAME

090310  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID:** 544 D-7  
**OWNER:** One KR Venture, LP by Ben Wissink  
**ENGINEER:** Pape-Dawson Engineers, by Cara C. Tackett, P.E.  
**CASE MANAGER:** Donna Camacho, Planner (210) 207-5016

**Location:** The extension of Winchester Way from Kallison Bend

**Plat status:** The Planning Commission approved this plat on November 6, 2009. 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 has indicated that they have started their construction, but they have been delayed due to the economic downturn. The percentages of improvements completed are as follows:

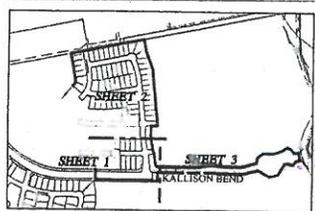
- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP  
NOT TO SCALE  
FERGUSON MAP GRID NO. 544 07

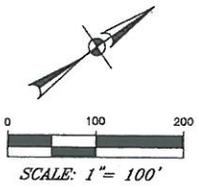


INDEX MAP  
NOT TO SCALE

DEVELOPMENT SERVICES  
RECEIVED

2011 JUL 21 PM 4:24

PLAT NO. 090310



SCALE: 1" = 100'

OWNER/DEVELOPER:  
ONE KR VENTURE, L.P.  
MR. BEN WEINIK  
804 MUNICIPAL WAY, SUITE 200  
CARROLLTON, TEXAS 75006  
(972)85-0660

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

STATE OF TEXAS  
COUNTY OF Tarrant  
DULY AUTHORIZED AGENT  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ben Weinik, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF Oct A.D. 2009.

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

STATE OF TEXAS  
COUNTY OF BEGAR  
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.



- LEGEND**
- BRG. = BEARING
  - BSL. = BUILDING SET BACK LINE
  - C.T.V. = CABLE TELEVISION
  - C.B. = COUNTY BLOCK
  - D.P.R. = DEED AND PLAT RECORDS OF BEGAR COUNTY, TEXAS
  - D.R. = DEED RECORDS OF BEGAR COUNTY, TEXAS
  - E.L.C. = ELECTRIC EASEMENT
  - F.I.R. = FOUND 1/2" IRON ROD
  - M.F.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON" OF BEGAR COUNTY, TEXAS
  - N.R.L. = NON-RESIDENTIAL LOT
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - R.O.W. = RIGHT OF WAY
  - TELE. = TELEPHONE
  - VOL. = VOLUME
  - = EXISTING CONTOURS
  - - - = PROPOSED CONTOURS
  - - - = PASSING SPACE (SEE SIDEWALK NOTE)

J.J. SANCHEZ  
SURVEY 83  
ABSTRACT 606  
C.B. 4451

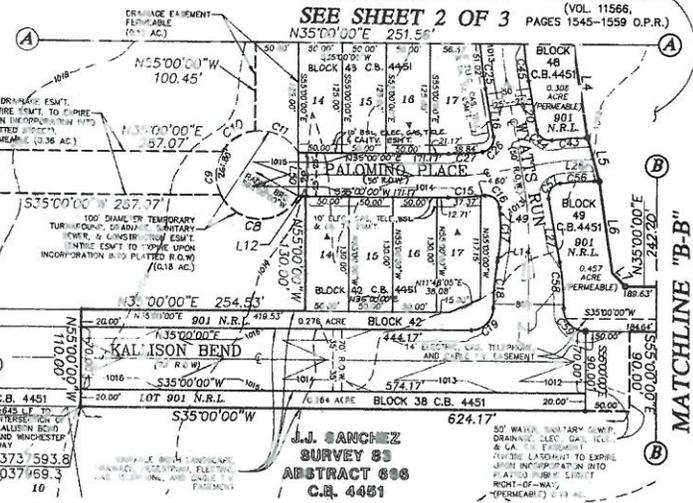
UNPLATTED  
ONE KR VENTURE, L.P.  
317.85 ACRE TRACT  
(VOL. 11566,  
PAGES 1545-1559 O.P.R.)

KALLISON BEND  
VARIABLE WIDTH R.O.W. (70' MIN.)  
(KALLISON RANCH PHASE 1, ROAD B)  
(VOL. 9572, PAGES 125-127 D.P.R.)

KALLISON RANCH PHASE 1, UNIT 1  
(VOL. 9572, PAGES 119-124 D.P.R.)  
N.1373 593.8  
E.2037 969.3

MATCHLINE "A-A"  
SEE SHEET 2 OF 3

UNPLATTED  
ONE KR VENTURE, L.P.  
317.85 ACRE TRACT  
(VOL. 11566,  
PAGES 1545-1559 O.P.R.)



UNPLATTED  
ONE KR VENTURE, L.P.  
317.85 ACRE TRACT  
(VOL. 11566,  
PAGES 1545-1559 O.P.R.)

**DRAINAGE EASEMENT NOTE:**  
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS HERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 25-YEAR UTMATE DEVELOPMENT PLUS REQUIRED BY THE PROVISIONS OF THE 1976 UTIMATE DEVELOPMENT WATER SUPPLY ELEVATION. CONTRIBUTION WHEN THESE EASEMENTS IS PROVIDED WITHOUT THE PROVISIONS OF BEGAR COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 606, COUNTY BLOCK 4451 IN BEGAR COUNTY, TEXAS.

SUBDIVISION PLAT ESTABLISHING  
**KALLISON RANCH  
PHASE 1, UNIT 3A**

A 20.20 ACRE CUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOL. 11566, PAGES 1545-1559 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEGAR COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 606, COUNTY BLOCK 4451 IN BEGAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.  
DATED THIS 20 DAY OF August 2009  
BY: [Signature] SECRETARY



CERTIFICATE OF APPROVAL  
THE UNDERSIGNED COUNTY JUDGE OF BEGAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEGAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEGAR COUNTY, TEXAS ON 10 DAY OF December A.D. 2009 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 10 DAY OF December A.D. 2009  
ATTEST: [Signature]  
COUNTY CLERK, BEGAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEGAR  
I, [Signature] COUNTY CLERK OF BEGAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10 DAY OF December A.D. AT 11:30 M. IN THE DEED AND PLAT RECORDS OF BEGAR COUNTY, IN BOOK/VOL. 1440 ON PAGE 1440 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THIS COUNTY OF BEGAR, TEXAS.

**SIDEWALK NOTE:**  
IN ACCORDANCE WITH SECTION 33-506(1) OF THE UNIFIED DEVELOPMENT CODE, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE BOUNDARY SIDE OF ALL ADJACENT OR FRONT-SETBACK STREETS.  
LOTS ASSOCIATED WITH THE SIDEWALK SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OF A SIDEWALK WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEER'S CONSTRUCTION PLANS FOR THIS SUBDIVISION.

**GENERAL NOTES:**  
1. NO SIDEWALKS, CURBS, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OR WITH THE DRAINAGE EASEMENTS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEGAR COUNTY SHALL HAVE THE RIGHT OF WAY AND EASEMENTS OF ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND SHALL BE RESPONSIBLE FOR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
2. THE SIDEWALKS SHOWN ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEGAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

3. LOT 101, BLOCK 62 IS DEDICATED AS A VARIABLE WIDTH ELEC. GAS, TELE. AND PEDESTRIAN ACCESS EASEMENT. LOT 101, BLOCK 48 AND LOT 101, BLOCK 49 ARE DEDICATED AS DRAINAGE EASEMENTS. LOT 101, BLOCK 42 AND LOT 101, BLOCK 38 ARE DEDICATED AS LANDSCAPE, PEDESTRIAN, ELEC., GAS, TELE. & CA. PLACEMENTS. THE MAINTENANCE OF NON-RESIDENTIAL LOTS AND ALL DRAINAGE EASEMENTS OF ANY NATURE WITHIN KALLISON RANCH PHASE 1, UNIT 3A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OF THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEGAR COUNTY.

4. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER TO BE MAINTAINED BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WITHIN THIS SUBDIVISION.  
5. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED GRADE.  
6. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.  
7. 600 SQUARE FEET SHALL BE RESERVED AS EASEMENTS FOR LANDSCAPE, PEDESTRIAN PATHWAYS, SWANKE, MONUMENTATION, WALL/FENCE, LIGHTING AND RELATED IMPROVEMENTS.  
8. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

**BMWD IMPACT FEE PAYMENT DUE:**  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

**SAWS IMPACT FEE PAYMENT DUE:**  
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

**WATER/WASTE WATER EDU NOTE:**  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

**PROPOSED CONTOUR NOTE:**  
CONTOUR SHOWN ARE FOR GRADING PURPOSES ONLY. GROUND ELEVATIONS AND CENTERLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

**CLEAR VISION EASEMENT:**  
CLEAR VISION EASEMENTS AS SHOWN ON LOTS 8 & 9, BLOCK 42 (DEFINED AS THE AREA BETWEEN THE CLEAR VISION AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENTS MUST BE FREE OF ALL OBSTRUCTIONS (E.G. TREES, FENCES, AND SIGNAGE) WHICH ARE HIGHER THAN 10 FEET (10 FEET) AND LONGER THAN EIGHT (8 FEET) FEET ABOVE THE PAVEMENT AS PER THE DESIGN STANDARDS FOR HIGHWAY AND STREET DESIGN (ASHTO) POLICE ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST EDITION THEREOF.

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

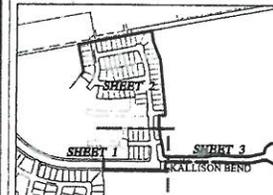
**CPS NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS FILED DEDICATED THE EASEMENTS AND AREAS SHOWN ON THIS PLAT FOR THE INSTALLATION OF ELECTRIC AND GAS FACILITIES IN THE RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT.  
2. THE CITY OF SAN ANTONIO HAS FILED DEDICATED THE EASEMENTS AND AREAS SHOWN ON THIS PLAT FOR THE INSTALLATION OF "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE INSTALLATION OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, INSPECTING, PATROLLING, AND OPERATING POWER LINES, HANDS, AND SERVICE FACILITIES OF CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT AND REMEDY LOCES OWN GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHANGERS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN THE EASEMENTS AND AREAS SHOWN ON THIS PLAT.  
3. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
4. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
5. CONCRETE CURBWAYS APPROVED ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
6. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**STREETS/SCAPE NOTE:**  
IN ACCORDANCE WITH SECTION 33-513 OF THE UNIFIED DEVELOPMENT CODE, STREETS/SCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION.

KALLISON RANCH PHASE 1 UNIT-3A  
Civil Job No. 5416-41; Survey Job No. 9179-04  
Date: Oct 20, 2009, 5:50pm User: ID: MWhrnt  
File: P:\5416\8133\Deson\COA\Plat\PL5416.1.dwg



LOCATION MAP NOT TO SCALE



INDEX MAP NOT TO SCALE

- LEGEND**
- BKG = BEARING
  - BSL = BUILDING SET BACK LINE
  - CLT = CABLE TELEVISION
  - C.B. = COUNTY BLOCK
  - D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
  - ELEC = ELECTRIC
  - ESMT = EASEMENT
  - F.R. = FOUND 1/2" IRON ROD
  - F.L.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON" OF BEAR COUNTY, TEXAS
  - M.R.L. = NON-RESIDENTIAL LOT
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  - TEL. = TELEPHONE
  - VOL. = VOLUME
  - - - EXISTING CONTOURS
  - - - PROPOSED CONTOURS
  - - - PASSING SPACE (SEE SIDEWALK NOTE)

STATE OF TEXAS COUNTY OF Tarrant

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

Ben Weisk... OWNER: ONE KR VENTURE, L.P. DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF Tarrant

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

Kellen Preece... NOTARY PUBLIC TARRANT COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

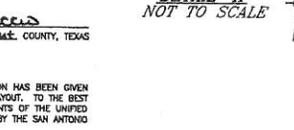
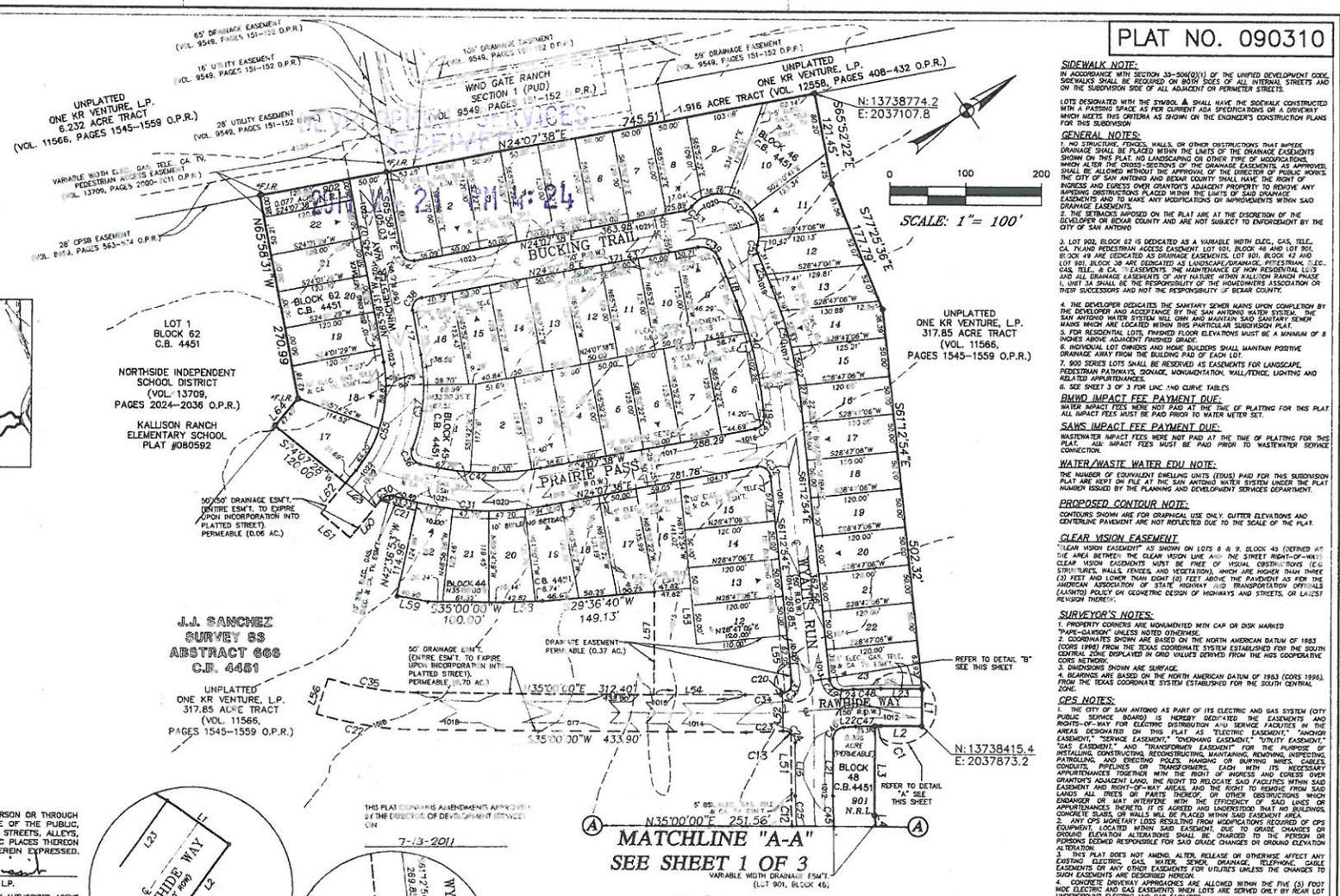
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO THE MINIMUM STANDARDS OF THE DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT... LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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

JOHN NOEL NICHOLLS... REGISTERED PROFESSIONAL LAND SURVEYOR



J.J. SANCHEZ SURVEY 88 ABSTRACT 688 C.B. 4481

UNPLATTED ONE KR VENTURE, L.P. 317.85 ACRE TRACT (VOL. 11566, PAGES 1545-1559 O.P.R.)

MATCH LINE "A-A" SEE SHEET 1 OF 3

SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT 3A

A 21.20 ACRE OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOL. 11566, PAGES 1545-1559 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND OUT OF THE J.J. SAN-HEZ SURVEY NUMBER 88, THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT'S SHALL HAVE, AS TO THOSE DRAINAGE EASEMENTS AS NECESSARY...

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 6 DAY OF November, 2011 BY: [Signature] SECRETARY

DRAINAGE EASEMENT NOTE: THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DEDICATED TO THE BOUNDARIES OF THE 25-YEAR ULTIMATE DEVELOPMENT PLAN AS ILLUSTRATED BY THE 100-YEAR ULTIMATE DEVELOPMENT PLAN WATER SURFACE ELEVATION CONTOUR WITHIN THE EASEMENTS IS PROHIBITED WITHIN THE PRIOR WRITTEN APPROVAL OF BEAR COUNTY AND THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT'S SHALL HAVE, AS TO THOSE DRAINAGE EASEMENTS AS NECESSARY...

STRESCAPE NOTE: IN ACCORDANCE WITH SECTION 20-32(O)(1) OF THE UNITED DEVELOPMENT CODE, STRESCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION.

CERTIFICATE OF APPROVAL: THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEAR COUNTY, TEXAS ON [Date] AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

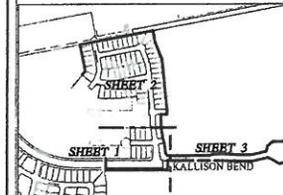
DATED THIS 1st DAY OF December, A.D. 2011 AT [Location] COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR I, [Signature] COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON [Date] AT [Time] M. AND DULY RECORDED THE [Date] DAY OF [Month], A.D. AT [Time] M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK [Number], PAGE [Number], AND IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS [Date] DAY OF [Month], A.D. [Year] COUNTY CLERK, BEAR COUNTY, TEXAS BY: [Signature] DEPUTY

- SIDEWALK NOTE:** SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON ONE SIDE OF ALL ADJACENT OR PERIMETER STREETS.
- GENERAL NOTES:** 1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 2. THE DEVELOPER SHALL HAVE THE OBLIGATION TO CONSTRUCT AND MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION. 3. THE DEVELOPER SHALL MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION. 4. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. 5. THE SAN ANTONIO WATER SYSTEM UNDER THE SAN ANTONIO WATER SYSTEM ACT SHALL BE RESPONSIBLE FOR THE SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT. 6. THE DEVELOPER SHALL MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION. 7. THE DEVELOPER SHALL MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION. 8. THE DEVELOPER SHALL MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION. 9. THE DEVELOPER SHALL MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION. 10. THE DEVELOPER SHALL MAINTAIN THE DRAINAGE EASEMENTS AS APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF REVISION AND ALTER OTHER TYPE OF MODIFICATION.

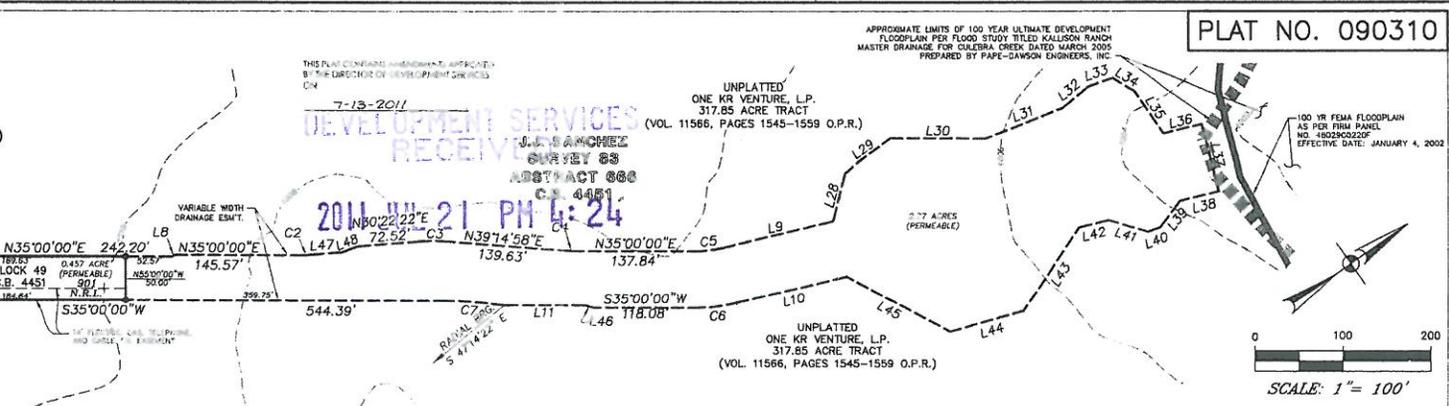


LOCATION MAP NOT TO SCALE



INDEX MAP

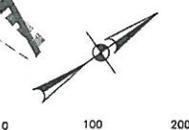
MATCHLINE "B-B" SEE SHEET 1 OF 3



DEVELOPMENT SERVICES RECEIVED

2011 NOV 21 PM 4:24

APPROXIMATE LIMITS OF 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN PER FLOOD STUDY TITLED KALLISON RANCH MASTER DRAINAGE FOR COLLEEN OREKA DATED 2008 PREPARED BY PAPE-DAWSON ENGINEERS, INC.



SCALE: 1" = 100'

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", "TRAIL EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, UPGRADING AND EXTENDING POLES, MASTS OR BURNING WIRES, CABLES, CONDUITS, APPLICABLE TO THE RIGHTS-OF-WAY AND UTILITY EASEMENTS APPOINTMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OR UNDER THE EASEMENTS AND RIGHTS-OF-WAY AREAS AND TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IMPROVE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPOINTMENTS THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BELONGINGS, UTILITY LINES OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. ANY CPS INFRASTRUCTURE ARISING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DETERMINED RESPONSIBLE FOR SAID GRADE CHANGES OR ELEVATION ALTERATIONS.

2. THIS PLAT DOES NOT ALTER, 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 REQUIRED HEREON.

3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT SIDE EGRESS AND GAS EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

4. FOOT DEMANDS ARE ALLOWED WITHIN THE FIVE (5) FOOT SIDE EGRESS AND GAS EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN FIVE (5) FOOT SIDE EASEMENTS.

STREETScape NOTE: IN ACCORDANCE WITH SECTION 30-512 OF THE UNIFIED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION.

STATE OF TEXAS COUNTY OF TARRANT

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Carla C. Tackett known to me to be the person whose NAME IS SUBMITTED 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 21 DAY OF Oct A.D. 2009

Notary Public Tarrant County, Texas

STATE OF TEXAS COUNTY OF BEKAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AS APPLIED TO THE JURISDICTIONS GRANTED BY THE SAN ANTONIO PLAT ACT.

OWNER/DEVELOPER ONE KR VENTURE, L.P. MR. BEN WEINIKER FOR MUNICIPAL WAY, SUITE 300 CRENSHAW, TEXAS 78201 07832-0620

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 3A HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED. SUCH SUBMISSION DATED THIS 16 DAY OF NOVEMBER, A.D. 2009

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Rows L1 through L13.

CURVE TABLE

Table with columns: CURVE, RADIUS, TANGENT, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C29.

CURVE TABLE

Table with columns: CURVE, RADIUS, TANGENT, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C51 through C59.

LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Rows L14 through L52.

SIDEWALK NOTE:

IN ACCORDANCE WITH SECTIONS 33-506(a) 1) OF THE UNIFIED DEVELOPMENT CODE, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT FRONTAGE STREETS.

LOTS DESIGNATED WITH THE SYMBOL 'A' SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OF A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEER'S CONSTRUCTION PLANS FOR THIS SUBDIVISION.

GENERAL NOTES:

- 1. ALL STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER OR UNDER SAID EASEMENTS TO REMOVE ANY SUCH OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS THEREIN SAID DRAINAGE EASEMENTS.
- 2. THE SEWERAGE IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEKAR COUNTY AND ARE NOT SUBJECT TO DISCRETION BY THE CITY OF SAN ANTONIO.
- 3. LOT 801 BLOCK 45 IS CONVEYED TO AS A VARIABLE WIDTH ELEC. EAS. TRAIL. CA. T.V. HO. RECREATION ACCESS EASEMENT. LOT 801 BLOCK 45 AND LOT 801 BLOCK 46 ARE DEDICATED AS DRAINAGE EASEMENTS. LOT 801 BLOCK 45 AND LOT 801 BLOCK 46 ARE DEDICATED AS LANDSCAPE/ARRANGEMENT, PEDESTRIAN, ELEC. GAS, TRAIL, & CA. TRAIL/EASEMENTS. THE MAINTENANCE OF ALL RESIDENTIAL LOTS AND ALL DRAINAGE EASEMENTS OF ANY NATURE WITHIN KALLISON RANCH PHASE 1, UNIT 3A SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEKAR COUNTY.
- 4. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UNDO completion BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
- 5. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
- 6. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.
- 7. 900 SERIES LOTS SHALL BE REQUIRED AS EXEMPTIONS FOR LANDSCAPE, PEDESTRIAN PATHWAYS, STORAGE, MONUMENTATION, WALL-TYPING AND RELATED APPEARANCES.
- 8. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

BMW IMPACT FEE PAYMENT DUE:

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

PROPOSED CONTOUR NOTE:

CONTOUR SHOWN ARE FOR EXAMINATION ONLY. OUTLINE ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

CLEAR VISION EASEMENT:

"CLEAR VISION EASEMENT" AS SHOWN ON LOTS B & C, BLOCK 45 (DEPENDED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. OBSTACLES, WALLS, FENCES AND HEDGEROWS) WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN FOUR (4) FEET ABOVE THE ELEVATION SHOWN ON THE SURFACE.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 2. COORDINATED SHOW ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DOPPLA TO IN GRID VALUES DERIVED FROM THE NAD COOPERATIVE COORDINATE NETWORK.
- 3. ELEVATIONS SHOWN ARE SURFACE ELEVATIONS.
- 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CERTIFICATE OF APPROVAL

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

DATED THIS 16th DAY OF December, A.D. 2009

ATTESTED: [Signature] COUNTY CLERK, BEKAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEKAR

I, 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 \_\_\_\_\_ IN THE DEED AND PLAT BOOKS OF BEKAR COUNTY, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

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

SHEET 3 OF 3

SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT 3A

A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOL. 11566, PAGES 1545-1559 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS, AND LOT 7 OF J. J. SANCHEZ SURVEY NUMBER 83, ABSTRACT 666, COUNTY BLOCK 4451 IN BEKAR COUNTY, TEXAS.

OWNER/DEVELOPER ONE KR VENTURE, L.P. MR. BEN WEINIKER FOR MUNICIPAL WAY, SUITE 300 CRENSHAW, TEXAS 78201 07832-0620

THIS PLAT OF KALLISON RANCH PHASE 1, UNIT 3A HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED. SUCH SUBMISSION DATED THIS 16 DAY OF NOVEMBER, A.D. 2009

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY



Civil Job No. 5416-41; Survey Job No. 9179-04

One KR Venture, LP  
1301 Municipal Way, Suite 200  
Grapovine, TX 76051

January 17, 2012

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

Re: Plat No. 090310  
Kallison Ranch Phase 1, Unit 3A – Request for Final Plat Extension

Mr. Sanchez:

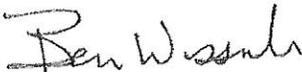
In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year extension in order to fulfill the improvements required by the approval of the Kallison Ranch Phase 1, Unit 3A Final Plat. The current expiration date for the plat recording is set for November 5, 2012.

Kallison Ranch Phase 1, Unit 3A was approved by the Planning Commission on November 6, 2012. This project is the continuation of Kallison Ranch Unit 1A and 1B.

Due to the economy still in recovery mode we are requesting a three year extension to the Unit 3A final plat. The owner is planning, with serious intent, to complete this unit.

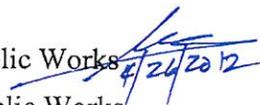
Enclosed are the \$300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely,



Ben Wissink  
One KR Venture, LP

**CITY OF SAN ANTONIO  
DEPARTMENT OF PUBLIC WORKS  
Interdepartmental Correspondence**

**TO:** Planning Commission  
**FROM:** Majed A. Al-Ghafry, Director of Public Works   
**COPIES TO:** Nefi Garza, Assistant Director of Public Works  
**SUBJECT:** **Contract for Dedicated Eastbound Right Turn Lane and Traffic Signal Modifications at Main Entrance to SWRI**  
**DATE:** April 26, 2012

---

**PETITIONER:** City of San Antonio;  
c/o Public Works Department  
114 W. Commerce Street, 6th Floor, San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of May 9, 2012.

**Background Information:**

The Petitioner is requesting the approval of the contract which will require SWRI to dedicate ROW for the eastbound right turn lane and to build eastbound right turn lane and associated drainage improvements. The City of San Antonio, Public Works Department will install the necessary signal modifications to accommodate the proposed right turn lane and will coordinate with VIA regarding bus stop relocation.

**Coordination and Financial Impact:**

There is no financial impact.

**Conclusion and Recommendation:**

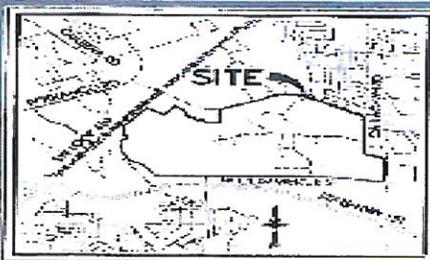
Staff recommends the approval of this contract.



Contract for Dedicated  
Eastbound Right Turn Lane and  
Traffic Signal Modifications at  
Main Entrance to SWRI

# Reason for ROW Dedication

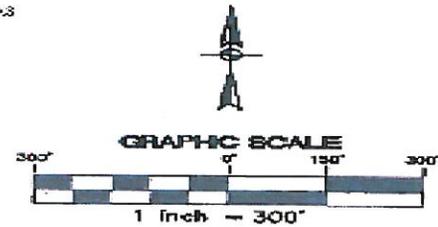
- Dedication of right of way (ROW) to the City of San Antonio for the Contract for Dedicated Eastbound Right Turn Lane and Traffic Signal Modifications at Main Entrance to SWRI.
- Right of way needed to widen the intersection to accommodate right turn lanes at Culebra Rd to Tom Slick Ave.



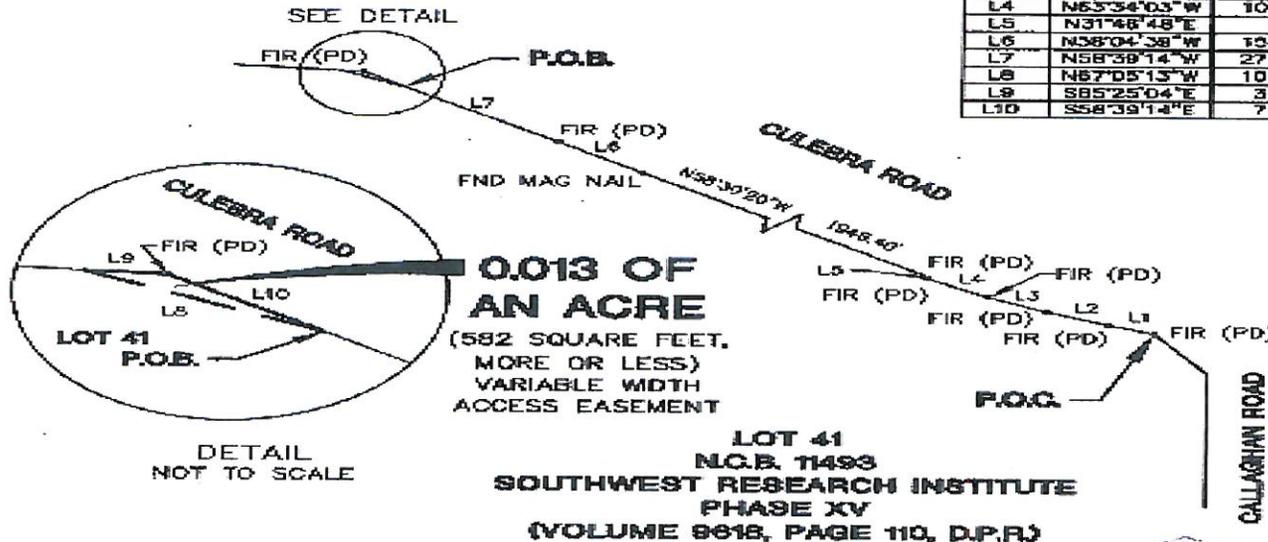
LOCATION MAP  
SCALE: NOT TO SCALE

**LEGEND:**  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
RR POLY-D 1/2" IRON ROD

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
  2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



LINE	BEARING	DISTANCE
L1	N72°32'03"W	74.30'
L2	N70°57'03"W	100.35'
L3	N67°41'03"W	100.32'
L4	N65°34'03"W	103.82'
L5	N31°48'48"E	5.02'
L6	N38°04'38"W	103.56'
L7	N58°39'14"W	278.87'
L8	N87°05'13"W	108.60'
L9	S85°25'04"E	34.72'
L10	S58°39'14"E	74.45'



DETAIL  
NOT TO SCALE

EXHIBIT  
OF  
A VARIABLE WIDTH ACCESS EASEMENT

A 0.013 OF AN ACRE, OR 582 SQUARE FEET, MORE OR LESS, TRACT OF LAND OUT OF LOT 41, NEW CITY BLOCK 11493, SOUTHWEST RESEARCH INSTITUTE PHASE XV SUBDIVISION IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



Date: Apr 28, 2012, 3:28pm, User: DL, 4251000000  
 File: 10101, 10101-001, 10101-001, 10101-001.dwg

**PAPE-DAWSON ENGINEERS**  
 250 WEST AMHERST | SAN ANTONIO, TEXAS 78207 | PHONE 512.781.2220  
 2008 BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS / L.S.C.  
 2008 BOARD OF PROFESSIONAL LAND SURVEYORS AND GEODETIC / L.S.C.  
 Copyright © 2011 Pape-Dawson Engineering, Inc. All Rights Reserved.

MARCH 28, 2012

JOB No.: 7060-59

SHEET 1 OF 1



Contract for Dedicated  
Eastbound Right Turn Lane  
and Traffic Signal  
Modifications at Main Entrance  
to SWRI



City of San Antonio  
 Department of Public Works  
 Storm Water Engineering

### Culebra Rd and Callaghan Rd (ROW)

This is a public record under the Texas Public Information Act. It is provided as is without warranty of any kind, and the City of San Antonio is not responsible for any errors or omissions. It is not to be used for any purpose other than that for which it was created. The City of San Antonio is not responsible for any errors or omissions. It is not to be used for any purpose other than that for which it was created. The City of San Antonio is not responsible for any errors or omissions. It is not to be used for any purpose other than that for which it was created.



1 inch = 120 feet



**SAN ANTONIO PLANNING COMMISSION**

**RESOLUTION NO.:**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZES THE CONTRACT FOR DEDICATED EASTBOUND RIGHT TURN LANE AND TRAFFIC SIGNAL MODIFICATIONS AT MAIN ENTRANCE TO SWRI.**

**WHEREAS**, the City Planning Commission is tasked with the review and recommendation for the approval of the Contract for Dedicated Eastbound Right Turn Lane and Traffic Signal Modifications at Main Entrance to SWRI.

**WHEREAS**, the Contract for Dedicated Eastbound Right Turn Lane and Traffic Signal Modifications at Main Entrance to SWRI presented for consideration and recommendation to the Planning Commission.

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

Recommendation to the City of San Antonio City Council for the approval of the Contract for Dedicated Eastbound Right Turn Lane and Traffic Signal Modifications at Main Entrance to SWRI.

PASSED AND APPROVED ON THIS 26<sup>th</sup> day of April, 2012

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

**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. 1594 Request to close a 0.158 acre of unimproved alley in NCB 9040 at the corner of Eisenhower Road and Seidel

DATE: May 3, 2012

PETITIONER: Brian Ray Martin, Patricia Blaha Martin and Paul P. Blaha  
3215 Northridge Drive  
San Antonio, Texas 78209

Staff is requesting that this item be placed on the Planning Commission meeting agenda of May 9, 2012.

**BACKGROUND**

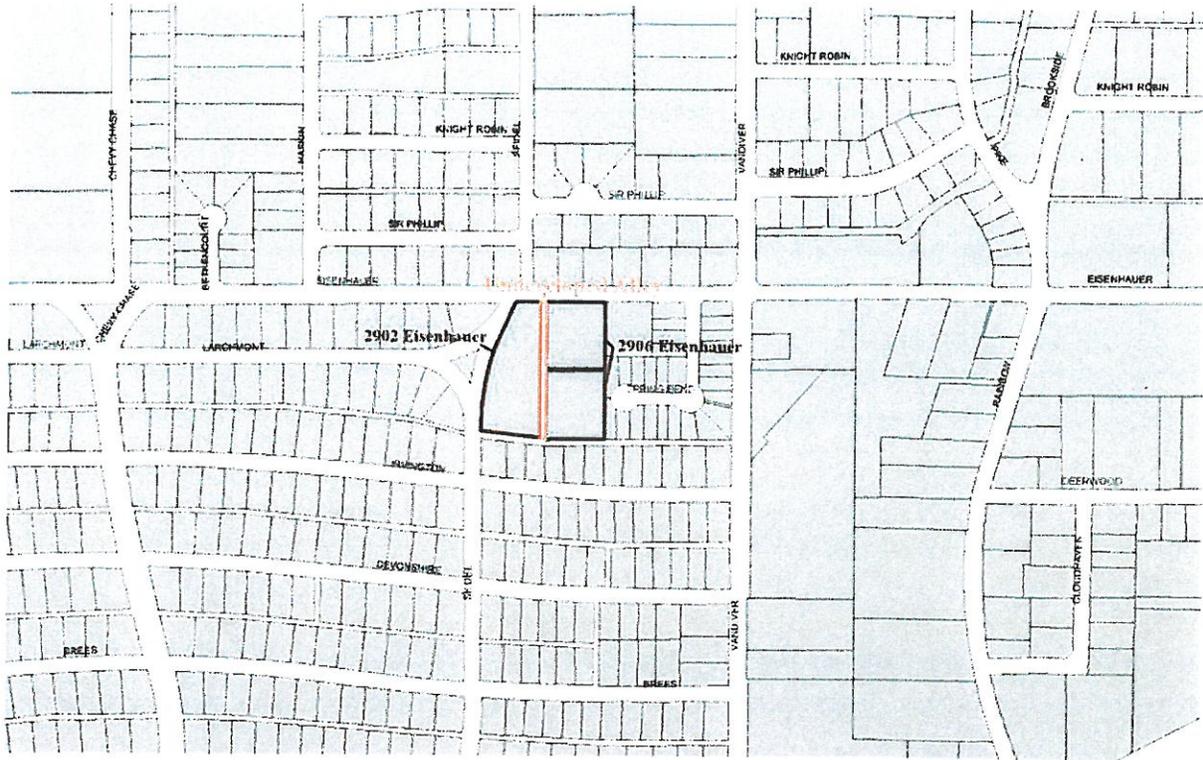
Petitioner is requesting the closure, vacation and abandonment of a 0.158 acre portion of an unimproved alley located within NCB 9040 at the corner of Eisenhower and Seidel. The petitioner plans to incorporate the alley within the parcel when platted and use the property as a homestead.

**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 Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



S.P. 1594 Request to close an undeveloped alley between NCB 9040 and NCB 9068 (Seidel and Eisenhauer)



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

April 17, 2012

**Brian Martin**  
3215 Northridge Drive  
San Antonio, TX 78209

[Via Email: [FordA2@aol.com](mailto:FordA2@aol.com)]

Re: S.P. 1594 Request to close, vacate and abandon an undeveloped alley between 2906 Eisenhower (NCB 9040) and 2902 Eisenhower (NCB 9068)

Dear Mr. Martin,

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions.

### **CPS Energy**

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

### **Development Services**

The site must be assembled with petitioner's property and platted in accordance with code.

### **Public Works**

**Right of way:** Contact all utilities and confirm no conflicts exist.

### **Capital Improvements Management Services**

The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.

The petitioner acknowledges that this property will be accepted in its 'as is' condition.

Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow

perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

The recommendation will be made to City Council to waive the \$26,842.00 fee since the petitioner originally granted the subject public right-of-way at no cost. Fee waivers must receive Council approval.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Brian Martin  
By

PETITIONER  
Title

Brian R. Martin  
Print Name

1/8/12  
Date

# **A request to close, vacate and abandon 0.158 acre of unimproved alley at Eisenhauer Road and Seidel**

May 9<sup>th</sup>, 2012  
Mary L. Fors  
Management Analyst, CIMS

1

## **Background**

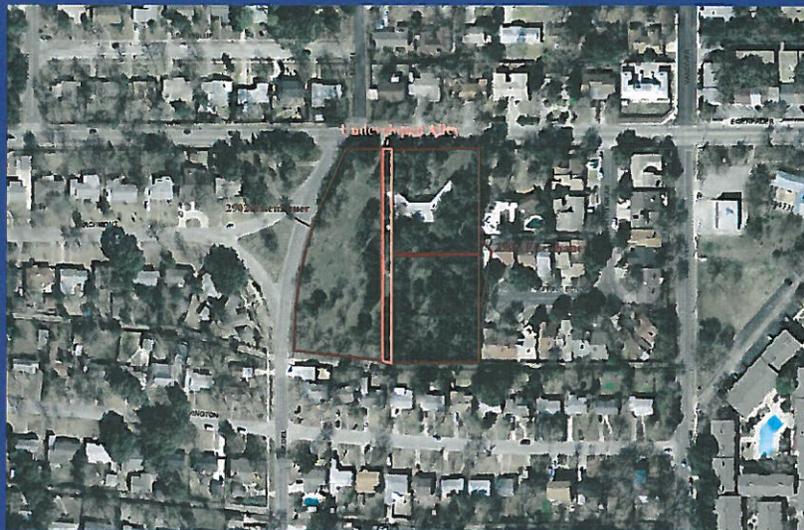
- The properties at 2902 Eisenhauer and 2906 Eisenhauer have been within the same family for generations
- Petitioners plan to build their home on the property located at 2902 Eisenhauer
- The alley runs between the petitioner's two parcels
- Petitioners want to incorporate the alley as part of their property

2

# Map of Proposed Closure



# Aerial of Proposed Closure



## Coordination & Fiscal Impact

- Project has been canvassed to all interested city departments and utility agencies
- Project received conditional approval
- Petitioner has agreed to comply with all conditions
- The fee is recommended to be waived since the petitioner originally granted the public right-of-way

5

## Analysis & Recommendation

- Request is in compliance with City's policies on closure, vacation & abandonment of Public Right of Way
- Staff recommends approval

6

*Northstar Land Surveying, Inc.*  
*9033 Aero St. Suite 105*  
*San Antonio, Texas 78217*  
*(210) 826-6228*

**FIELD NOTES FOR  
A 16-FOOT WIDE ALLEY**

A 0.158 ACRE TRACT OF LAND OUT OF THE GONIFACIO RODRIGUEZ SURVEY NUMBER 131, ABSTRACT NUMBER 621, NEW CITY BLOCK 9040, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** At a set ½ inch iron rod on the south right-of-way line of Eisenhower Road, the northwest corner of a 1.00 acre tract as recorded in Volume 15178, Page 1713, Official Public Records of Real Property of Bexar County, Texas, the northeast corner of the herein described tract;

**THENCE:** South 00 degrees 15 minutes 05 seconds West (Bearings are based on the Texas State Plane Coordinate System Grid), at 214.96 feet, a found ½" inch iron rod, the southwest corner of the above referenced 1.00 acre tract, the northwest corner of the southernmost 216.0 feet of the west 202.5 feet of the east 604.8 feet of Lot 10, New City Block 9040, as recorded in Volume 14496, Page 2151, Official Public Records of Real Property of Bexar County, Texas, and continuing the same course, a total distance of 431.09 feet to a set ½ inch iron rod on the north line of a 16-foot wide alley recorded in Volume 2575, Pages 177-178, Deed and Plat Records of Bexar County, Texas, the southeast corner of the herein described tract;

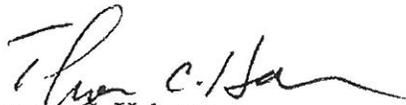
**THENCE:** North 89 degrees 15 minutes 33 seconds West, 16.00 feet coincident with the north line of the above referenced 16-foot wide alley, to a set ½ inch iron rod, the southeast corner of Lots 11-A through 15-A, Block 29, New City Block 9068, as recorded in Volume 14469, Page 2151, Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the herein described tract;

**THENCE:** North 00 degrees 15 minutes 05 seconds East, 430.49 feet coincident with the east line of the above referenced Lots 11-A through 15-A, to a set ½ inch iron rod on the south right-of-way line of Eisenhower Road, the northeast corner of Lots 11-A though 15-A, the northwest corner of the herein described tract;

Continued . . . .

**THENCE:** North 88 degrees 34 minutes 55 seconds East, 16.01 feet coincident with the south right-of-way line of Eisenhower Road to the **POINT OF BEGINNING**, containing 0.158 acres.

These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.

  
Thomas C. Haberer  
Registered Professional Land Surveyor #4350

January 19, 2012  
Job Number 7-11-0029(Alley)





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

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION  
AND ABANDONMENT OF AN UNIMPROVED ALLEY LOCATED  
IN NCB 9040 NEAR EISENHAUER ROAD AND SEIDEL IN CITY  
COUNCIL DISTRICT 10.**

\* \* \* \* \*

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 right-of-way closures to public hearing and approval by act of City Council; and

WHEREAS, Brian Ray Martin, Patricia Blaha Martin and Paul P. Blaha filed an application requesting closure of an unimproved alley right-of-way located within NCB 9040 at 2902 Eisenhower; 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 an unimproved alley right-of-way located in NCB 9040 at 2902 Eisenhower.

**SIGNED this 9<sup>th</sup> day of May, 2012**

\_\_\_\_\_  
Jose R. Limon, Chairman

Attest:

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

**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. 1628 – Request to close a 0.07 acre unimproved alley in NCB 6803 at W. Harriman Place

DATE: April 23, 2012

PETITIONER: City of San Antonio

Staff is requesting that this item be placed on the Planning Commission meeting agenda of May 9, 2012.

**BACKGROUND**

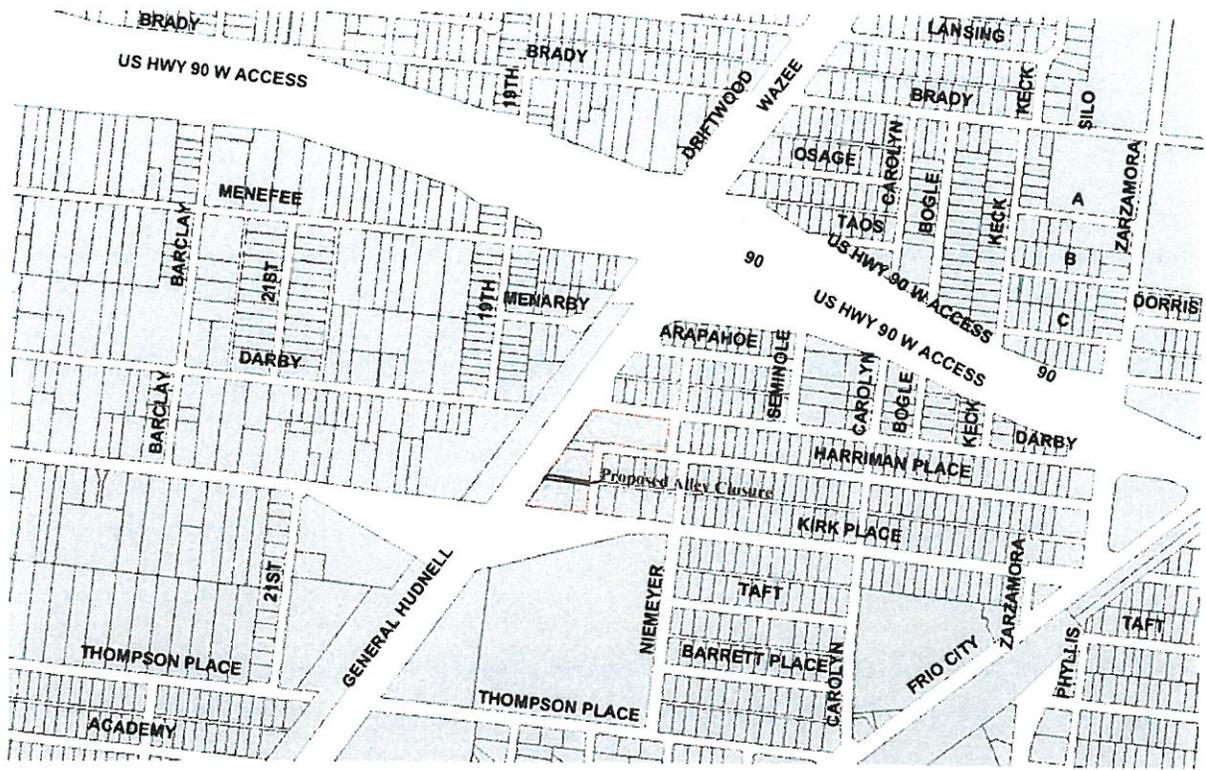
Petitioner is requesting the closure, vacation and abandonment of a 0.07 acre portion of unimproved alley right-of-way in NCB 6803 located between W. Harriman Place, Grothues Place, W. Kirk Place and General Hudnell.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



S.P. 1628 Request to close, vacate and abandon an alley located at 1001 Harriman Place

# Request to close, vacate and abandon a 0.07 acre of unimproved alley in NCB 6803 at W. Harriman Place

May 9, 2012

Mary L. Fors

Management Analyst, CIMS

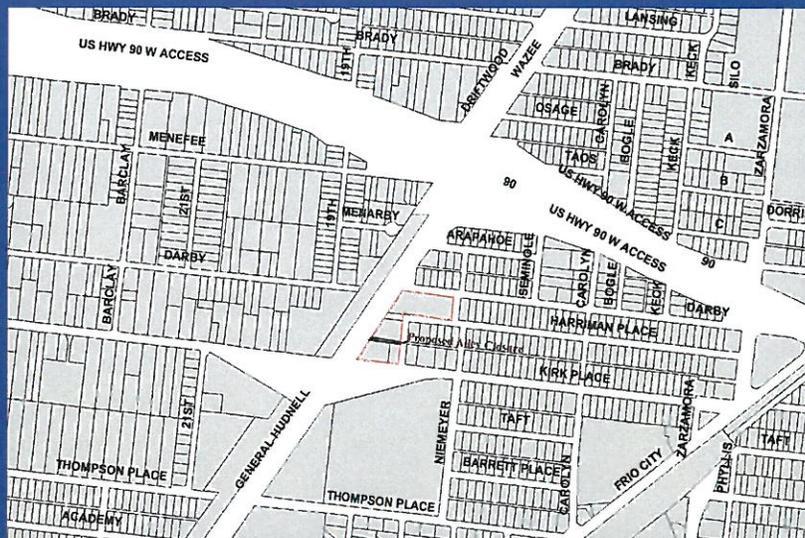
1

## Background

- City property located at Harriman Place within NCB 6803 was declared as surplus and conveyed to Habitat for Humanity of San Antonio
- Habitat for Humanity plans to construct the Morning Star Terrace single family affordable housing development
- There is an unimproved alley right-of-way within the property that the City requests be close, vacated and abandoned

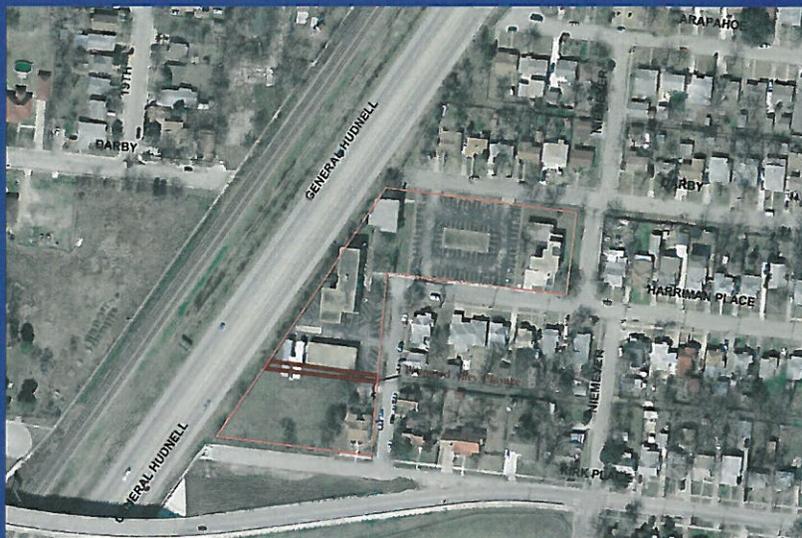
2

# Map of Proposed Closure



3

# Aerial of Proposed Closure



4

## Coordination & Fiscal Impact

- Project has been canvassed to all interested city departments and utility agencies
- Project received conditional approval
- Petitioner has agreed to comply with all conditions
- This is a City-initiated right-of-way closure which will have no financial impact associated with this item

5

## Analysis & Recommendation

- Request is in compliance with City's policies on closure, vacation & abandonment of Public Right of Way
- Staff recommends approval

6

**EXHIBIT "A"**  
Metes and Bounds  
0.07 Acre Tract  
15 ft. Alley

Being 15' alley out of the remaining portions of Lots 18, 19, 20, and lots 21 and 22, New City Block 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows;

**Commencing:** at a found ½" iron rod at the intersection of the southeast right-of-way line of General Hudnell (150' R.O.W.) and the south right-of-way line of Darby Boulevard (variable width R.O.W.)

**Thence:** South 37°10'00" West, 370.19 feet, along the east R.O.W. line of said General Hudnell, to a point on the northwest line of the of the remaining portion of said Lot 18, for the **POINT OF BEGINNING**.

**Thence:** South 82°48'04" East, 206.98 feet, crossing said lots 18 thru 22 to a point on the west R.O.W. of Grothues Place (50' R.O.W.) for the northeast of this tract described herein;

**Thence:** South 07°11'56" West, 15.00 feet, along the west R.O.W. of Grothues Place and east line of lot 22 to a found ½" iron rod ( GE REAVES), said being the northeast corner of lot 37, N.C.B. 6803, for southwest corner of this tract described herein;

**Thence:** North 82°48'04" West, 215.63 feet, along the north line, to lots 37 thru 33 to a point on the east R.O.W. of General Hudnell, for the southwest corner of this tract described herein;

**Thence:** North 37°10'00" East, 17.31 feet, along the east R.O.W. line of General Hudnell and west line of said remaining portion of lot 18, to the **POINT OF BEGINNING** and containing 3,170 square feet.

As surveyed on the ground by GE Reaves Engineering, Inc. on March 27, 2012.

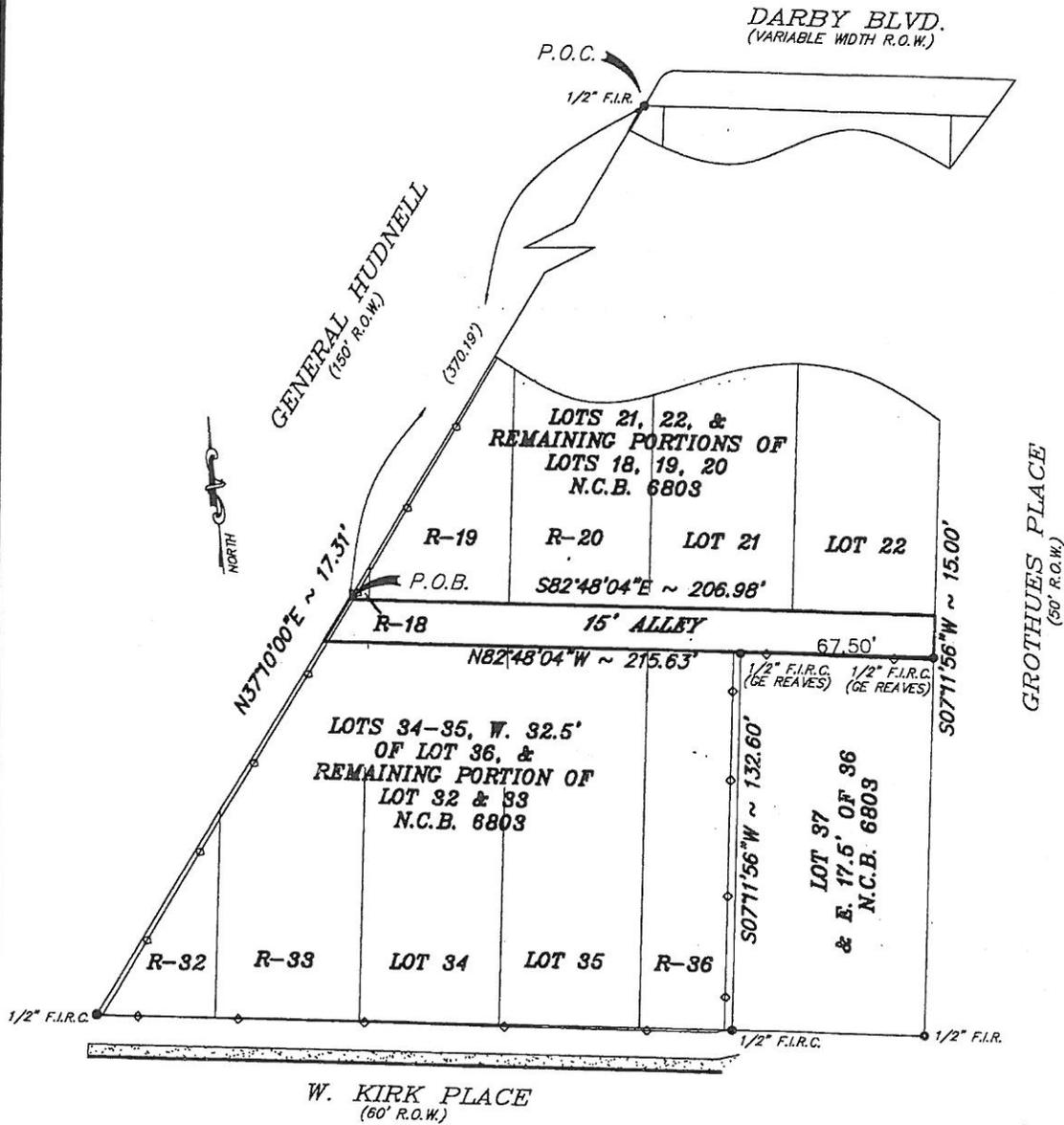
GE Reaves Engineering, Inc  
Gaylord E. Reaves, R.P.L.S., P.E.  
Texas Survey Firm Number 101337



*Gaylord E. Reaves* 4/5/12

SP#1628

BEXAR COUNTY, TEXAS



SP# 1628

EXHIBIT "A-1"

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND

SCALE: 1"=50'    DATE OF SURVEY: 4/02/12    COMPUTED BY: BK    DRAWN BY: BK    CHECKED BY: GER

Lot(s) SEE ABOVE Block ~ N.C.B. 6803  
 Addition or Subdivision CITY OF SAN ANTONIO  
 Volume 2222, Page 198 of the DEED AND PLAT records of BEXAR County, Texas.  
 Address: CITY OF SAN ANTONIO    GF No. ~  
 Reference name: CITY OF SAN ANTONIO

To: The Leinholder and/or Landowner and to \_\_\_\_\_  
 I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.



Registered Professional Land Surveyor



GE Reaves Engineering, Inc. (FIRM NO. 101337)  
 P.O. Box 791793  
 San Antonio, Tx. 78279-1793  
 (210) 490-4506, Fax 490-4812

Date	Revision	By
------	----------	----

JOB NO. 34529A

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

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF AN UNIMPROVED ALLEY LOCATED IN NCB 6803 BETWEEN W. HARRIMAN PLACE, GROTHUES PLACE, W. KIRK PLACE AND GENERAL HUDNELL LOCATED IN CITY COUNCIL DISTRICT 5.**

\* \* \* \* \*

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 right-of-way closures to public hearing and approval by act of City Council; and

WHEREAS, the City of San Antonio requests to close, vacate and abandon a 0.07 acre of unimproved alley right-of-way located in NCB 6803 between W. Harriman Place, Grothues Place, W. Kirk Place and General Hudnell; 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 0.07 acre of unimproved alley right-of-way located in NCB 6803.

**SIGNED this 9th day of May, 2012**

\_\_\_\_\_  
**Jose R. Limon, Chairman**

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 12039**

Council District: 8

Anticipated City Council Meeting Date: June 21, 2012

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **North Sector Plan**

Plan Approval Date: September 16, 2010

Plan Update(s): N/A

The applicant requests to amend the Future Land Use Plan classification *from* **Rural Estate Tier to Suburban Tier**.

**Background Information:**

**Applicant:** Brown and Ortiz, PC

**Owner:** Patricia Hansen, First National Bank

**Property Location:** Northeast and southeast corners of Luskey Road and Babcock Road, legally described as NCB 18333 BLK 11 Lot 4 and NCB 34720 Lot P-2

**Acreage:** 19.212

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated Suburban Tier and Natural Tier; occupied by single-family residences

E: designated Rural Estate Tier; vacant

S: designated Rural Estate Tier; occupied by apartments

W: designated Rural Estate Tier; occupied by apartments, park

**Issue:**

**LAND USE ANALYSIS:**

The subject properties are approximately 19.212 acres in size and are located at the northeastern and southeastern corners of the intersection of Luskey Road and Babcock Road. The subject properties are currently vacant and are classified as Rural Estate Tier in the North Sector Plan. The undeveloped properties to the north and south are also classified as Rural Estate Tier. The property to the east is classified as Suburban Tier; site preparation and some construction has occurred. Properties to the west are outside the city limits of the City of San Antonio, and within the City’s extraterritorial jurisdiction, and are classified as Rural Estate.

The Rural Estate Tier accommodates low density residential estate development as well as neighborhood scaled commercial uses. The residential component of the Rural Estate Tier incorporates large tract detached single family housing located on lots of half an acre or more. The commercial uses intended for the Rural Estate Tier are intended for outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses to serve these low density rural estate neighborhoods are appropriately located at the intersection of arterials, collectors, and/or rural roads.

The Suburban Tier incorporates low to medium density residential uses and neighborhood and community commercial uses. Residential uses accommodated by the Suburban Tier include small and large tract attached and detached single family homes; duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Commercial uses in this tier include retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, and hotels.

# City of San Antonio Planning and Community Development Department

## Plan Amendment Recommendation

### SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

1. *The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.*

One of the themes identified in the North Sector Plan is the coordinated provision of utilities, and other infrastructure, throughout the planning area. The future land uses in the vicinity of the subject properties, as recommended in the North Sector Land Use Plan, are predominantly Natural Tier, Country Tier, and Rural Estate Tier. These uses are primarily intended to accommodate large-acreage residential development. The extremely low-density residential development encouraged by these land use categories at this location would increase the distance required for utilities to transect. The proposed plan amendment would create a Suburban Tier node along Babcock Road, an arterial, thereby facilitating a more efficient transportation in the vicinity of the subject properties. The subject properties and those immediately to the north are identified as Suburban Tier in the North Sector Plan. The higher densities provided by residential uses accommodated within the Suburban Tier would facilitate more efficient provision of utility services.

2. *The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.*

The subject properties are immediately adjacent to an area classified as Suburban Tier land use. This proximity to an existing Suburban Tier area could serve as the basis for coordinated provision, extension, and improvement of water, wastewater, and natural gas utility services in the area. This could allow utility service providers to effectively leverage expenditure of funds in order to provide utility services tailored to match the density and intensity of anticipated development. The proposed plan amendment would support the North Sector Plan's call for the provision of integrated utility planning. This would support Goal UTI-6 which calls for the coordination of utility investments in order to accommodate recommended future development. (pg. 17) The North Sector Plan also calls for the reduction and mitigation of flooding throughout the planning area. The subject properties' proximity to a Suburban Tier area will allow for the development of coordinated flood mitigation plans that would benefit properties in the vicinity of the subject properties. This supports Goal INF-7 which calls for the effective management of stormwater runoff to reduce flooding and protect the safety of citizens and property. Additionally, if approved, review for compliance with City stormwater requirements would be required as part of the permitting process. This would be in support of Strategy INF-7.1 which recommends management of the capacity and transmission capabilities of the storm drainage network to protect public and private property from damage. (pg. 17)

3. *The amendment must uphold the vision for the future of the North Sector Plan.*

The vision of the North Sector Plan is to preserve natural resources in the planning area, enhance the diversity of the housing stock in the planning area, and develop a compatible land use fabric that preserves military readiness, contributes jobs to the economy, and integrates sustainable development patterns. The North Sector Plan identifies the subject property as being in an area with high probability of karst features and endangered wildlife species. Review by the Texas Parks and Wildlife Department and relevant federal agencies will be part of the entitlement process for the subject properties. Also, the proposed amendment will contribute to the diversity of housing stock in the planning area by introducing medium density housing options such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums

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

into the planning area, which is predominantly classified as Natural Tier, Country Tier, and Rural Estate Tier in the vicinity of the subject properties. The proposed plan amendment, as part of the permitting process, will be reviewed for compliance with the Military Sound Attenuation Overlay and Military Lighting Overlay Districts in order to attenuate lighting impacts on Camp Bullis and mitigate any potential noise and sound impacts on the proposed residential development.

4. *The amendment will not adversely impact a portion of, or the entire Planning Area by;*
- a. *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*
  - b. *Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.*
  - c. *Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.*
  - d. *Significantly alter recreational amenities such as open space, parks, and trails.*

The proposed plan amendment will not significantly alter acceptable uses in the vicinity of the subject property. The subject properties are adjacent to an existing Suburban Tier development and would create a Suburban Tier node at the intersection of Babcock Road and Luskey Road. This proximity to an established Suburban Tier area would foster integrated development and a unified residential fabric in the area. The subject properties are along the perimeter of the existing residential development to the east, posing minimal traffic impacts to the properties to the east.

The subject property is immediately to the west of an existing residential development and north-east of an existing apartment complex. Additionally, there are other residential developments in the general vicinity of the subject properties. The proposed amendment will not adversely affect the existing character of the immediate area.

Objective 5 (pg. 81), of the Military Compatibility Development Guidelines, calls for the mitigation of noise concerns generated by Camp Bullis aviation activity. The Recommended Development Standards recommend limiting sensitive land uses as designated in the Military Sound Attenuation Overlay (MSAO) district. The subject parcels lie within the Military Sound Attenuation Overlay District and sound attenuation measures will be enforced at the time of plan review. Lighting impacts to Camp Bullis are also a concern raised in the North Sector plan. The subject properties are also within the Military Lighting Overlay District (MLOD). Objective 6 (pg. 82) calls for the avoidance the additional generation of light pollution and glare that would negatively impact training conducted on Camp Bullis. The mitigation of negative impacts on operations at Camp Bullis is supported by Strategy MC-3.4 which calls for the continued enforcement of the Military Lighting Overlay District. The North Sector Plan also identifies the properties as being located within an area with high probability of karst features and potential habitat for endangered species. The relevant agencies will be notified during the entitlement process and reviews conducted.

The subject properties are north of the Palmer Course at La Cantera and east of Cedar Creek Golf Course. The properties are also south of Crownridge Canyon Park. There are no other parks, open spaces, or trails in the vicinity of the subject property. The proposed amendment is not anticipated to generate adverse impacts on open space, trails, or parks in the planning area

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

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Babcock Road is a Secondary Arterial Type A

Other Streets: Luskey Lane is a local street.

Comments: The proposed plan amendment is anticipated to pose a minimal impact to the existing transportation infrastructure in the planning area..

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject properties are in the vicinity of the Palmer Course at La Cantera, Cedar Creek Golf Course, Crownridge Canyon Park, and Walter Gerlach Park. The subject parcels are also adjacent to the San Antonio Lutheran High School.

Comments: Traffic generated by the proposed amendment could pose an impact to traffic ingressing and egressing the High School. However, any potential impacts will be assessed during the permitting of the project.

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval     Denial     Alternate Recommendation:

The Suburban Tier land use classification is appropriate for the subject properties. The size and configuration will allow for the provision of appropriately sited access to Babcock Road as well as an adequate internal circulation system mitigating potential adverse impacts on residential properties in the vicinity. Additionally, the proposed amendment would allow utility companies to provide coordinated and integrated services to property owners. Also, the proximity to an established Suburban Tier area would foster integrated development and a unified residential fabric in the area. The subject properties are along the perimeter of the existing residential development to the east, posing traffic impacts that can be mitigated.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 9, 2012

Approval     Denial     Resolution Attached

Newspaper Publication Date of Public Hearing: April 20, 2012

No. Notices mailed 10 days prior to Public Hearing: 11 to owners of property within 200 feet; 41 to planning team members

Registered Neighborhood Association(s) Notified: Notification was sent to the Crownridge Property Owners Association.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012105**

Current zoning district: R-6 MSAO MLOD    Proposed zoning district: MF-18 MSAO MLOD

Zoning Commission Public Hearing Date: May 15, 2012

Approval     Denial

**Planning and Community Development Department Staff:**

John Dugan, AICP

Director

Rudy Nino, AICP

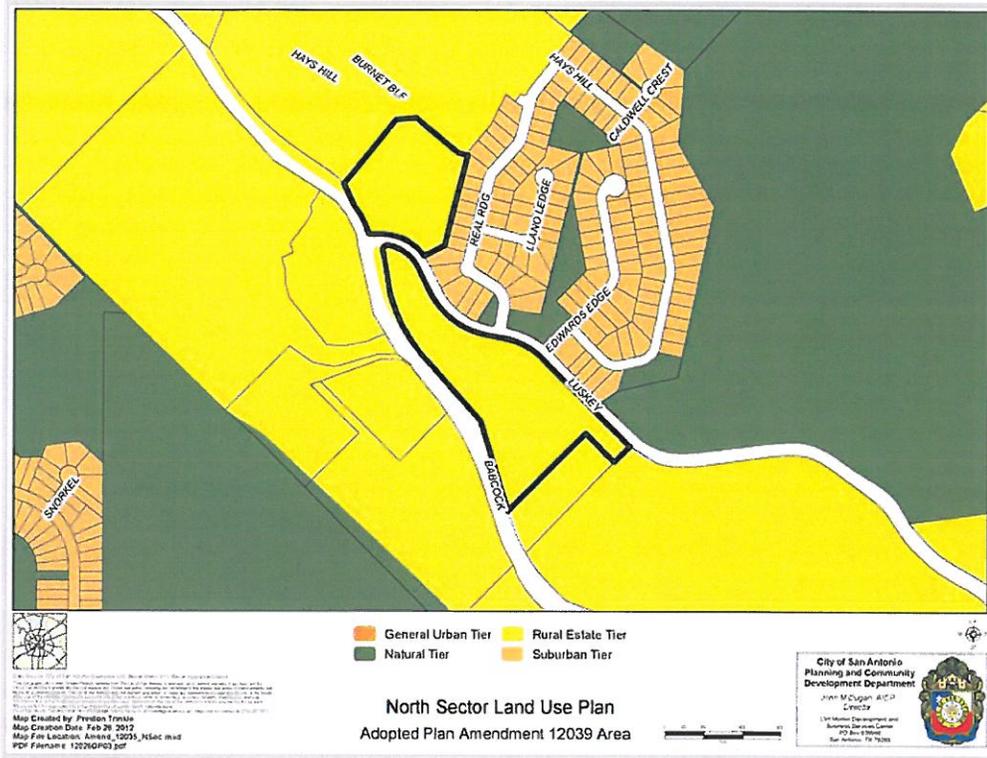
Planning Manager

Case Manager: Tyler Sorrells, AICP

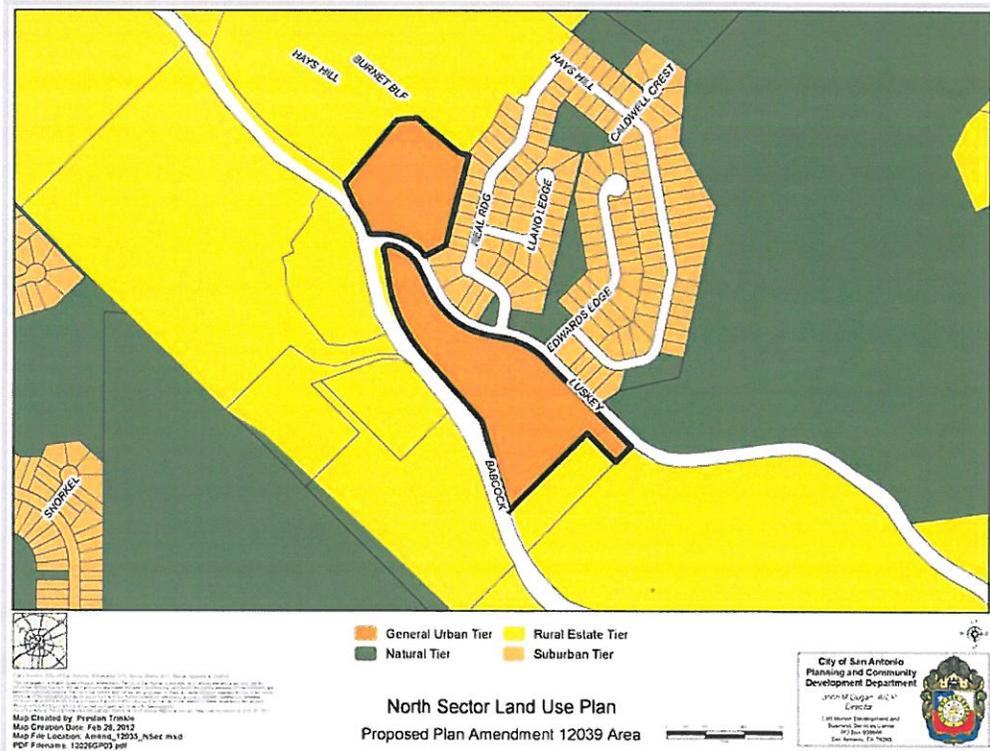
Planner

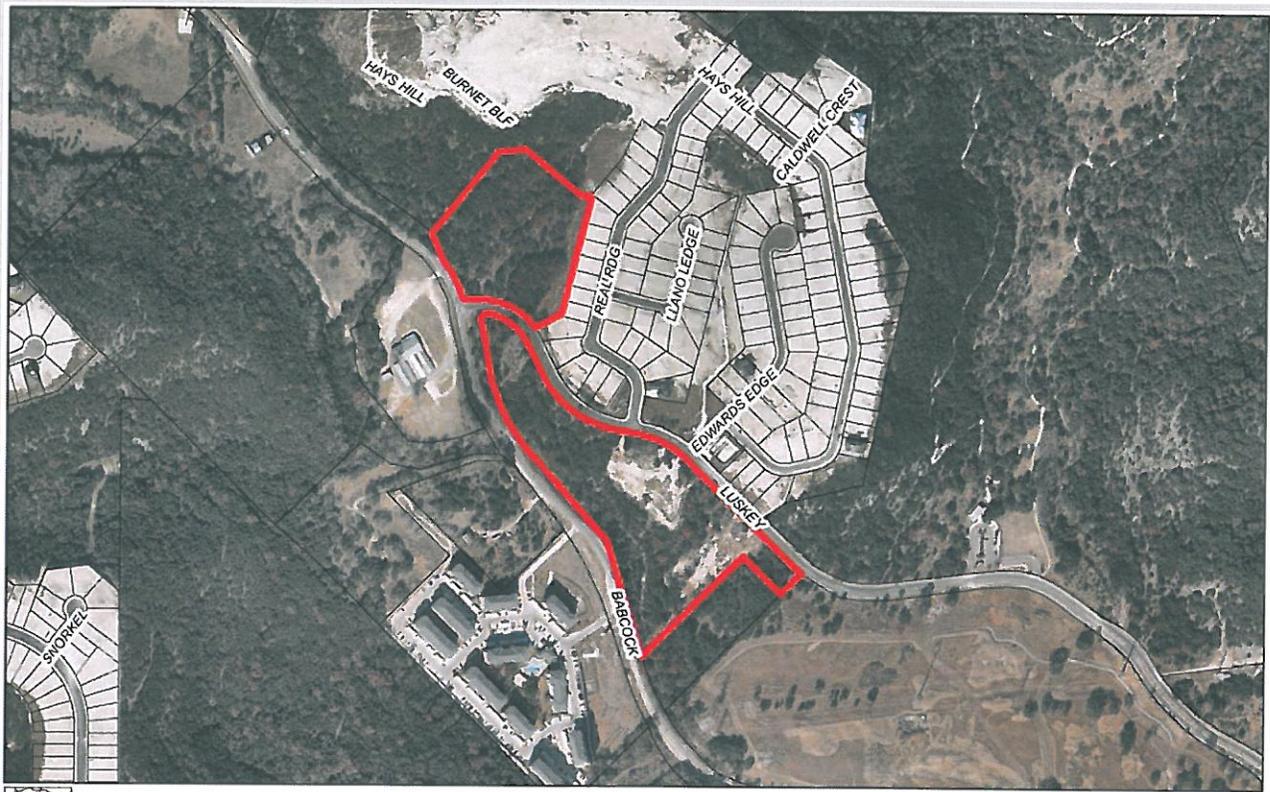
Phone No.: 207-7395

Future Land Use Plan as adopted:



Proposed Amendment:





2011 Aerial



Map created by Preston Trinkle  
Map Creation Date: Feb 29, 2012  
Map File Location: Amnmg\_12039\_nSec.mxd  
PDF Filename: 12026GP03.pdf

### North Sector Land Use Plan Proposed Plan Amendment 12039 Area



City of San Antonio  
Planning and Community  
Development Department  
John M. Duggan, AICP  
Director  
650 Market Development and  
Business Services Center  
PO Box 939696  
San Antonio, TX 78293



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

**Plan Amendment Application Case No.: PA 12040**

Council District: **8**

Anticipated City Council Meeting Date: **June 21, 2012**

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

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Huebner/Leon Creeks Community Plan**

Plan Approval Date: August 21, 2003

Plan Update(s): August 20, 2009 (Land Use Plan Update)

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

**Background Information:**

**Applicant:** Brown and Ortiz, PC

**Owner:** O. P. Leonard Jr. Investments Company Ltd.

**Property Location:** East of the intersection of Bandera and Prue Road, more specifically described as NCB 19142 LOT P-5C

**Acreage:** 5.667

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated Public Institutional; currently vacant

E: designated Community Commercial; currently vacant

S: designated Neighborhood Commercial; currently vacant

W: designated Community Commercial; occupied by a landscape business

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located east of the intersection of Bandera Road and Prue Road. Properties to the east and west are classified as Community Commercial and are currently vacant or occupied by a commercial use. The property to the north is classified as Public/Institutional, but is currently vacant. Carl Wanke Elementary School is located east of this vacant property. The subject property is bordered by Bandera Road on the south. Across the road to the south are vacant land and an office building.

The adopted future land use classification of the subject property is Community Commercial. Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

The applicant's request is to change the land use classification to High Density Residential. The High Density Residential land use classification includes apartments with more than four dwelling units on an individual lot, however, low and medium density residential are also consistent in this classification. The High Density Residential land use classification provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisted living facilities. High Density Residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. The location of this category should support the neighborhood and community commercial center. High

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

Density Residential uses should be located in a manner that does not route traffic through other residential uses.

Bandera Road is a Major Arterial Type A roadway and is developed with a variety of uses including commercial, office and high density residential. The subject property has direct access to this major road and it is not anticipated to cause any additional traffic on interior streets. The Huebner/Leon Creeks Community Plan recommends that future High Density Residential uses should be located along major arterials (p. 7). The capacity of Bandera Road can support the traffic load generated by this future land use. There are many other high density residential uses, as well as commercial uses, located along Bandera Road. There are many amenities and services located within a short distance from the subject property. The area where the subject property is located is served by VIA Metropolitan Transit with a bus stop located at the corner of Bandera and Prue Road. The request to develop this vacant land as High Density Residential would be consistent with the Huebner/Leon Creeks Community Plan vision and land use goals.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Bandera Road is a Primary Arterial Type A; and Prue Road is a Secondary Arterial Type A

Public Transit: The nearest bus stop is located at the corner of Bandera Road and Prue Road, approximately 0.15 miles from the subject property. This bus route services along Prue Road which is an east-west alignment.

Comments: City's traffic engineers are not expecting any mitigation due to the increase by the proposed development. The existing transportation infrastructure would appear to support 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: Carl Wanke Elementary School is adjacent to the subject property to the east. Fortress Church and Grace Christian School are approximately one mile away on Prue Road.

Comments: Northside Independent School District authorities indicated that Carl Wanke Elementary school's admissions have reached its maximum capacity. Therefore, any additional students might be diverted to another school in the area.

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

**Recommendation:**

**DEPARTMENT RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

The subject property is located on Bandera Road which is a Primary Arterial Type A. The Huebner/Leon Creeks Community Plan recommends that the future High Density Residential uses should be located along major arterials (p. 7). The capacity of Bandera Road would appear to support the traffic load generated by this future land use. In addition, the area where the subject property located is served by VIA Metropolitan Transit and there is a bus stop at the corner of Bandera and Prue Road. There are many amenities and services located within a short distance from the subject property.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 9, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: April 20, 2012

No. Notices mailed 10 days prior to Public Hearing: 4 to owners of property within 200 feet; 21 to Planning Team members; 2 to the applicant and the property owner; 1 to the registered neighborhood association

Registered Neighborhood Association(s) Notified: Verde Hills Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012104**

Current zoning district: C-3

Proposed zoning district: MF-33

Zoning Commission Public Hearing Date: May 15, 2012

Approval

Denial

**Department of Planning and Community Development Staff:**

John Dugan, AICP

Director

Christopher Looney, AICP

Assistant Director

Rudy Nino, AICP

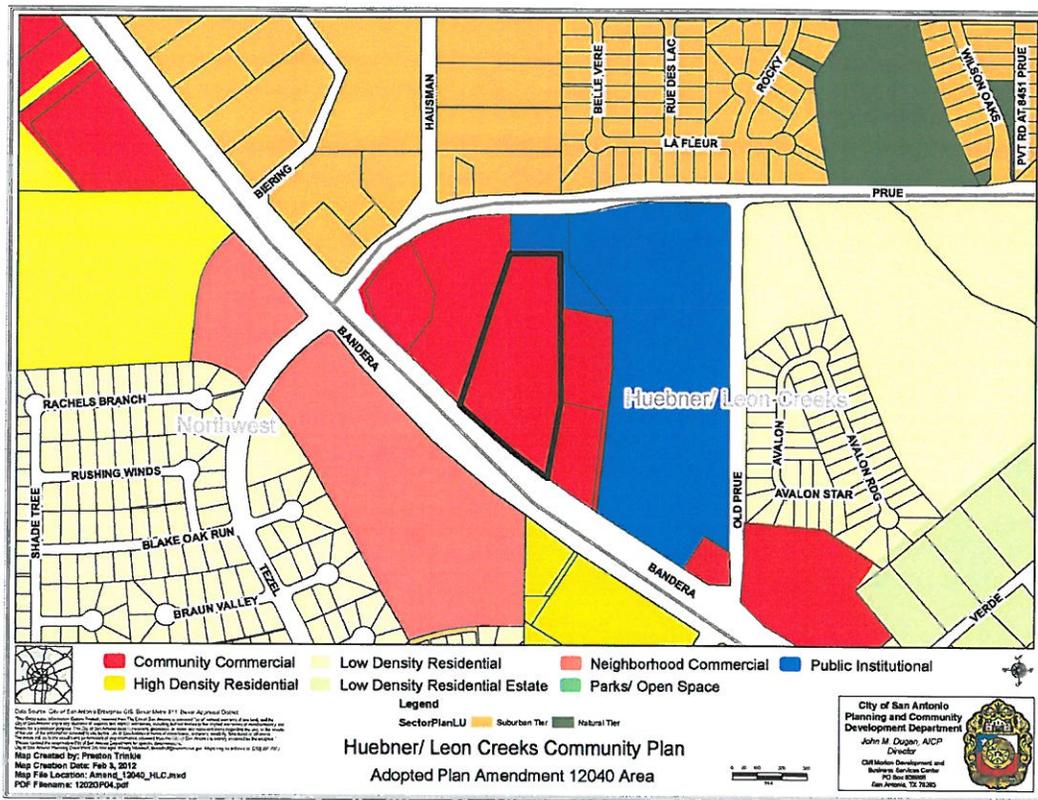
Planning Manager

Case Manager: John Osten

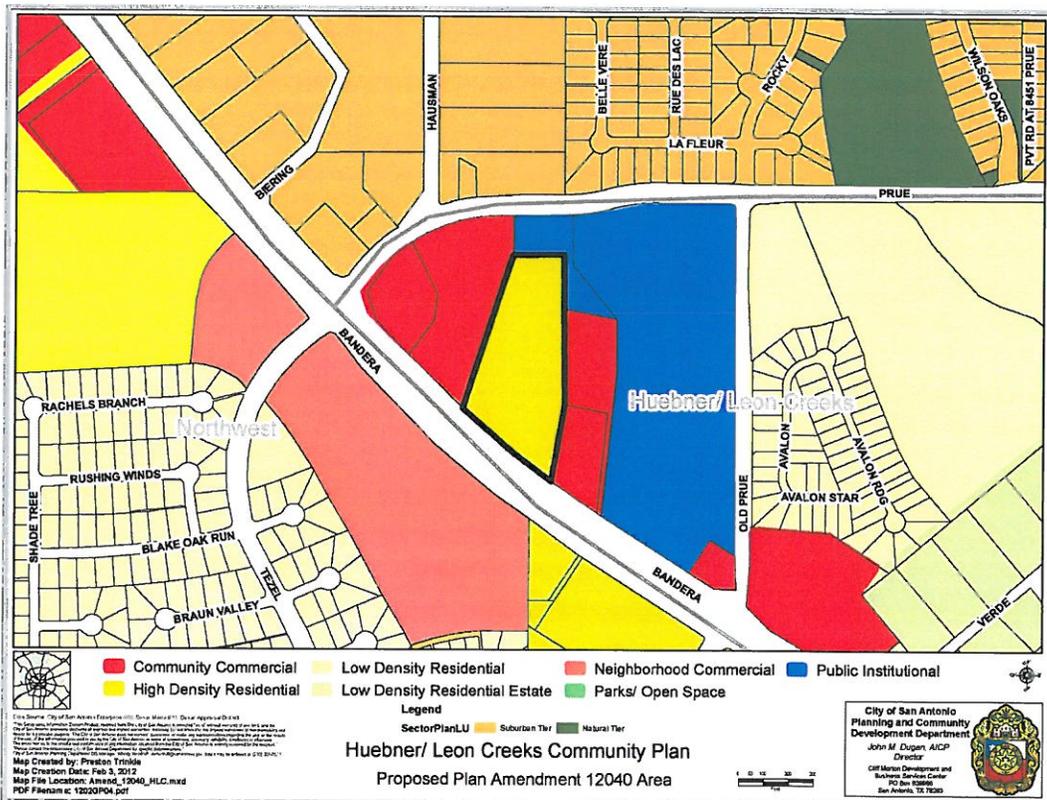
Senior Planner

Phone No.:207-2178

Future Land Use Plan as adopted:



Proposed Amendment:





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

**Plan Amendment Application Case No.: PA 12041**

Council District: 2

Anticipated City Council Meeting Date: **June 21, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

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

Plan Approval Date: February 14, 2001

Plan Update(s): March 20, 2008

The applicant requests to amend the Future Land Use Plan classification *from Urban Living to Industrial.*

**Background Information:**

**Applicant:** Rush Truck Centers of Texas L. P.

**Owner:** Rush Truck Centers of Texas L. P.

**Property Location:** 8810 IH-10 East

**Acreage:** Approximately 13.004

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated right-of way; occupied by IH-10 E Access Road

E: designated Urban Living; occupied by a truck sales center

S: designated Urban Living; occupied by a single family home and vacant land

W: designated Urban Living and Community Commercial; occupied by a truck repair company

**Issue:**

**LAND USE ANALYSIS:**

The property is located along IH-10 East and Green Road. The current land use classification is Urban Living. The proposed land use classification is Industrial. The surrounding land uses include vacant land, industrial and residential uses.

The Urban Living classification provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns.

The Industrial classification includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall 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 applicant/owner of adjoining business to the west seeks to rezone the portion of the property located within the City limits to develop a truck/repair maintenance facility on the property as an expansion of their use.

The extended area surrounding the site, which includes both sides of IH-10 East, is classified mainly Community Commercial, Parks/Open Space, and Urban Living in the Future Land Use Plan. The site is situated between two existing heavy commercial/industrial uses which are both related to the truck sales, repair and maintenance. In addition to these land uses, IH-10 is a well-traveled interstate. If the requested land use is granted, the area's character may be comprised. An Industrial land use classification would

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

not benefit the portions of Urban Living and Parks/Open Space areas that wish to promote a sense of community and a pedestrian friendly area. Industrial uses includes heavy manufacturing, processing and fabricating businesses. This use would be too intense between Community Commercial and Urban Living and it is not compatible with the nearby residential uses.

Granting this plan amendment request does not support the following goals of the Plan:

- “Enhance the diversity of other land uses (agriculture, residential, and commercial) so that **industrial uses** (freight transport, manufacturing and construction) **do not dominate the Corridor**”. (page 11) These uses are recommended near business parks and not stripping out gateway corridors with industrial.
  
- **Goal 3: Compatibility of Land Uses** ”Improve the quality of life and safety of residents ...by addressing incompatible land uses.” (page 11)

Based on incompatibility with surrounding land uses, adopted and use pattern guidance from the Plan, and general planning best practices, staff recommends denial of the request.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: IH-10 East is a Freeway.

Other streets: Green Road is a local street. It is a two lane street adjacent to the subject property that Along this street is a single family neighborhood. The current infrastructure would not support the additional traffic.

Public Transit: None

Comments: The existing transportation infrastructure could not 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: None

Comments: None

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

**Recommendation:**

**DEPARTMENT RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Based on incompatibility with surrounding land uses, goals from the Plan, and general planning best practices, staff recommends denial of the request. Additional industrial or freight-related uses located along IH-10 are not supported by the Plan.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 9, 2012

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: April 20, 2012

No. Notices mailed 10 days prior to Public Hearing: 1 to the applicant, 2 to the property owners, 7 to owners of property within 200 feet; 29 to planning team members

Registered Neighborhood Association(s) Notified: There is no registered neighborhood association within 200' of the subject property

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012108**

Current zoning district: C-3

Proposed zoning district: I-1

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

Zoning Commission Public Hearing Date: May 15, 2012

Approval

Denial

**Department of Planning and Community Development Staff:**

John Dugan, AICP

Director

Christopher Looney, AICP

Assistant Director

Rudy Nino, AICP

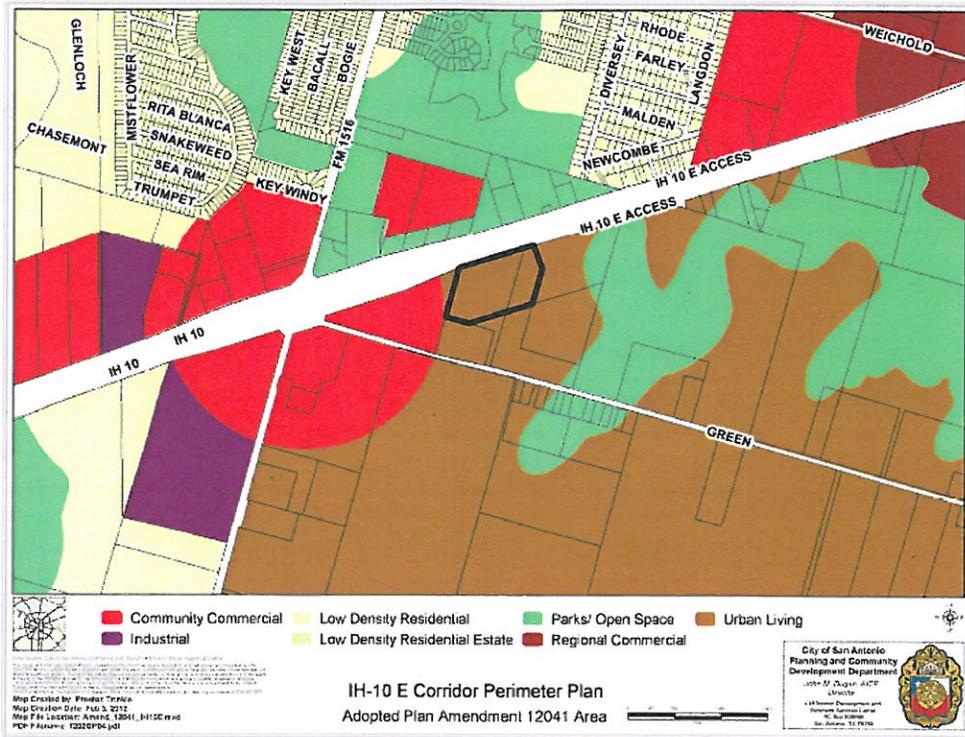
Planning Manager

Loretta N. Olson

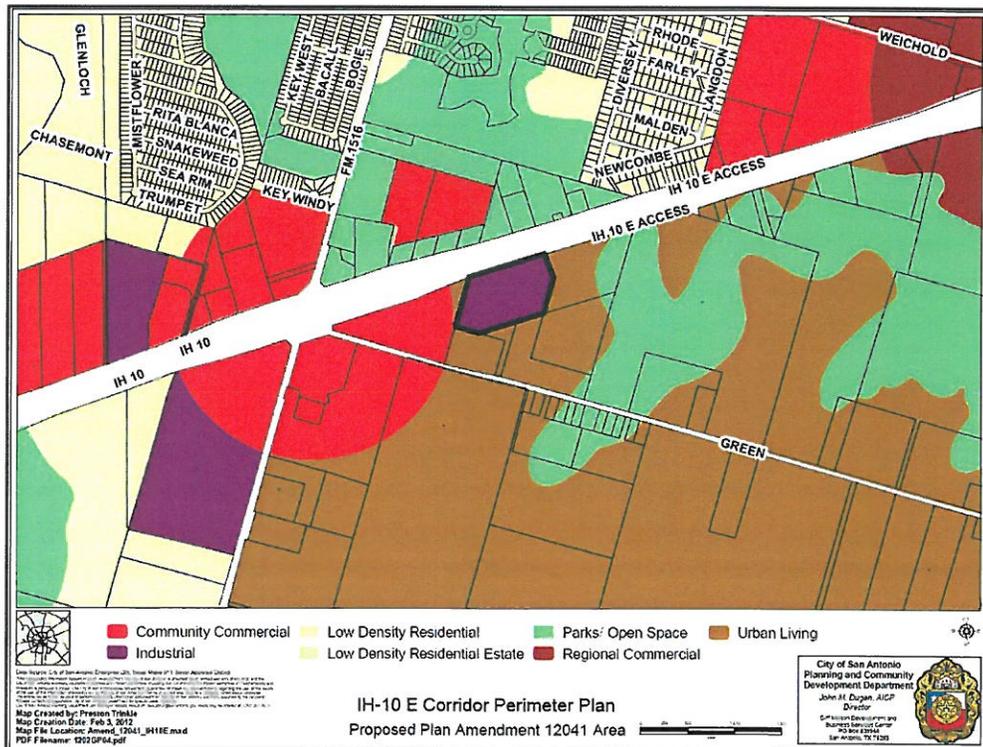
Senior Planner

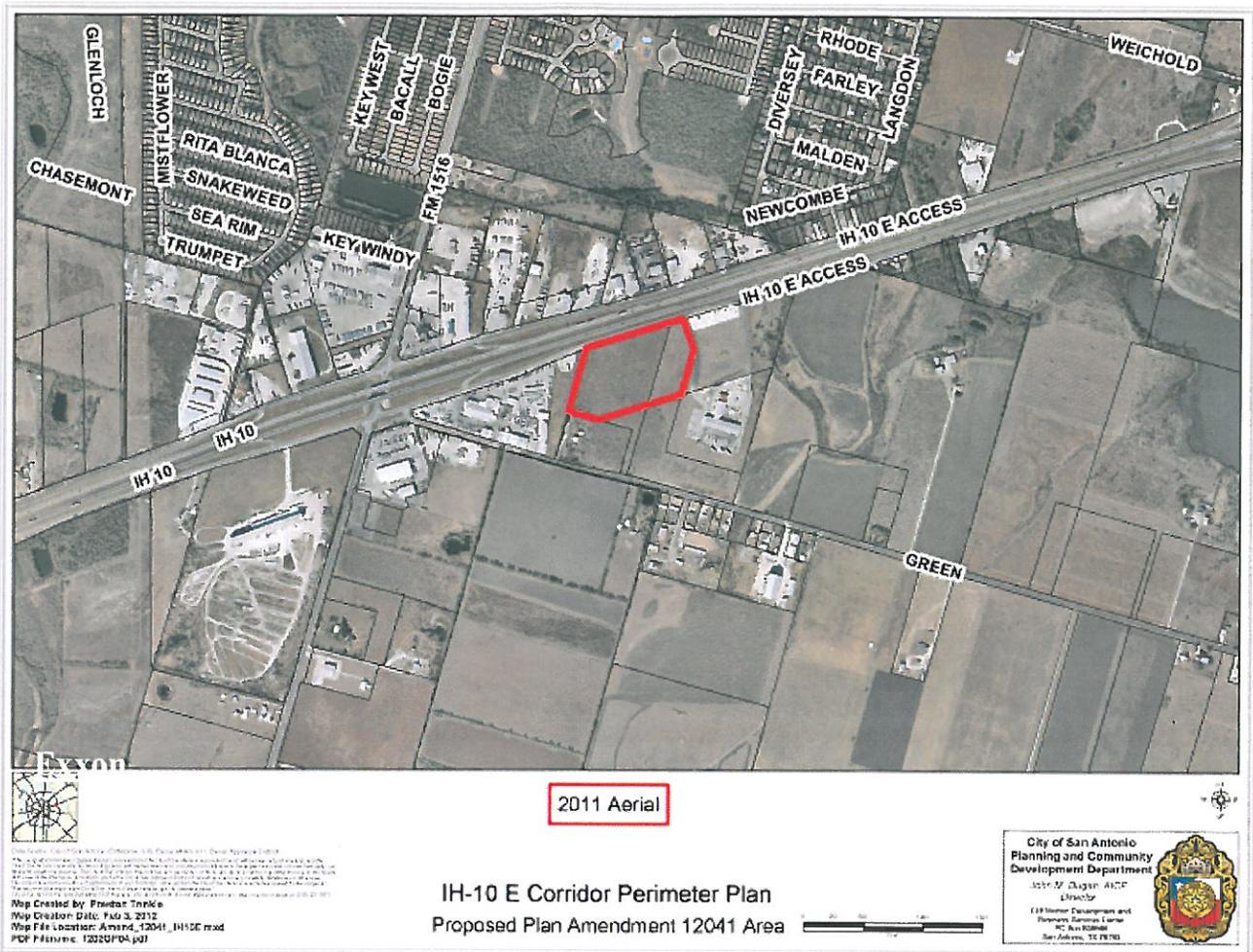
Phone No.:207-7919

Land Use Plan as adopted:



Proposed Amendment:





**P/C AGENDA FOR May 9, 2012**

Item Number	Item Name	Company	Owner Information	Agent Information
5	San Antonio Intermodal Unit - 1	Union Pacific Railroad Co.	Tony Love	
6	Weston Oaks Unit 13	Babcock Road 165, LTD	Arthur Zuniga	
7	Lake Calaveras Forest	Sun Belt Estates, LLC	Beau S. King	
8	Fox Grove, Unit -12B	KB Home Lone Star, LP	Joseph C. Hernandez	
9	Kallison Ranch Phase 1 Unit 3A	One KR Venture, LP	Ben Wissink	
10	Contract for Dedicated Eastbound Right Turn Lane	Public Works Department	Hamid Kamalpour	
11	S.P. No. 1594	Capital Improvements Management Serv		
12	S.P. No. 1628	Capital Improvements Management Serv		
13	PA12039	Planning and Community Development		
14	PA12040	Planning and Community Development		
15	PA12041	Planning and Community Development		