

# SAN ANTONIO PLANNING COMMISSION AGENDA

November 24, 2010

2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

## 1. PRELIMINARY ITEM:

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

Council      Ferguson  
District      Index #

A. 100311      **Robards Texas BSL**      10      553 D-3  
(On the southeast side of Robards Row southwest of Wesp Way)

B. 100330      **Robledo Subdivision**      10      518 F-7  
(On the east side of Anacacho, north of Viewcrest)

### REPLAT:

C. 100329      **Fisher Marketplace**      10      515 A-7  
(On the south side of Loop 1604, west of Bulverde Road)

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

## CONSENT AGENDA

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

### **PUBLIC HEARINGS FOR ITEMS 6 - 8 HELD ABOVE:**

- |    |        |  |    |         |
|----|--------|--|----|---------|
| 6. | 100311 | <b>Robards Texas BSL</b><br>(On the southeast side of Robards Row southwest of Wesp Way) | 10 | 553 D-3 |
| 7. | 100330 | <b>Robledo Subdivision</b><br>(On the east side of Anacacho, north of Viewcrest)         | 10 | 518 F-7 |
| 8. | 100329 | <b>Fisher Marketplace</b><br>(On the south side of Loop 1604, west of Bulverde Road)     | 10 | 515 A-7 |

### **PLATS:**

- |     |        |   |     |         |
|-----|--------|---|-----|---------|
| 9.  | 100078 | <b>Dove Landing PUD</b><br>(West of Loop 1604, on the south side of Dove Canyon)                        | OCL | 612 A-6 |
| 10. | 100145 | <b>BCB - Unit 17A</b><br>(On the southwest corner of South East Military Drive and South New Braunfels) | 3   | 651 E-8 |
| 11. | 100323 | <b>Bandera Derby Enclave</b><br>(East of Bandera Road, south of Bristlecone Drive)                      | 7   | 547 E-7 |
- 

## INDIVIDUAL CONSIDERATION

### **PLAT:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 12. | 070320 | <b>Falcon Landing Unit 1</b> (time extension)<br>(West of the intersection of Culebra Road and Geronimo Drive) | OCL | 544 B-7 |
| 13. | 100010 | <b>Campanas Phase 2A Enclave</b><br>(The extension of Viajes from Campanas, Phase I Enclave Plat No. 070501)   | OCL | 484 D-4 |

### **COMPREHENSIVE MASTER PLANS:**

14. **PA10023** - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of

the Master Plan of the City, by changing the use of approximately 2.8030 acres located at 4144 Jung Road from Low Density Residential land use to Community Commercial land use. Continued from the November 10, 2010 Planning Commission. (Planning and Community Development Department, by Rebecca Paskos)

15. **PA11001** - Public hearing and consideration of a resolution amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of **1)** approximately 1,281-acres from Public Institutional land use to Regional Commercial land use, and **2)** approximately 26-acres from Public Institutional land use to High Density Residential land use within the Brooks City Base, generally bound by SE Military Dr to the North; Goliad Rd to the East; Lemay Rd and Dave Erwin Dr to the South; and Old Corpus Christi Hwy to the West. (Planning and Community Development Department by Andrea Gilles)

**OTHER ITEMS:**

16. Approval of the minutes for the November 10, 2010 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**

# **Consent Agenda**

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

AGENDA ITEM NO: 5A96 November 24, 2010

ROBARDS TEXAS BSL  
SUBDIVISION NAME

MINOR PLAT

100311  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 553 D-3

**OWNER:** Miguel F. Quezada

**ENGINEER:** Sur Tejas Corp., by Majid Howiatdost, P.E.

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

**Date filed with Planning Commission:** November 1, 2010

**Location:** On the southeast side of Robards Row southwest of Wesp Way

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** R-6 Single Family Residential

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat **0.25** acres consisting of 1 single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 24, 2010. Twelve notices were mailed to the adjacent property owners, as of this writing, 1 written opposition was submitted. In addition, notice was given to the Randolph Hills Civic Club, which is registered with the City of San Antonio.

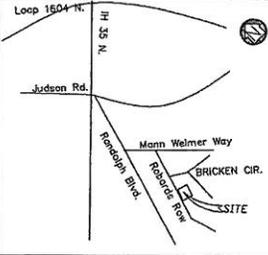
**STAFF RECOMMENDATION:**

Approval

Plat No. 100311

REPLAT OF  
ROBARDS TEXAS BSL

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE BUILDING SETBACK LINE ON LOT 18, BLOCK 41, NCB 18424 ROBARDS TEXAS BSL AND RECORD IN VOL. 2575, PG. 59, R.P.R.B.C.T. SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP  
N.T.S.

C.P.S. Notes

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND FIXING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL WIRES OR PIPES THEREON OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

The area being replatted was previously platted on plat ROBARDS TEXAS (SECOND UNIT) Which is recorded in Volume 2575, Page 59, Bexar County plat and deed records The San Antonio Planning Commission at its meeting of \_\_\_\_\_ held a public hearing which involved notification on the proposed replatting of this property.

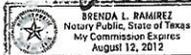
I, M. Quezada the owner(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restricts.

**M. QUEZADA**  
Owner

Duly Authorized Agent

Given under my hand and seal of office this 29 day of Oct 2010

**Brenda L. Ramirez**  
Notary Public,  
Bexar County, Texas



STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground.

**Ray Martinez Jr.**  
Registered Professional Land Surveyor



STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that proper Engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

**MAJID HOWATDOST, P.E.**  
Licensed Professional Engineer



BUILDING SETBACK LINE PLAT OF  
ROBARDS TEXAS SUBDIVISION

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE BUILDING SETBACK LINE ON LOT 18, BLOCK 41, NCB 18424 ROBARDS TEXAS SUBDIVISION AND RECORD IN VOL. 2575, PG. 59, R.P.R.B.C.T. SAN ANTONIO, BEXAR COUNTY, TEXAS.

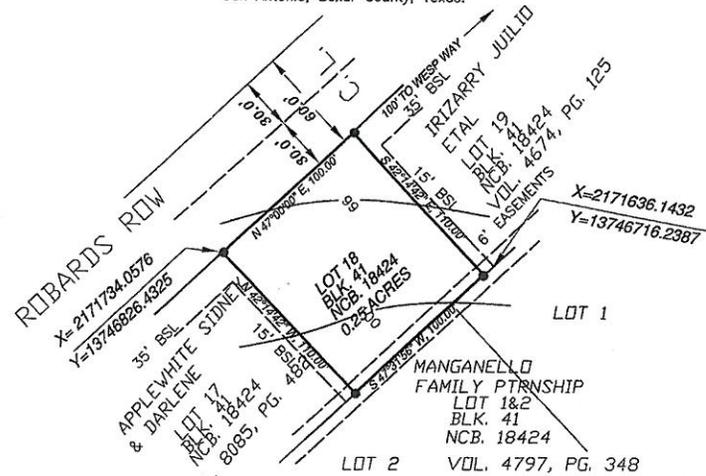
OWNER / DEVELOPER:

M & M Quezada  
C/O 6534 Robards Row  
SAN ANTONIO, TEXAS 78233

AREA BEING REPLATTED  
THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

Being, 0.25 acres consisting of lot 18 block 41, NCB 18424 out of subdivision called ROBARDS TEXAS SUBDIVISION

And Record in Vol. 2575, Page 59, R.P.R.B.C.T. San Antonio, Bexar County, Texas.



Legend

- 1/2" Iron Rod Found
- Unless Otherwise Noted
- 1/2" Iron Rod Set
- Existing Contours
- R.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.
- UTILITY EASEMENT - ELECT. GAS, TELEPHONE, WATER, SEWER & CABLE T.V. EGMT.



GRAPHIC SCALE



(IN FEET)  
1 INCH = 50 FT.

STATE OF TEXAS  
COUNTY OF BEXAR

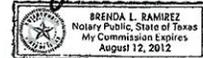
The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever oil streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Mr. M. QUEZADA  
Owner

Duly Authorized Agent

Given under my hand and seal of office this 29 day of Oct 2010

**Brenda L. Ramirez**  
Notary Public,  
Bexar County, Texas



This plat of \_\_\_\_\_ ROBARDS TEXAS BSL \_\_\_\_\_ has been submitted to and considered by planning commission of the City of San Antonio, Texas, and is hereby approved by such commission

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., \_\_\_\_\_

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

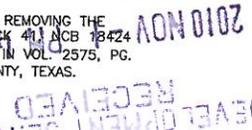
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY TEXAS

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



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

AGENDA ITEM NO: 5897 November 24, 2010

ROBLEDO SUBDIVISION  
SUBDIVISION NAME

MINOR PLAT

100330  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 518 F-7

**OWNER:** Waldemar and Marisol Robledo

**SURVEYOR:** South Central Surveyors, by Peter A. Aguirre, R.P.L.S.

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

**Date filed with Planning Commission:** November 1, 2010

**Location:** On the east side of Anacacho, north of Viewcrest.

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** R-6 Single Family Residential

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat **0.451** acres consisting of **1** single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 24, 2010. Twelve notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the El Chaparral Fertile Valley Homeowners Association, which is registered with the City of San Antonio.

**STAFF RECOMMENDATION:**

Approval



1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, (CITY PUBLIC SERVICE BOARD, AKA: CPS) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "POUCHING EASEMENT", "UTILITY EASEMENT", AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND TESTING POLES, HANGING OR BURYING LINES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2) ANY CPS MONETARY LIEN RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON AND/OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES AND/OR GROUND ELEVATION ALTERATIONS.

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

4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5) ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

**GENERAL NOTES:**

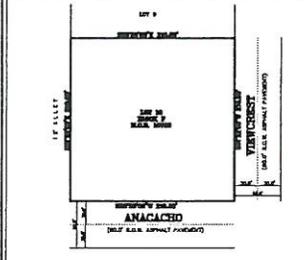
- 1/2" IRON ROOFS WITH YELLOW CAPS MARKED "S. CENTRAL SURVEYORS" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASE OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
- FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(2)(3).
- STREETSCAPE NOTICE AND BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE.
- OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (2)(2).
- OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH U.D.C. (2)(3).
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH U.D.C. 35-506 (2)(1).

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 \_\_\_\_\_ GPM AT 25 PSI PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. (THE PRECEDING NOTE DOES NOT APPLY TO THIS SUBDIVISION)

**PLAT NO. 100330**

**REPLAT ESTABLISHING ROBLEDO SUBDIVISION**

ESTABLISHING LOT 13, BLOCK F, NCB 15709, SAN ANTONIO, BEXAR COUNTY, TEXAS



(NOT TO SCALE)

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

REPLATING A PORTION OF LOT 10, BLOCK F, N.C.B. 15709, FERTILE VALLEY FARMS SUBDIVISION, RECORDED IN VOL. 3377, PG. 77-78, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS FERTILE VALLEY FARMS SUBDIVISION, WHICH IS RECORDED IN VOL. 3377, PG. 77-78, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I, WALDEMAR & MARISOL ROBLEDO, THE OWNER(S) OF THE PROPERTY SHOWN IN THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: WALDEMAR ROBLEDO  
 OWNER: MARISOL ROBLEDO  
 OWNERS DULY AUTHORIZED AGENT \_\_\_\_\_  
 SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 KAY K. AGUIRRE  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGEND:**

— WOOD FENCE      ⊙ = POWER POLE  
 — CHAIN LINK FENCE      ⊕ = FIRE HYDRANT  
 — BARBED WIRE FENCE      ○ = 4" X 4" IRON ROD  
 — MOUNTAIN IRON FENCE      ⊗ = 4" X 4" IRON ROD TO BE SET  
 — 4" X 4" IRON ROD POST      ⊗ = SET "X" ON CONC.  
 ⊙ = LIGHT POST      — = EXISTING CONTOURS

B.S.L. = BUILDING SETBACK LINE  
 E.E. = ELECTRICAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 M.E. = MAINTENANCE EASEMENT

THE STATE OF TEXAS  
 COUNTY OF BEXAR

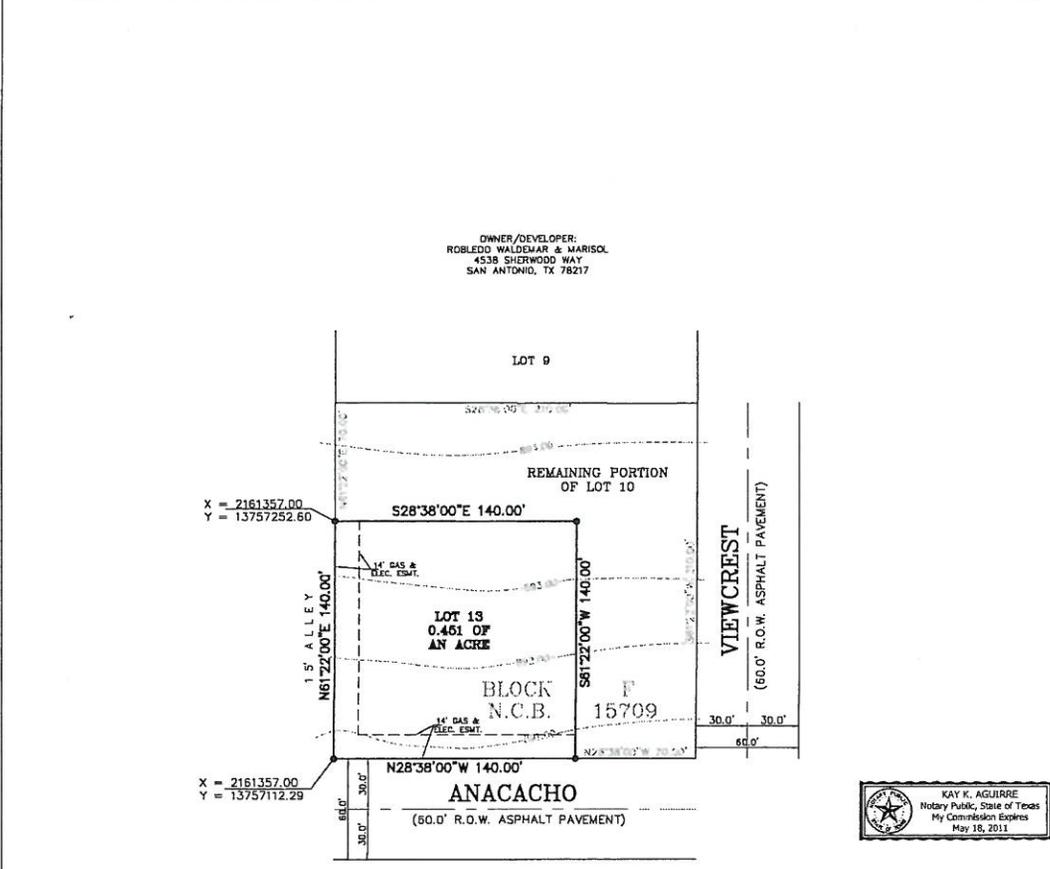
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

REGISTERED PROFESSIONAL ENGINEER

THE 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 SOUTH CENTRAL SURVEYORS OF TEXAS.

PETER A. AGUIRRE, RPLS NO. 5464  
 REGISTERED PROFESSIONAL LAND SURVEYOR



20 OCT 17 11:15

1" = 50'  
 GRAPHIC SCALE

P.O. BOX 199442  
 SAN ANTONIO, TX 78201  
 PHONE: 210-534-6700  
 FAX: 210-504-9673

THE STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER: WALDEMAR ROBLEDO  
 OWNER: MARISOL ROBLEDO

THE STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED,

ROBLEDO WALDEMAR & MARISOL, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2010.

KAY K. AGUIRRE, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

THE STATE OF TEXAS  
 COUNTY OF BEXAR

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2010 AT \_\_\_\_\_ P.M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2010 IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2010.

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

KAY K. AGUIRRE  
 Notary Public, State of Texas  
 My Commission Expires  
 May 16, 2011



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

AGENDA ITEM NO: 5C&B November 24, 2010

FISHER MARKETPLACE  
SUBDIVISION NAME

MAJOR PLAT

100329  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 515 A-7

**OWNER:** FCS Fischer, Ltd., by Rick Sheldon

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

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

**Date filed with Planning Commission:** November 15, 2010

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

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3            General Commercial District  
          ERZD         Edwards Recharge Zone District

**Proposed Use:** Mixed Use

**Major Thoroughfare:** Loop 1604 is a highway

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**APPLICANT'S PROPOSAL:**

To plat **6.209** acres consisting of **5** non-single family lots.

**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





DEVELOPMENT SERVICES  
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2010 NOV -9 PM 2:49  
October 20, 2010

Ms. Shauna Weaver, P.E.  
Pape-Dawson Engineers, Inc.  
555 E Ramsey  
San Antonio, Texas 78216

RE: File No. 1010001 - Request for review of Fischer Market Place, Plat No. 100329 located near Bulverde Road and North Loop 1604.

Dear Ms. Weaver:

On October 4, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 6.210 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 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. A current Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

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 original approval letter dated September 7, 2004, and extension approval letter dated September 8, 2010, respectively. At the time of this request, it is unknown if a current Organized Sewage Collection System (SCS) Plan has been submitted to or approved by 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 Fischer Market Place, Plat No. 100329.

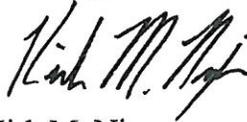
Ms. Weaver, P.E.  
Fischer Market Place  
Page 2

DEVELOPMENT SERVICES  
RECEIVED

2010 NOV -9 PM 2:49

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,



Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ:LMR

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   9   November 24, 2010

DOVE LANDING PUD  
SUBDIVISION NAME

MAJOR PLAT

100078  
PLAT #

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

**FERGUSON MAP GRID:** 612 A-6

**OWNER:** Dove Canyon, L.P., by Harry Hausman

**ENGINEER:** Briones Consulting and Engineering, Ltd., by Rolando H. Briones, P.E.

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

**Date filed with Planning Commission:** November 1, 2010

**Location:** West of Loop 1604, on the south side of Dove Canyon

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 238E, Dove Creek Subdivision, accepted on May 18, 2010

PUD 06-012B, Dove Canyon PUD, approval on May 27, 2010

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **12.179** acres consisting of **58** single family lots, **3** non-single family lots and **2,547** linear feet of private streets.

**DISCUSSION:**

The Development Services Department and Bexar County Infrastructure Services have cited: Sections 35-506(q)(1) and 35-506(q)(2)(D) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant has submitted a request for an Administrative Exception to the requirements.

The Development Services Director and Bexar County has granted an administrative exception to Section 35-506(q)(1) of the UDC regarding Sidewalk Standards – Applicability and Section 35-506(q)(2)(D) of the UDC regarding Sidewalk Standards – Sidewalk Exceptions, as indicated in the attached report.

**STAFF RECOMMENDATION:**

Approval

58 RESIDENTIAL LOTS

SHEET 1 OF 1  
SUBDIVISION PLAT  
ESTABLISHING

# DOVE LANDING SUBDIVISION - P.U.D.

BEING A 12.179 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A 327.100 ACRE TRACT OF LAND OUT OF THE MICHAEL RAMEL SURVEY NO. 64 1/2 ABST. NO 634, C.B. 4336, RECORDED IN VOLUME 8431, PAGE 1654, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF DOVE LANDING SUBDIVISION - P.U.D. 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) HAVE BEEN GRANTED.

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

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

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



LICENSED PROFESSIONAL ENGINEER

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

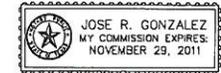


REGISTERED PROFESSIONAL LAND SURVEYOR

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

OWNER  
DULY AUTHORIZED AGENT

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE \_\_\_\_\_ DEED AND PLAT \_\_\_\_\_ RECORDS OF SAID COUNTY, IN BOOK NUMBER \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

ATTESTED: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

### CITY PUBLIC SERVICE NOTES

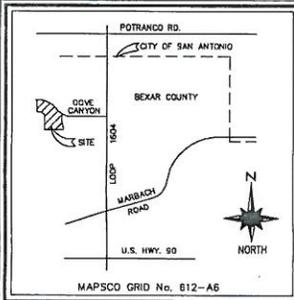
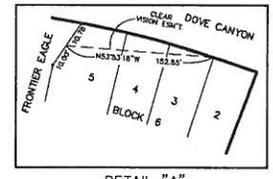
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND SERVICE-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT,"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

### NOTES

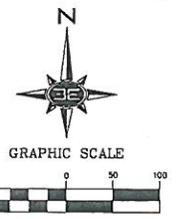
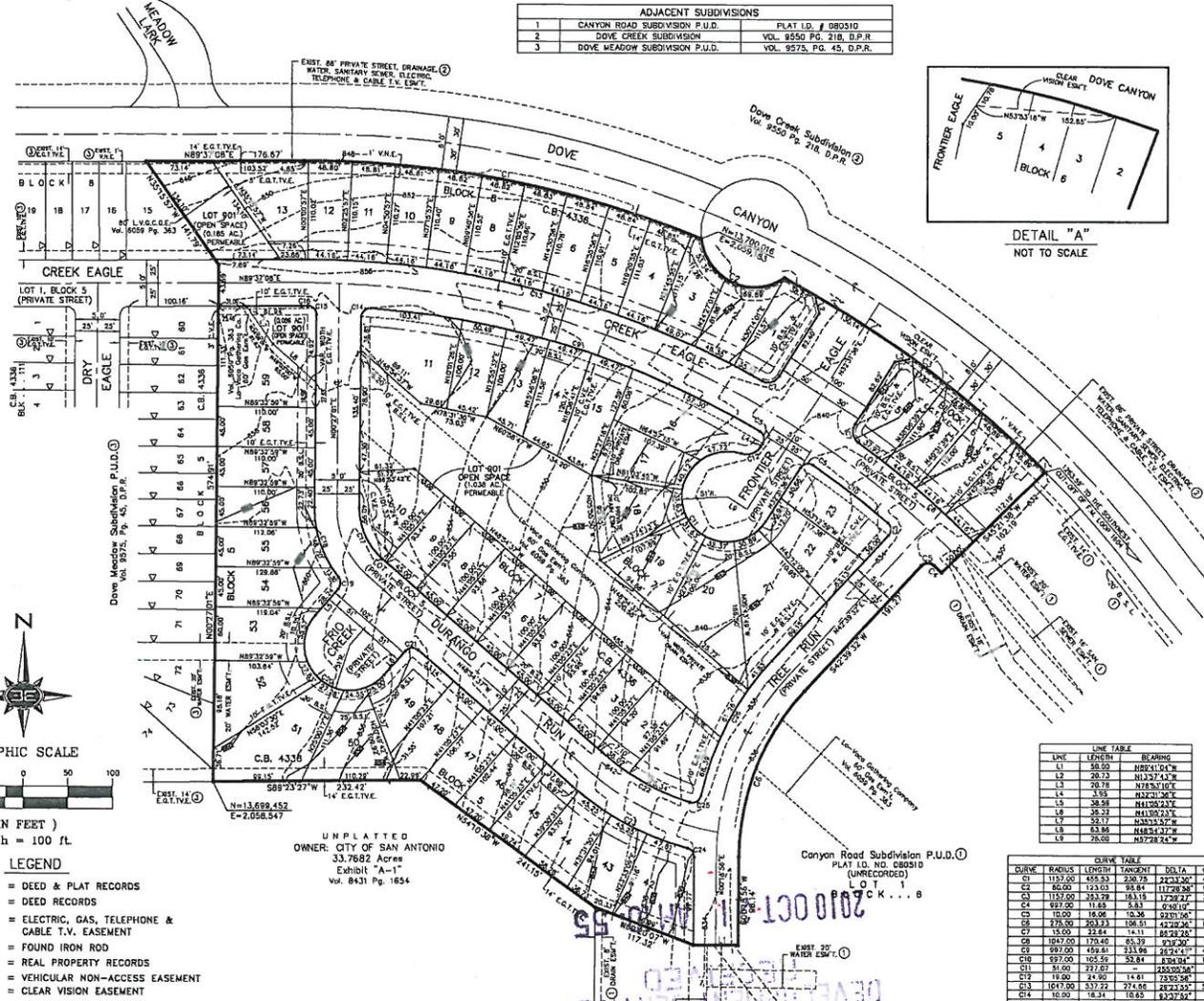
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.I.D. 47 0020.
- 3.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET.
- 4.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF "0" AND/OR FINAL ADJACENT GRADE (25'-204 (5'X2) P-8-40).
- 5.) ALL PRIVATE STREETS, GREENBELTS, DRAINAGE EASEMENTS OF ANY KIND TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT BY BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
- 6.) BIWID IMPACT FEE PAYMENT 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.
- 7.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN HEREON ARE PERMANENT AREAS UNLESS NOTED OTHERWISE.
- 8.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
- 9.) LOT 1, BLOCK 5 INCLUDES ALL PRIVATE STREETS. (3.243 AC.)
- 10.) LOT 901, BLOCK 5 & LOT 901, BLOCK 7, & LOT 901, BLOCK 8 CONSIST OF GREENBELT & DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

- 11.) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 12.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCE, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 13.) NO STRUCTURES, 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 BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 14.) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU)'S FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER PLAT NUMBER ISSUED BY THE DEVELOPER SERVICES DEPARTMENT.

ADJACENT SUBDIVISIONS	
1	CANYON ROAD SUBDIVISION P.U.D. PLAT I.D. # 080510
2	DOVE CREEK SUBDIVISION VOL. 8550 PG. 218, D.P.R.
3	DOVE MEADOW SUBDIVISION P.U.D. VOL. 9575, PG. 45, D.P.R.



LOCATION MAP  
NOT TO SCALE



LINE	LENGTH	BEARING
1.1	58.99	N88°41'04"W
1.2	28.13	N12°23'17"E
1.3	26.78	N78°51'00"E
1.4	3.59	S82°31'56"E
1.5	38.56	N41°03'31"E
1.6	38.27	N41°03'31"E
1.7	32.52	N41°03'31"E
1.8	83.84	N48°54'37"E
1.9	29.00	N67°28'24"E

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	112.00	145.51	236.79	212.30	153.34
C2	85.00	123.03	98.84	117.90	102.50
C3	112.00	283.37	511.81	127.92	301.69
C4	93.00	114.65	5.83	104.10	11.85
C5	112.00	106.51	186.81	220.56	158.84
C6	100.00	203.73	106.81	163.28	208.85
C7	15.00	22.84	14.11	65.93	28.85
C8	1047.00	170.07	63.32	423.00	173.81
C9	997.00	159.81	333.96	212.11	458.53
C10	927.00	152.07	58.84	184.04	168.54
C11	81.00	227.87	106.81	300.00	201.87
C12	18.00	24.80	14.81	72.93	21.18
C13	1017.00	377.12	274.86	1232.92	526.95
C14	85.00	18.21	18.85	632.94	14.58
C15	41.00	33.38	10.06	625.91	14.39
C16	997.00	6.90	3.45	624.87	6.89
C17	78.00	84.83	24.46	421.36	82.83
C18	85.00	84.83	24.46	421.36	82.83
C19	18.00	13.87	8.31	72.93	12.79
C20	81.00	156.11	106.81	1000.00	109.09
C21	10.00	15.31	10.00	90.00	14.14
C22	313.00	117.19	74.33	232.10	112.58
C23	325.00	147.29	74.33	232.10	146.03
C24	18.00	13.12	7.20	72.12	12.20
C25	41.00	18.82	10.82	102.84	14.72
C26	338.00	171.84	87.79	301.21	183.90

**BRIONES**  
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828-1432 fax  
TBPE FIRM REG. NO. F-5028

OWNER/DEVELOPER:  
HARVEY ZAUSMAN  
DOVE CANYON, L.P.  
8984 CANYON MIST  
GREY FOREST, TEXAS 78023  
(210) 372-0092  
(210) 372-0738 FAX

DEVELOPMENT SERVICES  
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2010 SEP 23 PM 2: 52

September 16, 2010

PLANNING &  
DEVELOPMENT SERVICES  
DEPARTMENT

2010 SEP 22 P 12: 47

DIRECTOR'S OFFICE

Mr. Roderick J. Sanchez  
Director of the Department of  
Planning and Development Services  
City of San Antonio  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

Re: Request for administrative exception to certain sidewalk requirements (Unified Development Code Sec. 35-506(q)(2)(D) associated with the platting of the Dove Landing Subdivision (Plat No. 2010000078)

Dear Mr. Sanchez:

**Introduction:** This is a request for the granting of an administrative exception which would eliminate the requirement for the construction of a certain sidewalk segment within the proposed Dove Landing Subdivision. Specifically we are requesting the elimination of the sidewalk segment proposed for the east side of Tree Run beginning at Creek Eagle and terminating just past Durango Run. For your ready reference please find included herewith as Exhibit "A" a copy of the page 3 of 6 of the Street and Drainage Plans for Dove Landing Subdivision P.U.D. with the segment of sidewalk proposed for elimination highlighted in pink.

**Code Issue:** Unified Development Code Sec. 35-506. Specifically, Sec.35-506(q) and the exception afforded by Sec. 35-506(q)(2)(D).

**Discussion/Justification:** Please note that if constructed this sidewalk segment would serve no useful purpose. It will run besides the wall of an apartment complex and will not serve the complex. It will begin and terminates without connectivity to any other sidewalk segment. Approval of this request is warranted pursuant to Unified Development Code Sec. 35-506(q)(2)(D) in that no adjacent lots are platted and the sidewalk will be adjacent to the apartment complex wall. Consequently the granting of the administrative exception would not be contrary to the spirit or intent of the Unified Development Code in this instance.

The developer shall take all practicable measures to minimize any adverse impacts on the public health, safety and public welfare by constructing all other sidewalks required by the Unified Development Code. However the developer request that a special exception be granted to eliminate the aforementioned segment of sidewalk as it will serve no useful purpose. Under such circumstances we aver that the public interest underlying the proposed exception clearly outweighs the public interest underlying the particular regulation for which the exception is requested.

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2010 SEP 23 PM 2: 52

Moreover, we assert the following:

- If the applicant complies strictly with the provisions of these regulations, he can make no reasonable use of his property, in that it is an unreasonable use of land to construct a sidewalk that serves no useful purpose; and
- The hardship relates to the applicant's land, rather than personal circumstances, in that the uselessness of this sidewalk segment is caused by the preexistence of the apartment complex and wall; and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties, in that it is caused by the proximity to the preexistence of the apartment complex and wall; and
- The hardship is not the result of the applicant's own actions, in that the apartment complex and wall are a preexisting condition; and
- 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 that if constructed the sidewalk would serve no useful purpose..

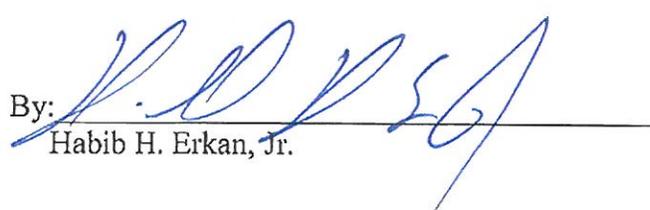
Included with this letter please find the following:

- A check for \$350.00 to cover the costs associated with the processing of this special exception application;
- Exhibit "A" a copy of the page 3 of 6 of the Street and Drainage Plans for Dove Landing Subdivision P.U.D. with the segment of sidewalk proposed for elimination **highlighted in pink**; and
- Exhibit "B" Variance – Time Extension Application
- Exhibit "C" page taken from COSA plat tracking system.

**Conclusion:** In our 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. Please note that the owner has provided a statement designating Earl and Associates PC., represent it in this matter. Please do not hesitate to contact the undersigned should you have any questions regarding the matters discussed herein. Thanking you in advance for your kind attention to this matter I remain,

Sincerely yours,

**EARL & ASSOCIATES, P.C.**

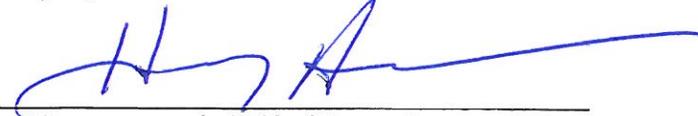
By: 

Habib H. Erkan, Jr.

**Designation Statement:**

DEVELOPMENT SERVICES  
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The undersigned is authorized to, and does, designate Earl and Associates, P.C. to represent Dove Canyon, L.P. in the matter discussed above. 28, SEP 20 04 52

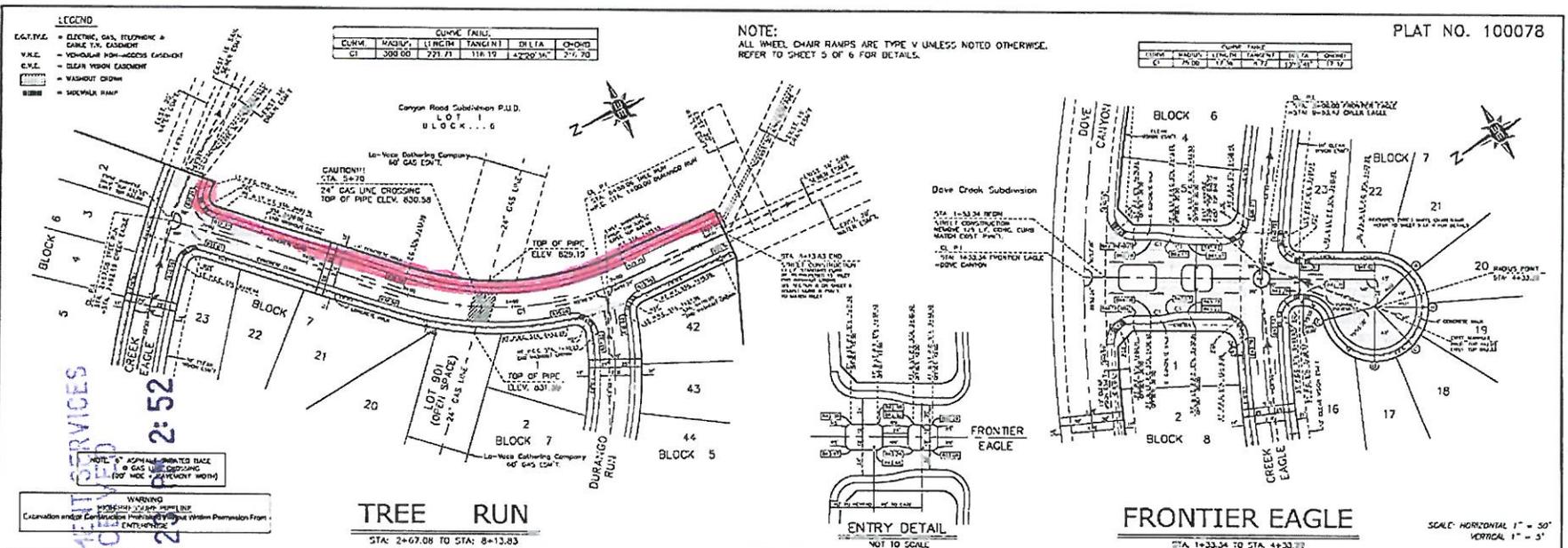
By:   
Harry Hausman on behalf of Dove Canyon, L.P.

cc: Richard Carrizales Planning and Development Services Case Manager  
Robert Brach Bexar County Public Works  
Harry Hausman

<sup>1</sup> Unified Development Code Sec. 35-506(q)(2)(D) reads as follows:

**Sidewalk Exceptions.** Sidewalks shall not be required in the following situations:

- A. When the director of planning and development services, in consultation with the director of public works, determines that the sidewalks will interfere with or disrupt drainage.
- B. When the director of planning and development services, in consultation with the director of public works, determines that public construction which would require sidewalk replacement will take place on the street within three (3) years.
- C. On local type A streets in single- or two-family residential subdivisions with a density less than 1.0 residential units per acre.
- D. On streets in residential subdivisions where no adjacent lots are platted, if approved by the director of planning and development services, such as streets adjacent to walls or drainage ways.
- E. Where the director of planning and development services determines that preservation of trees warrants the elimination, reduction in width, or modification to the sidewalk and curb requirements in accordance with the tree preservation standards.
- F. In developed blocks, where the area is residentially zoned for single-family detached dwellings, and where both of the following conditions exist:
  - a. Seventy (70) percent or more of the improved lots fronting the street in any one (1) block face do not have sidewalks; and
  - b. A connecting sidewalk does not exist on both sides of the subject property for which construction permits are being sought.



**REVISIONS**

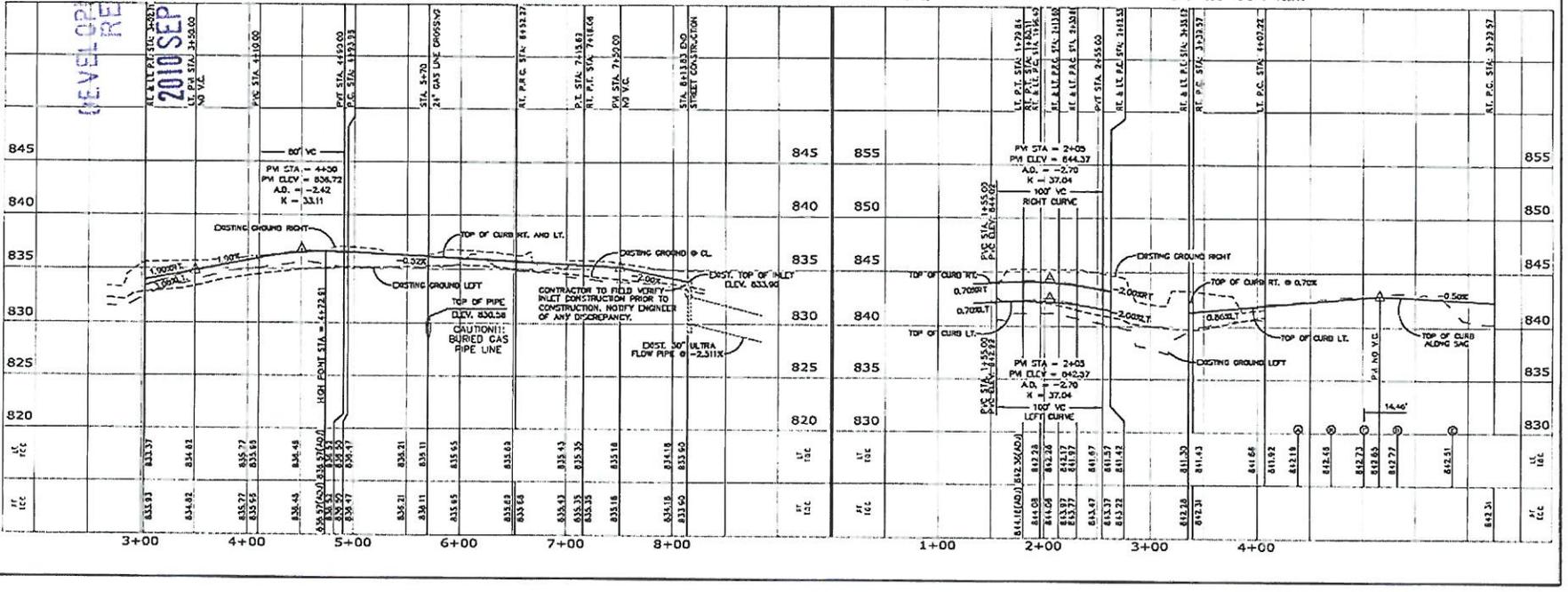
DATE	DESCRIPTION

**BRIONES CONSULTING & ENGINEERING LTD.**

8118 BROADWAY  
SAN ANTONIO, TX 78243  
PHONE: (210) 533-4031  
FAX: (210) 533-4132  
TELEPHONE: (210) 533-4132



STREET AND DRAIN PLANS FOR  
**DOVE LANDING SUBDIVISION P.U.D.**  
BEXAR COUNTY, TEXAS





## INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420

San Antonio, Texas 78207

210-335-6700 (Voice) | 210-335-6713 (Fax)

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Dove Landing PUD A subdivision plat consisting of 58 single family lots on 12.179 acres with approximately 2,744 lf of private road.
<b>Address:</b>	Approximately 1,500' West from the intersection of Dove Canyon at FM Loop 1604 Ferguson Map Grid 612/A-6
<b>A/P #/PPR #/Plat #:</b>	100078
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	09/24/2010
<b>AEVR Submitted by:</b>	Habib H. Erkan, Jr., Earl and Associates, P.C.
<b>Issue:</b>	Construction of sidewalk along private residential street
<b>Code Sections:</b>	2009 Unified Development Code (UDC), Section 35-506(q)(2)(D) – Sidewalk Exemptions
<b>By:</b>	Robert G. Brach, P.E. – Development Services Manager

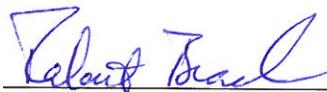
I have reviewed the information presented in Mr. Erkan's letter dated September 16, 2010. At issue is the City of San Antonio's UDC applicability and exemption of a sidewalk in a residential neighborhood.

The Unified Development Code (UDC) – Article V, Section 35-506 (q)(1) requires sidewalks to be constructed on both sides of all internal streets and all adjacent or perimeter streets except as noted in subsection (2). Section 35-506(q)(2)(D) specifically exempts sidewalks in residential subdivisions where no adjacent lots are platted such as streets adjacent to walls or drainage ways. Within Dove Landing, the street Tree Run is adjacent to a lot that was platted before this subdivision. The adjacent lot is an apartment complex that does not have frontage or access onto the private residential street. This leaves an approximately 11' wide strip of land that does not have access to any homes or businesses. Although there is not a restrictive feature such as a wall or drainage way, a sidewalk on the East side of the street is not required to provide access to other residential units or the neighboring apartment complex. Since this is a private street, the apartment complex could not be required to construct the sidewalk as intended by the UDC.

1. ***Is the exception contrary to the spirit and intent of section?*** No. Typically, sidewalks are constructed as lots are developed. In this case, the East side of Tree Run does not front any residential lots, is a private street to be maintained by the homeowners of the subdivision, and is not required to access any other structures within the development. The apartment is not required to construct sidewalk on the neighboring private property.

2. *Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?* Yes.
  
3. *Does the public interest underlying the exception outweigh the public interest of the particular regulation?* The exception was evaluated on the merits of the possible use of a sidewalk.
  
4. *Does the proposed exception comply with all other applicable standards of 35-432(e)?* Yes.

RECOMENDATION: Approval of Administrative Exception

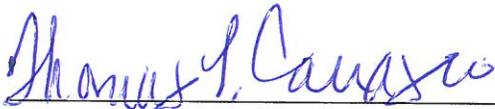


Robert Brach, P.E.  
Development Services Engineer  
Bexar County

10/27/10

Date

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



Thomas L. Carrasco, P.E.  
Development Services Engineer  
City of San Antonio Development Services Department

10/29/10

Date



Christopher Looney, AICP  
Interim Assistant Director  
City of San Antonio Development Services Department

11-1-10

Date

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 November 24, 2010

BCB – UNIT 17A  
**SUBDIVISION NAME**

MAJOR PLAT

100145  
**PLAT #**

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 651 E-8

**OWNER:** Brooks Development Authority, by Donald Jakeway

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

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

**Date filed with Planning Commission:** November 12, 2010

**Location:** On the southwest corner of South East Military Drive and South New Braunfels

**Services Available:** SAWS Water and Sewer

**Zoning:** MR Military Reservation

It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions. The applicant has submitted a rezoning application to change the zoning to Infill Development Zone (IDZ).

**Plat is associated with:**

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

**Proposed Use:** Commercial and Multi-Family

**Major Thoroughfare:** South East Military is a primary arterial, Type A, minimum R.O.W. 120 feet and South New Braunfels is a Secondary Arterial, Type A, minimum R.O.W 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **26.790** acres consisting of **4** non-single family lots

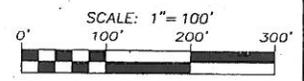
**STAFF RECOMMENDATION:**

Approval





PLAT NUMBER 100145



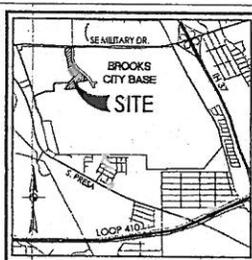
**PAPE-DAWSON ENGINEERS**  
TSPS, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE: November 4, 2010

SUBDIVISION PLAT  
OF  
**BCB - UNIT 17A**

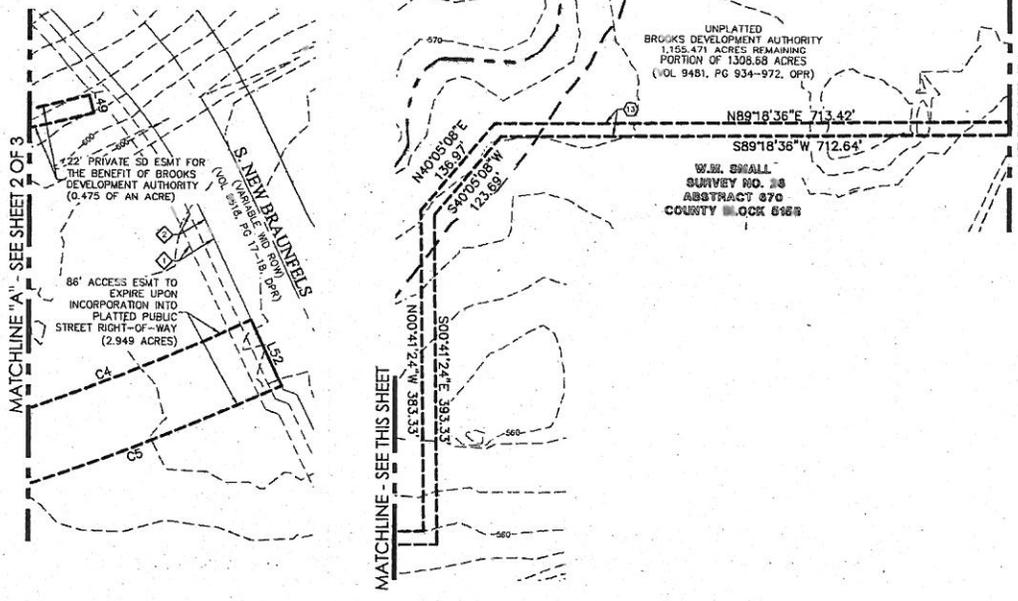
A 26.790 ACRE TRACT OF LAND OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 870, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO, AT PART OF ITS PLANNING AND GEA FROM BOTH PUBLIC SERVICE DEPARTMENTS & NEVER EDUCATED BY LICENSED AND REGISTERED FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC LAYOUT" THROUGH "LAYOUT" SERVICE FACILITIES. "UTILITY LAYOUT" SHALL INCLUDE: "GSA LAYOUTS" AND "TRANSFORMER LAYOUT" FOR THE PURPOSE OF INDIVIDUAL, COMMERCIAL, RESIDENTIAL, MANUFACTURING, RECREATIONAL, PARKING, AND OTHER POLICE FACILITIES OR SERVICE VEHICLES, CONCRETE, PRECAST OR TRANSCURENT. LOCAL WITH NECESSARY APPURTENANCES TOGETHER WITH THE ROOF OF PAVES AND EXPOSED OVERHEADS. ALL LINES SHALL BE ADJUSTED TO BROOKS SUB FACILITIES WITHIN THE EXISTING AND PROPOSED AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL TIES OR PAVES THEREON OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THEREON, IS HEREBY AND UNDENIABLY GRANTED TO THE ENGINEER TO BE PLACED WITHIN SAID LAYOUT AREA.  
2. ANY CITY INSTRUMENTS RELATING FROM HOOD/CATCHMENT BASINS OF CITY COUNCIL, LOCATED WITHIN SAID LAYOUT AREA, DUE TO CHANGING OF OWNERSHIP OR OTHER REASONS, SHALL BE CONVEYED TO THE PERSON OR PERSONS DESIGNATED THEREON FOR SAID CHANGING OF OWNERSHIP OR OTHER REASONS.  
3. THE PLAT FOR 2008 FOR JUNE, AFTER REVIEW OF CHANGES AND EXISTING RECORDS, GEA, WATER, POWER, DRAINAGE, TELEPHONE, CABLE LAYOUTS, OR ANY OTHER UTILITIES FOR LAYOUTS UNDER THE CHARGE OF SUCH ENGINEER, AND CONSIDERED.

DEVELOPMENT SERVICES  
RECEIVED  
2010 NOV - 8 PM 4:22



LOCATION MAP  
MAPSCO MAP GRID: 651B  
NOT TO SCALE



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

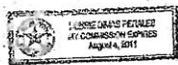
OWNER/DEVELOPER: **Donald Jakeway**  
DONALD JAKEWAY  
BROOKS DEVELOPMENT AUTHORITY  
1874 A. CROSSINGS, SUITE 100  
SAN ANTONIO, TX 78235  
(210) 678-3300

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Donald Jakeway**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND THAT HIS CAPACITY THEREIN IS TRUE, TO WIT: **10 NOVEMBER 2010**

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

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:  
**Shauna L. Weaver**  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
**John Noel Nicholls**  
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT OF BCB - UNIT 17A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

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

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

**PLANNING COMMISSION  
VACATING AND RESUBDIVISION**

AGENDA ITEM NO: 11 November 24, 2010

BANDERA DERBY ENCLAVE  
SUBDIVISION NAME

MAJOR PLAT

100323  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 547 E-7

**OWNER:** GIA Group, LLC, by Louis G. Gonzalez

**ENGINEER:** Seda Consulting Engineers, Inc., by Salah E. Diab, P.E.

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

**Date filed with Planning Commission:** November 9, 2010

**Location:** East of Bandera Road, south of Bristlecone Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single Family

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **2.777** acres consisting of **17** single family lots and **350** linear feet of private street.

**STAFF RECOMMENDATION:**

Approval



# **Individual Consideration**

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 12 November 24, 2010**

FALCON LANDING UNIT 1  
**SUBDIVISION NAME**

070320  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City limits  
**FERGUSON MAP GRID:** 544 B-7  
**OWNER:** Fieldstone Homes of Texas, LLC, by Tim Pruski  
**ENGINEER:** Pape-Dawson Engineers, Inc., by Alfonso Chua, Jr., P.E.  
**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Location:** West of the intersection of Culebra Road and Geronimo Drive

**Plat status:** The Planning Commission approved this plat on November 28, 2007. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

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

- Streets \_\_\_\_%
- Drainage \_\_\_\_%
- Water Infrastructure \_\_\_\_%
- Sanitary Sewer \_\_\_\_%
- Sidewalk \_\_\_\_%

**STAFF RECOMMENDATION:**

Pending

**FieldStone**



BIG HOMES...small prices

DEVELOPMENT SERVICES  
RECEIVED

2010 NOV 18 AM 10:19

November 17, 2010

Roderick J. Sanchez, AICP, CBO  
Director of Planning and Development Services  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78283-3966

Reference: Subdivision Plat Time Extension Request for  
Falcon Landing Unit 1, Plat Number 070320

Dear Mr. Sanchez,

Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the completion of improvements and subdivision plat approval for Falcon Landing Unit 1, plat no. 070320, which was approved by the City of San Antonio Planning Commission on November 28, 2007. Falcon Landing Unit 1 consists of 104 single family lots, located within the Extraterritorial Jurisdiction boundaries of the City of San Antonio and is contained in Falcon Landing MDP # 005-07. This subdivision is also located within the utility service boundaries for San Antonio Water Systems for both water and sewer services.

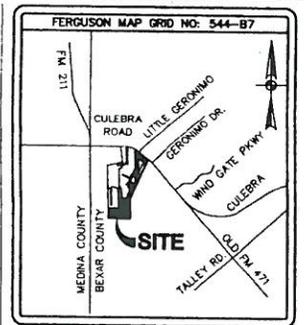
We hope that you will consider and grant our request for a two year time extension (for the completion of improvements) the challenging economic climate and restraints to the banking industry has delayed the start of construction of this subdivision and it can not be completed at this time. Our current contribution of costs to the completion of this subdivision phase, which includes engineering and platting fees, is \$503,095.00 dollars.

Thank you, for your time and consideration and hope to get favorable response to our request for a two year time extension. Please, contact me if you need any additional information, enclosed is one copy of the subdivision plat. Also, enclosed is the \$850.00 fee.

Respectfully,

Tim Pruski  
Land Manager  
Ph. 210.402.5616  
Email: [tim.pruski@fieldstome-homes.com](mailto:tim.pruski@fieldstome-homes.com)





LOCATION MAP NOT TO SCALE

GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER CONSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE AREA... 2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... 3. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO... 4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE... 5. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PAVEMENT, LANDSCAPE BUFFERS, ELEVATIONS OF ANY OPEN SPACES, SWIMMING POOLS, GOLF COURSES, OR OTHER RECREATION FACILITIES... 6. THE MAINTENANCE OF THE DETENTION POND, TRAFFIC SIGNALS, PARK SPACE, LIGHTS FOR BLOCK 15, LOT 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000... 7. LOTS 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000... 8. LOT 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000... 9. CONCRETE DRIVEWAYS AND DRIVE APPROACHES ARE ALLOWED WITHIN 7' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT WITH FRONT LOADED DRY UTILITIES.

STATE NOTES: 1. FOR REMEDIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SETBACKS AND/OR STAIRS ADJACENT TO STATE RIGHT OF WAY... 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY OTHER IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE PROPERTY LIMITS OF WAY... 3. MAINTAIN ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE MAINTAINED AS DIRECTED BY THE TEXAS HIGHWAY DEPARTMENT... 4. IF SETBACKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SETBACK POINT MUST BE APPROVED BY LOCAL PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY LOCATIONS OF SIDEWALKS WHEN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY LOCAL.

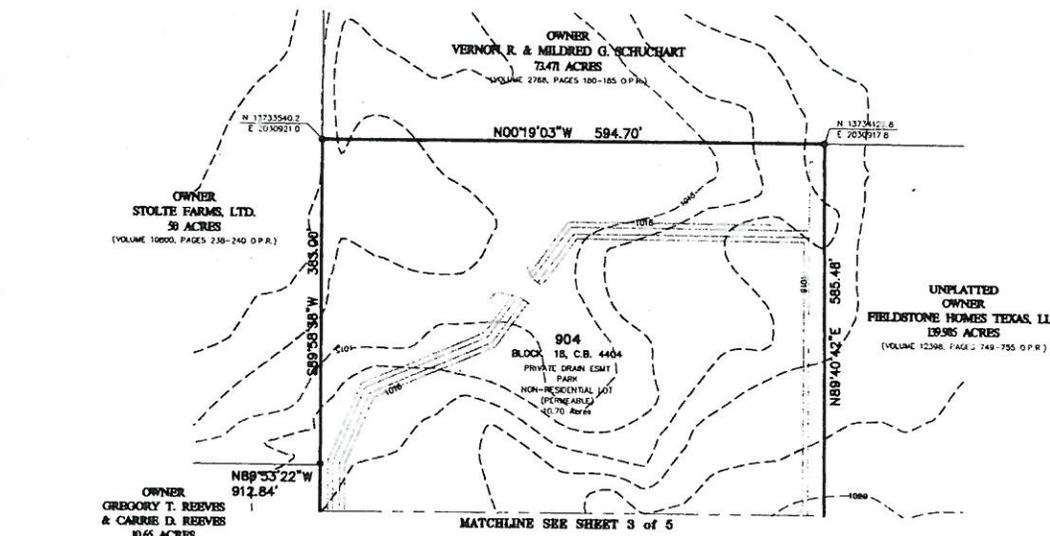
STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE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

Richard D. Bennett, OWNER FIELDSTONE HOMES TEXAS, LLC 7125 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258

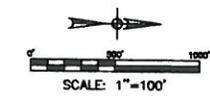
EDUARDO J. DESCAMPS, 40825, LICENSED PROFESSIONAL ENGINEER, BEAR COUNTY, TEXAS

Walter J. McManis, LICENSED PROFESSIONAL ENGINEER, BEAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS, REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE SEE SHEET 3 of 5



SUBDIVISION PLAT OF FALCON LANDING, UNIT-1 A 51.59 ACRE TRACT OF LAND BEING OUT OF A 130.985 ACRE TRACT AS CONVEYED TO FIELDSTONE COMMUNITIES SAN ANTONIO, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 748-755 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF JOSE JACINTO BONZALES SURVEY NUMBER 255, ABSTRACT 268, COUNTY BLOCK 4404, IN BEAR COUNTY, TEXAS.

THIS PLAT OF FALCON LANDING, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

SURVEYOR'S NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "TAPS-DAWSON INC" AT ALL CORNER MARKS OTHERWISE NOTED. 2. THE BEARINGS ARE BASED ON THE NORTH ADJACENT SECTION OF 1986 GEORNO FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE. 3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD RAIN (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRANSMULATION STATIONS. D14371 TEXAS SAN ANTONIO 89P2 COES AMP N:292808.343 W:608343.880 D14372 TEXAS CORPUS CHRISTI 82 COES AMP N:274438.804 W:607250.011 A19486 AMP3 ARANCAZ PASS 3 COES AMP N:27068.048 W:607032.219

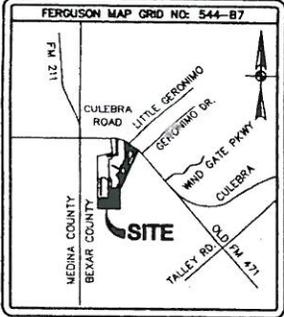
LEGEND: FOUND 1/2" IRON ROD, DEED REQUIRED OF BEAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, RIGHT-OF-WAY, RECOMMENDED DRIVEWAY LOCATION, NON-RESIDENTIAL LOT (PNEUMATIC), 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 18' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 12' SANITARY SEWER EASEMENT, 18' SANITARY SEWER EASEMENT, 10' BUILDING SETBACK, 20' BUILDING SETBACK, 20' WATER EASEMENT, 20' STREET RIGHT-OF-WAY DEDICATION, 1' VEHICLE NON-ACCESS EASEMENT, 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, FINISHED CONTOURS.

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 1 OF 5

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT. APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS DAY OF A.D. 20

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





LOCATION MAP  
NOT TO SCALE

**C.P. & M.P.**  
THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAT AND THE SYSTEM FOR PUBLIC UTILITY SERVICE SHOWN THEREON AND HAS DETERMINED THAT THE LOCATION OF THE UTILITY SERVICE AND THE UTILITY SERVICE CONNECTIONS SHOWN THEREON ARE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UTILITY SERVICE ORDINANCES AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT'S POLICY ON UTILITY SERVICE CONNECTIONS. THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND THE SYSTEM FOR PUBLIC UTILITY SERVICE SHOWN THEREON AND HAS DETERMINED THAT THE LOCATION OF THE UTILITY SERVICE AND THE UTILITY SERVICE CONNECTIONS SHOWN THEREON ARE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UTILITY SERVICE ORDINANCES AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT'S POLICY ON UTILITY SERVICE CONNECTIONS.

**2. ANY CITY UTILITY SERVICE CONNECTIONS REQUIRED BY ANY UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE PLACED AT THE DEVELOPER'S EXPENSE.**

**3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT.**

**4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT.**

**5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT.**

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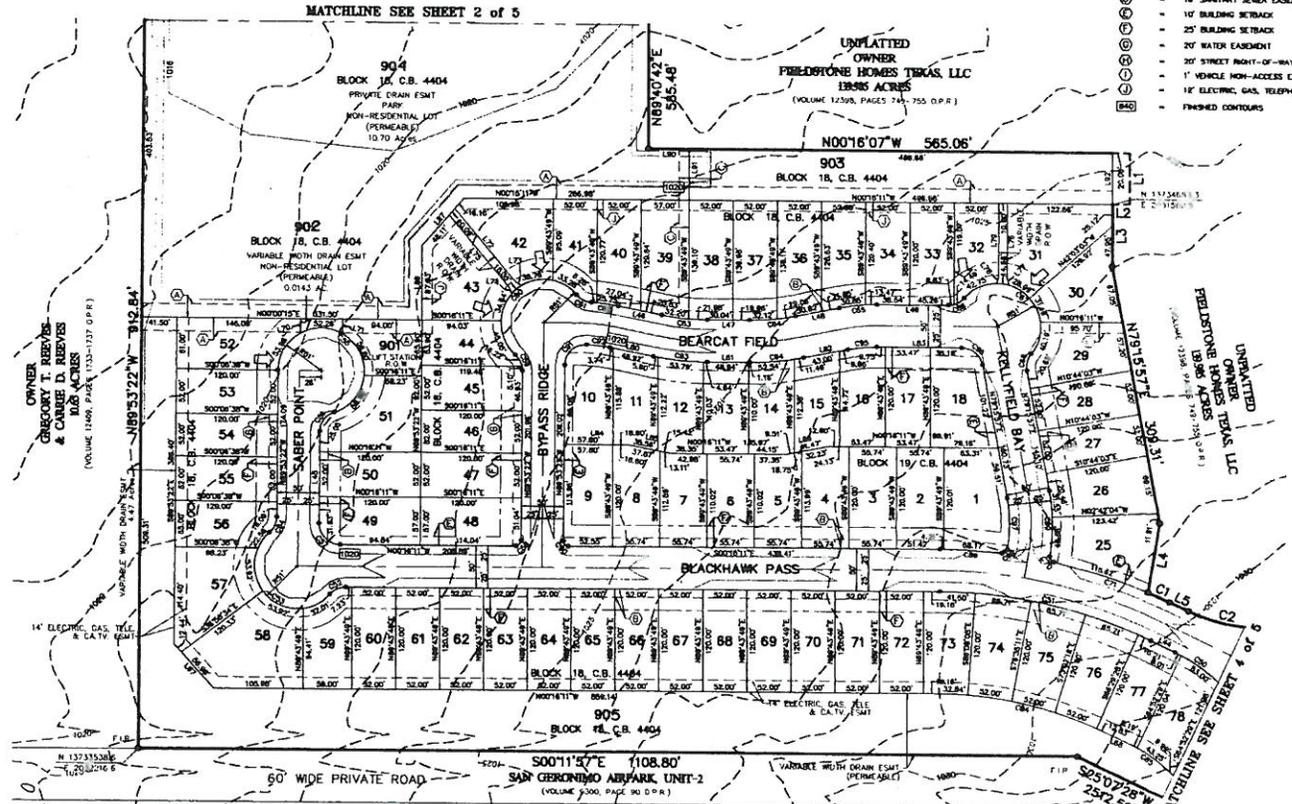
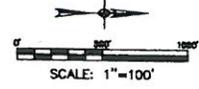
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**NOTE:**  
FOR CURVE TABLE AND LINE TABLE  
SEE SHEET 1 OF 5

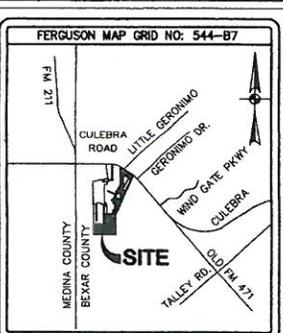
PLAT NO. 070320

- LEGEND:**
- 1" R.I.R. = FOUND 1/2" IRON ROD
  - 1" O.P.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
  - 1" P.O.B. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
  - 1" R.O.B. = RIGHT-OF-WAY
  - 1" (H) = RECOMMENDED DRIVEWAY LOCATION
  - 1" (N) = NON-RESIDENTIAL LOT (PERMEABLE)
  - 1" (E) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 1" (G) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 1" (S) = 12' SANITARY SEWER EASEMENT
  - 1" (T) = 18' SANITARY SEWER EASEMENT
  - 1" (U) = 10' BUILDING SETBACK
  - 1" (V) = 25' BUILDING SETBACK
  - 1" (W) = 20' WATER EASEMENT
  - 1" (X) = 20' STREET RIGHT-OF-WAY DEDICATION
  - 1" (Y) = 1' VEHICLE NON-ACCESS EASEMENT
  - 1" (Z) = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 1" (AA) = FINISHED CONTOURS



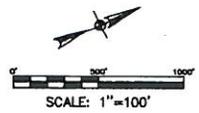
**GENERAL NOTES:**

1. ALL UTILITIES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT.
3. THE BEARCAT FIELD TRACT IS PART OF THE SAN ANTONIO UTILITY SERVICE DEPARTMENT'S POLICY ON UTILITY SERVICE CONNECTIONS.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5. BEAR COUNTY WILL MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE PLANTINGS, LANDSCAPING OF ANY KIND, OPEN SPACE, TRAFFIC SIGNALS & ETC. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT AND THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO UTILITY SERVICE DEPARTMENT.
6. THE MAINTENANCE OF THE UTILITY SERVICE DEPARTMENT'S PARK SPACE DUTY FROM BLOCK 18, LOT 100, BLOCK 19, LOT 100, BLOCK 20, LOT 100, BLOCK 21, LOT 100, BLOCK 22, LOT 100, BLOCK 23, LOT 100, BLOCK 24, LOT 100, BLOCK 25, LOT 100, BLOCK 26, LOT 100, BLOCK 27, LOT 100, BLOCK 28, LOT 100, BLOCK 29, LOT 100, BLOCK 30, LOT 100, BLOCK 31, LOT 100, BLOCK 32, LOT 100, BLOCK 33, LOT 100, BLOCK 34, LOT 100, BLOCK 35, LOT 100, BLOCK 36, LOT 100, BLOCK 37, LOT 100, BLOCK 38, LOT 100, BLOCK 39, LOT 100, BLOCK 40, LOT 100, BLOCK 41, LOT 100, BLOCK 42, LOT 100, BLOCK 43, LOT 100, BLOCK 44, LOT 100, BLOCK 45, LOT 100, BLOCK 46, LOT 100, BLOCK 47, LOT 100, BLOCK 48, LOT 100, BLOCK 49, LOT 100, BLOCK 50, LOT 100, BLOCK 51, LOT 100, BLOCK 52, LOT 100, BLOCK 53, LOT 100, BLOCK 54, LOT 100, BLOCK 55, LOT 100, BLOCK 56, LOT 100, BLOCK 57, LOT 100, BLOCK 58, LOT 100, BLOCK 59, LOT 100, BLOCK 60, LOT 100, BLOCK 61, LOT 100, BLOCK 62, LOT 100, BLOCK 63, LOT 100, BLOCK 64, LOT 100, BLOCK 65, LOT 100, BLOCK 66, LOT 100, BLOCK 67, LOT 100, BLOCK 68, LOT 100, BLOCK 69, LOT 100, BLOCK 70, LOT 100, BLOCK 71, LOT 100, BLOCK 72, LOT 100, BLOCK 73, LOT 100, BLOCK 74, LOT 100, BLOCK 75, LOT 100, BLOCK 76, LOT 100, BLOCK 77, LOT 100, BLOCK 78, LOT 100, BLOCK 79, LOT 100, BLOCK 80, LOT 100, BLOCK 81, LOT 100, BLOCK 82, LOT 100, BLOCK 83, LOT 100, BLOCK 84, LOT 100, BLOCK 85, LOT 100, BLOCK 86, LOT 100, BLOCK 87, LOT 100, BLOCK 88, LOT 100, BLOCK 89, LOT 100, BLOCK 90, LOT 100, BLOCK 91, LOT 100, BLOCK 92, LOT 100, BLOCK 93, LOT 100, BLOCK 94, LOT 100, BLOCK 95, LOT 100, BLOCK 96, LOT 100, BLOCK 97, LOT 100, BLOCK 98, LOT 100, BLOCK 99, LOT 100, BLOCK 100, LOT 100.
7. LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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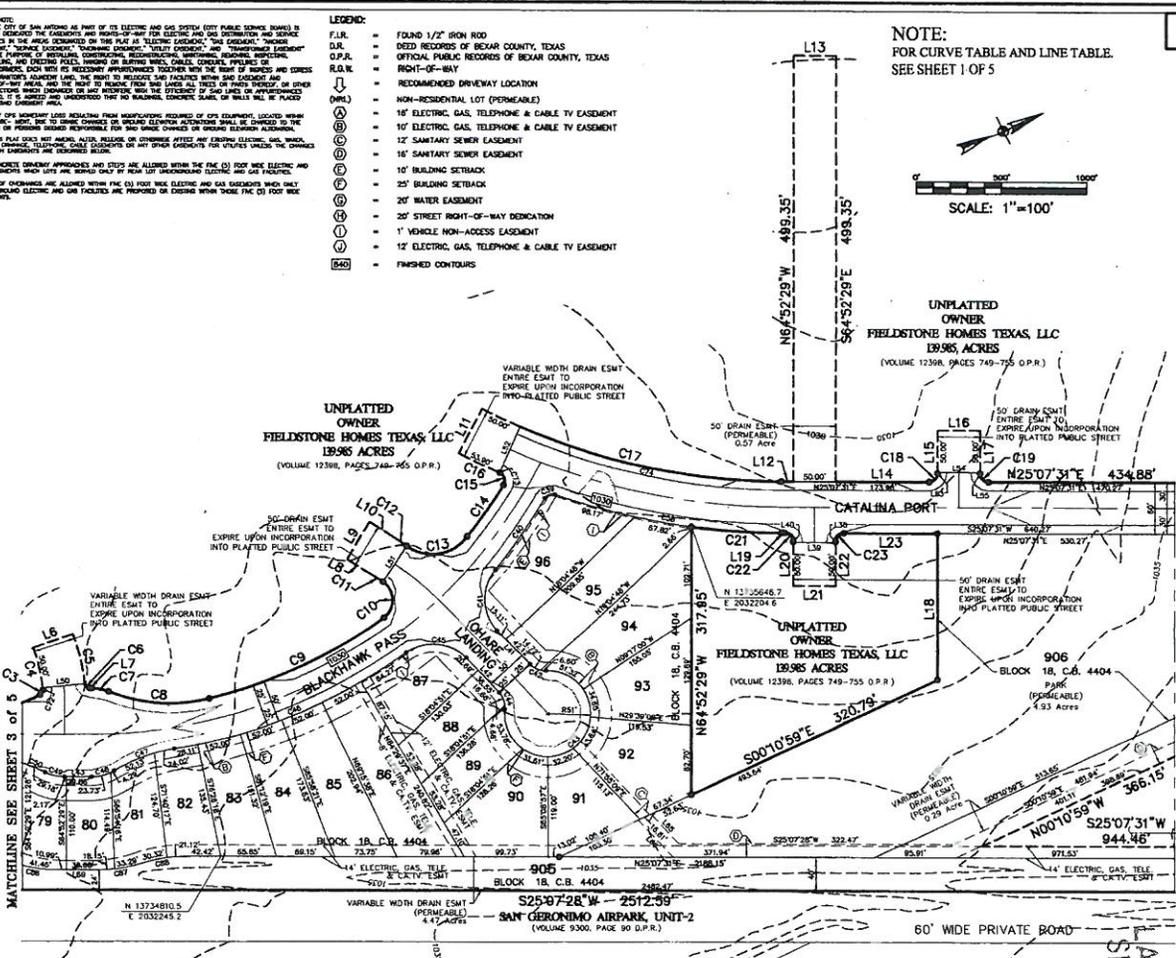


- C.A.S. NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM... LEGEND: F.I.R. = FOUND 1/2" IRON ROD... 1" VEHICLE NON-ACCESS EASEMENT

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 1 OF 5



GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED... 2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION... 3. THE EASEMENTS SHOWN ON THIS PLAT ARE AT THE LOCATION OF THE... 4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED... 5. BEAR CITY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS... 6. THE MAINTENANCE OF THE DETENTION POND, TRAFFIC ISLANDS, PARK SPACES... 7. LOTS 802, 803, 804 BLOCK 18 AND LOT 801, 802 BLOCK 20, COUNTY BLOCK 4004... 8. LOT 801, BLOCK 18, COUNTY BLOCK 4004 LEFT STATION AREA TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM AS A LEFT STATION AREA... 9. CONCRETE DRIVEWAYS AND DRIVE APPROACHES ARE ALLOWED WITHIN 1' OF ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT FROM LARGEST DRY UTILITIES... 10. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE NETWORK AND/OR SOUND ATTENUATION MEASURES FOR FUTURE NOISE MITIGATION... 11. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY... 12. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS... 13. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITH STATE RIGHT OF WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.



SURVEYOR'S NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED... 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CDRS 1986)... 3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (1903) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS... 4. CLEAR VIBRON EASEMENT: CLEAR VIBRON EASEMENT MUST BE FREE OF ALL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND UTILITIES, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN 100 FT. ELEVATION... 5. WASTEWATER TREATMENT: THE NUMBER OF WASTEWATER TREATMENT (DRILLING LIMITS TIED) HAD FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT... 6. IMPACT FEES: IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT... 7. FINISHED FLOOR ELEVATIONS: FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE SUBMITTER AND SHALL BE IN CONFORMANCE WITH THE CONSTRUCTION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING... 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...

OWNER/DEVELOPER: FIELDSTONE HOMES TEXAS, LLC 21322 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258 TEL. NO. (210) 491-7600 PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT OF FALCON LANDING, UNIT-1

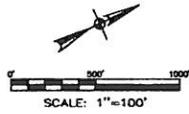
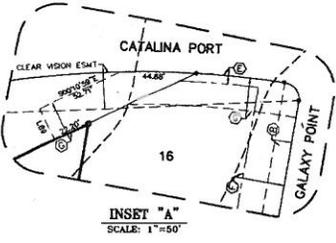
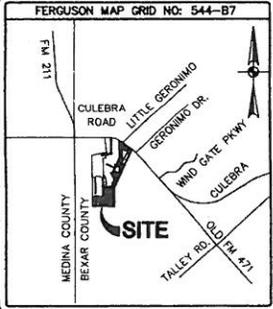
A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.985 ACRE TRACT AS CONVEYED TO FIELDSTONE COMMUNITIES SAN ANTONIO, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF JOSE JACINTO GONZALEZ SURVEY NUMBER 255, ABSTRACT 289, COUNTY BLOCK 4404, IN BEAR COUNTY, TEXAS.

THIS PLAT OF FALCON LANDING, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION...

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 COMMISSIONERS COURT OF BEAR COUNTY TEXAS ON... DATED THIS 29th DAY OF JANUARY, 2009... COUNTY CLERK, BEAR COUNTY, TEXAS

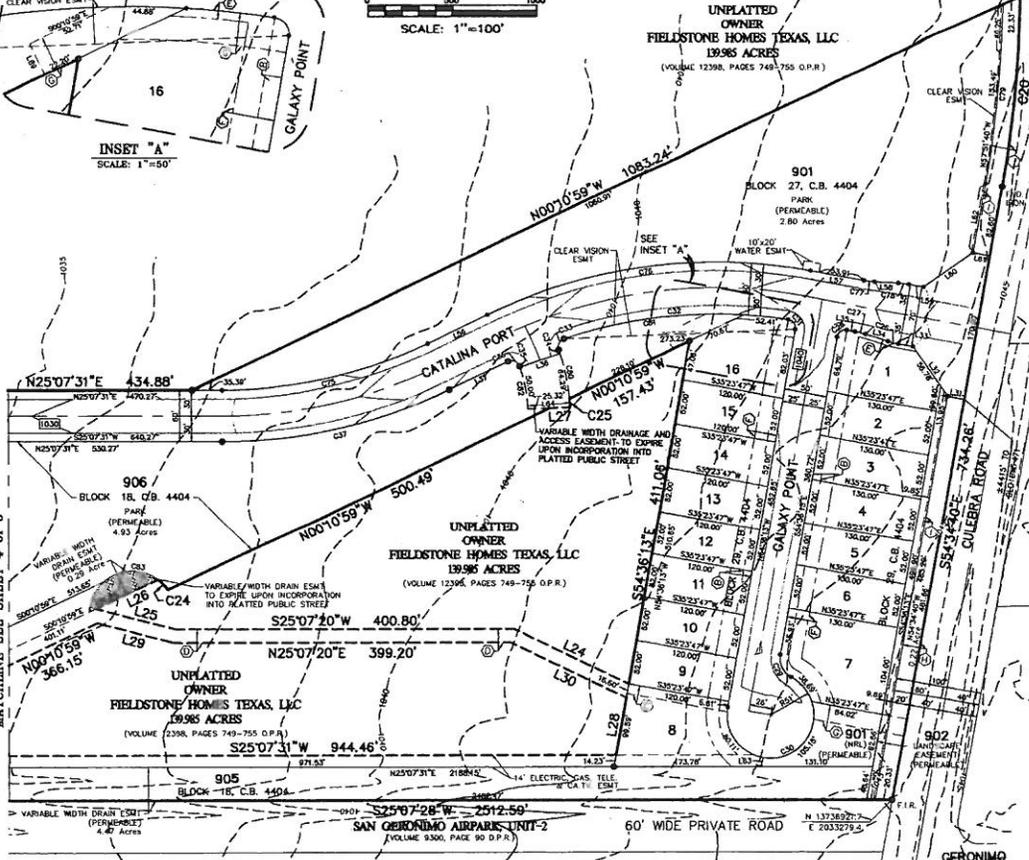
STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE BOOK AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY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





SURVEYOR'S NOTES:

- 1. 1/2" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE TEXAS SOUTH GRANTING ACT.
3. NAD 83 GRID COORDINATES WERE DERIVED FROM PD BASE (2007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.



- GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSCURE OR INTERFERE WITH THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... 3. THE BEARING MARKS ON THE PLAT ARE NOT SUBJECT TO ADJUSTMENT BY THE CITY OF SAN ANTONIO.

- LEGEND: F.I.R. - FOUND 1/2" IRON ROD, D.E.D. - DEED RECORDS OF BEAR COUNTY, TEXAS, O.P.R. - OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, R.O.W. - RIGHT-OF-WAY, etc.



STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

OWNER/DEVELOPER: FIELDSTONE HOMES TEXAS, LLC 21232 GATHERING OAK, SUITE 103 SAN ANTONIO, TEXAS 78258 TEL. NO. (210) 491-7600



NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 1 OF 5

SUBDIVISION PLAT OF FALCON LANDING, UNIT-1

A 51.59 ACRE TRACT OF LAND BEING OUT OF A 139.885 ACRE TRACT AS CONVEYED TO FIELDSTONE COMMUNITIES SAN ANTONIO, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12398, PAGES 749-755 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF JOSE JACINTO GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEAR COUNTY, TEXAS.

THIS PLAT OF FALCON LANDING, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

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

DATED THIS DAY OF A.D. COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS 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 THE RECORDED THIS DAY OF A.D. AT M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D.

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 November 24, 2010

CAMPANAS PHASE 2A ENCLAVE  
SUBDIVISION NAME

MAJOR PLAT

100010  
PLAT #

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

**FERGUSON MAP GRID:** 484 D-4

**OWNER:** Forestar (USA) Real Estate Group, by John K. Pierret

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tackett, P.E.

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

**Date filed with Planning Commission:** Pending

**Location:** The extension of Viajes from Campanas, Phase I Enclave Plat No. 070501

**Services Available:** SAWS Water and Sewer

**Zoning:** OCL            Outside of San Antonio City Limits  
          ERZD            Edwards Recharge Zone District

**Proposed Use:** Residential

**Plat is in associated with:**

MDP 452, Evans Road Tract, accepted on January 20, 1995

APP 09-001, Campanas, March 26, 2008

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**APPLICANT'S PROPOSAL:**

To plat **11.805** acres consisting of **31** single family lots and **2** non-single family lots and **1,151** linear feet of private streets.

**DISCUSSION:**

The Development Services Department and Bexar County Infrastructure Services have cited: Sections 35-506(i) regarding Horizontal Curvature, Section 35-506 (t) regarding Traffic Calming, and Section 515 (b) regarding Lot Layout Regulations, Block and Street Length. The applicant has submitted a request for an Administrative Exception Variance Request Analysis to the development standards important to the health, safety and welfare of the community.

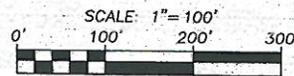
The Development Services Director and Bexar County Infrastructure Services have granted the administrative exceptions to the Sections noted above, as indicated in the attached report.

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:**

Pending

PLAT NUMBER 100010



PAPE-DAWSON ENGINEERS  
TYPE, FIRM REGISTRATION 1470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.2010

DATE: AUGUST 9, 2010

SUBDIVISION PLAT OF  
CAMPANAS PHASE 2A  
(ENCLAVE)

AN 11.805 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERMEN INVESTMENT CORPORATION, NOW KNOWN AS FORESTAR (USA) REAL ESTATE GROUP, INC. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 3792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND OUT OF THE ADOLPHUS HARDEN SURVEY, NUMBER 478 1/3 ABSTRACT 350, COUNTY BLOCK 4911, AND THE EL PASO IRRIGATION COMPANY SURVEY, NUMBER 921, ABSTRACT 845, COUNTY BLOCK 4910, IN BEAR COUNTY, TEXAS.

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

SURVEYOR NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATE POINTS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1984) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE OF THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDWARDS'S ACQUIFER RECHARGE ZONE NOTE  
THIS SUBDIVISION IS WITHIN THE EDWARDS'S ACQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 11, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "ACQUIFER RECHARGE ZONE AND WATERBODIES PROTECTION OR LATER REVISIONS THEREOF".

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS'S ACQUIFER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN OR "WPA") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 FAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATER REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

DEDICATION NOTE  
NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OPEN SPACE OR GREENBELT SHALL BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

BEAR COUNTY MAINTENANCE NOTE  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINAGE FACILITIES, TRAFFIC SIGNALS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

THIS PLAT OF CAMPANAS PHASE 2A (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS, COUNTY OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARS 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.

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS  
COUNTY CLERK, BEAR COUNTY, TEXAS

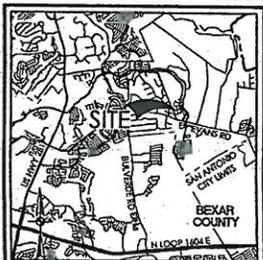
STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN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

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS  
COUNTY CLERK, BEAR COUNTY, TEXAS

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.

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS  
COUNTY CLERK, BEAR COUNTY, TEXAS

DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS  
COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP  
MAPSCO MAP GRID: 48424  
NAD 83 UTM ZONE 18Q

LEGEND

- AC ACRE
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- FTE FINISHED FLOOR ELEVATION FOR SANITARY SEWER SERVICE
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- PG PAGE IN
- ROW RIGHT-OF-WAY
- VOL VOLUME
- GB GREEN BELT
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ZERO LOT LINE
- 1140--- EXISTING CONTOURS
- 1140--- PROPOSED CONTOURS

- ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9548, PG 11-14 DPR)
- ② 2' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 1' VEHICULAR NON-ACCESS EASEMENT
- ④ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑤ 30' WATER, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (10' EXPIRE UPON INCORPORATION AND PLATED PRIVATE STREET) (PERMEABLE 0.037 ACRES)
- ⑥ 2.5' CLEAR VISION EASEMENT
- ⑦ 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9548, PG 11-14 DPR)
- ⑧ 1/2" ELECTRIC, TELEPHONE, GAS AND CABLE TV EASEMENT (VOL 9548, PG 197-204 DPR)
- ⑨ 10' ELECTRIC, TELEPHONE, GAS AND CABLE TV EASEMENT (VOL 9589, PG 11-14 DPR)
- ⑩ 20' BUILDING SETBACK EASEMENT (VOL 9589, PG 11-14 DPR)

- ⑪ 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9548, PG 197-204 DPR)
- ⑫ 1/2" ELECTRIC, TELEPHONE, GAS AND CABLE TV EASEMENT (VOL 9548, PG 197-204 DPR)
- ⑬ 10' ELECTRIC, TELEPHONE, GAS AND CABLE TV EASEMENT (VOL 9589, PG 11-14 DPR)
- ⑭ 20' BUILDING SETBACK EASEMENT (VOL 9589, PG 11-14 DPR)

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATE TO AND CONVEY TO THE CITY OF SAN ANTONIO, TEXAS, AS PUBLIC STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE FACILITIES AND PUBLIC UTILITIES THEREON SHOWN ON THIS PLAT AND TO BE MAINTAINED BY THE CITY OF SAN ANTONIO, TEXAS.

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP  
14755 PRISTON ROAD, SUITE 710  
DALLAS, TEXAS 75254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEAR DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Sioni C.R. Nadadiah 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 5th DAY OF November, A.D. 2010.

Sioni C.R. Nadadiah  
NOTARY PUBLIC, BEAR COUNTY, TEXAS  
Dallas

STATE OF TEXAS  
COUNTY OF BEAR

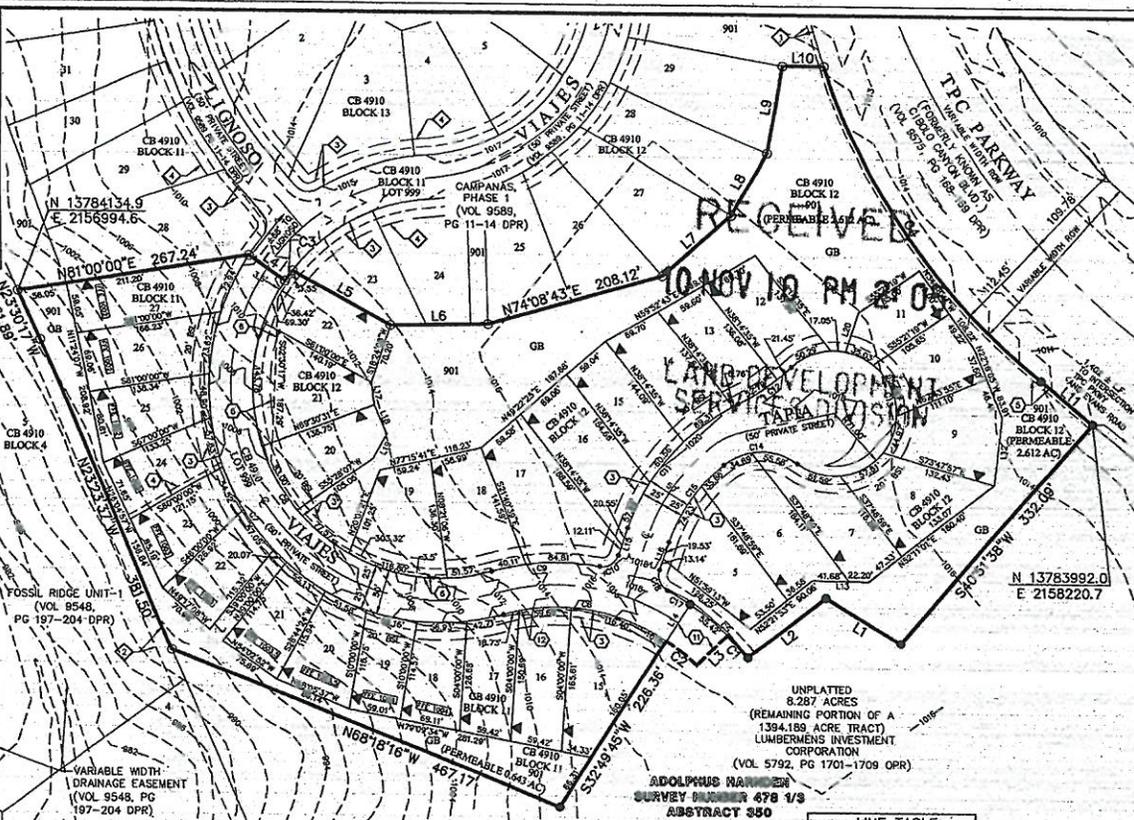
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Paul C. Dabest  
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.

David Casandua  
REGISTERED PROFESSIONAL LAND SURVEYOR



PRIVATE STREET DESIGNATION NOTE  
1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD ELECTRIC EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, WIRELINES OR TRANSCONDUITS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PALMS THEREON, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE RELIABILITY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OTHER REASONS, SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENT.

3. THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT OR GAS EASEMENTS WHICH ARE SERVED ONLY BY SEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH ARE SERVED ONLY BY SEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. FOOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH ARE SERVED ONLY BY SEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

PERMEABLE NOTE  
AREAS DESIGNATED AS OPEN SPACE, COMMON AREA, OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS PERMEABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER, AND TELEVISION EASEMENTS.

MAINTENANCE EASEMENT  
FIVE FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND TO THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL DULY EXECUTED INSTRUMENTS.

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.

ADOLPHUS HARDEN SURVEY NUMBER 478 1/3 ABSTRACT 350 COUNTY BLOCK 4911

FINISHED FLOOR NOTE  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.

DRAINAGE EASEMENT NOTE  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	071°34'42"	N41°19'31"W	34.67'	34.69'
C2	225.00'	11°23'41"	N50°38'13"W	44.67'	44.75'
C3	215.00'	03°51'05"	N36°34'04"E	14.45'	14.45'
C4	782.00'	32°03'36"	S34°41'39"E	431.88'	437.57'
C5	275.00'	18°46'31"	N47°05'56"W	89.71'	90.11'
C6	225.00'	48°30'42"	N91°08'25"W	188.80'	194.82'
C7	285.00'	140°35'17"	N35°39'07"W	498.95'	650.24'
C8	215.00'	140°35'17"	S35°39'07"E	404.82'	527.65'
C9	275.00'	26°01'37"	N87°04'03"E	123.89'	124.92'
C10	19.00'	81°23'34"	N52°23'05"E	24.78'	26.99'
C11	245.00'	45°28'25"	N41°28'00"E	189.45'	194.52'
C12	239.00'	17°47'47"	N55°16'49"E	73.94'	74.23'
C13	71.00'	259°38'26"	S07°48'51"E	109.09'	321.70'
C14	69.00'	24°37'11"	S61°30'45"W	83.96'	90.26'
C15	195.00'	32°20'51"	S34°51'44"W	108.64'	110.09'
C16	19.00'	81°23'34"	S27°00'30"E	24.78'	26.99'
C17	275.00'	06°13'05"	S59°35'44"E	29.83'	29.84'

LINE TABLE

LINE	BEARING	LENGTH
L1	N58°57'28"W	99.66'
L2	S52°21'53"W	113.05'
L3	S45°03'37"W	50.00'
L4	S55°21'29"E	50.00'
L5	S81°00'00"E	126.95'
L6	N89°00'00"E	111.46'
L7	N49°30'17"E	104.44'
L8	N30°17'34"E	81.56'
L9	N02°52'19"E	101.26'
L10	S90°00'00"E	47.33'
L11	S50°43'27"E	78.03'
L12	N08°02'05"E	78.14'
L13	S89°55'26"E	63.89'
L14	S32°49'45"W	50.00'
L15	N18°41'18"E	32.67'
L16	S18°41'18"W	32.67'
L17	N07°32'53"W	25.46'
L18	N23°51'27"W	35.75'
L19	N29°31'48"E	31.64'
L20	S18°04'02"W	48.07'

CAMPANAS PHASE 2A (ENCLAVE)  
Civil Job No. 0538-73; Survey Job No. 3538-17



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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10 AUG 20 PM 2: 37

August 20, 2010

LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Christopher Looney  
Interim Assistant Director  
City of San Antonio  
Department of Development Services  
P. O. Box 839966  
San Antonio, TX 78283-3966

Re: Campanas Phase 2A, Enclave  
Plat No. 100010  
Subdivision Administrative Exception

Dear Mr. Looney:

We are requesting an administrative exception for Campanas, Phase 2A (Plat No. 100010). This unit is a residential enclave subdivision with a gated entry and private streets. This unit is part of the Campanas subdivision which is within the Cibolo Canyons development located outside of the city limits in the extraterritorial jurisdiction (ETJ) of the City of San Antonio. This administrative exception applies to Section 35-506(l)(1) of the Unified Development Code (UDC), which pertains to horizontal curves and the requirement for 50 foot tangents between curves on Local Type A streets.

The Campanas development will consist of approximately 355 lots designed as a "coving plan" which consists of curvilinear internal streets arranged as a series of reverse curves. The arrangement of the streets within a coving plan allows for inclusion of green belts and open spaces which enhances the aesthetics of the development. The Campanas development has an approved Alternate Pedestrian plan which details the overall plan for pedestrian pathways that are routed through the large greenbelt areas created by the coving plan, instead of sidewalks adjacent to the streets. The Campanas, Phase 1 Subdivision (Plat No. 070501), which utilized a coving layout with Local Type A streets, was approved and constructed without a requirement for an exception for 50-foot tangent sections between curves. The Campanas, Phase 2A plat consists of 31 residential lots and is a continuation of Phase 1 construction. The administrative exception request specifically applies to Viajes, a Local Type 'A' street which connects Phase 2A and the existing Phase 1.

In accordance with Article IV, Section 35-436, Administrative Exceptions of the UDC, we hereby request approval of the exception from Section 35-506(l)(1) requiring 50-foot

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tangents between curves on Local Type A streets. We offer the following reasons based on the outlined approved criteria requirements of the UDC:

**1. *The exception will not be contrary to the spirit and intent of this chapter and the specific regulations from which an exception is requested:***

The intent in the UDC for including the 50 foot tangent sections between curves is to allow a higher level of driver comfort in that it allows the driver an opportunity to reorient their line of sight before entering the next curve. This in turn encourages higher speeds. The curvilinear nature of the streets within this coving plan without 50-foot tangent sections, will function as a method of traffic calming to reduce speeds within the development. Also the curvilinear nature of a coved subdivision allows for more open areas and greenbelts within the development which enhances the aesthetics of the development.

**2. *The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:***

The safety concerns for coving plans are centered on the driver's ability to navigate through the reverse curves. The horizontal offsets used to establish lines of sight within the development are based on a 30 mph design speed. Clear vision easements have been established where needed along the front of lots to maintain a clear line of sight while driving along the curved streets. Also as mentioned previously the curvilinear nature of the streets will function as a method of traffic calming to reduce speeds. As an additional means of encouraging safety, the posted speed limit within this subdivision will be 20 mph. Finally, this development will be gated, so traffic on this street will be primarily attributed to the homeowners within the Campanas development.

**3. *The public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:***

The elimination of 50-foot tangents between curves acts as a traffic calming device in order to reduce the driver speed and promote safety. Drivers will be inclined to use slower speeds when navigating the reverse curves. This coving plan also results in less dense development with more greenbelt areas throughout the site which are used for pedestrian pathways that enhance the aesthetics of the development.

**4. *The proposed exception complies with all other standards of subsection 35-432(e) to the extent practicable:***

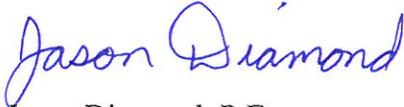
The proposed exception complies with all other applicable standards of section 35-506(e).

Mr. Christopher Looney  
Campanas Phase 2A, Enclave, Plat No. 100010  
Subdivision Administrative Exception  
August 20, 2010  
Page 3 of 3

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10 AUG 20 PM 2: 37

The proposed administrative exception will not adversely impact the health, safety, or welfare of the public. We therefore request your consideration and approval of this administrative exception. An Administrative Exception/Variance Request Application and plats are attached.

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



Jason Diamond, P.E.  
Project Manager

cc: Robert Brach, Bexar County Public Works

H:\3538\73\Unit-2A\Word\Letters\100817a1.doc



**INFRASTRUCTURE SERVICES DEPARTMENT  
PUBLIC WORKS DIVISION**

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

**ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS**

<b>Project:</b>	Campanas Phase 2-A Enclave Subdivision totaling 11.765 acres with 31 residential lots and 3 "900" series lots
<b>Address:</b>	Located Approximately 68' from the corner of Lignoso and Viajes with approximately 1,200 ft of private streets Ferguson Map Grid 484/D-4
<b>A/P #/PPR #/Plat #:</b>	100010
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	August 20, 2010 and September 8, 2010
<b>AEVR Submitted by:</b>	Jason Diamond, P.E.; Pape-Dawson Engineers, Inc.
<b>Issue:</b>	Reverse curvature
<b>Code Sections:</b>	2009 Unified Development Code (UDC), Sections 35-506(i) – Horizontal Curvature, 35-506(t) – Traffic Calming; 515(b) – Lot Layout Regulations, Block and Street Length
<b>By:</b>	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Diamond's letter dated August 20, 2010; revised September 8, 2010. At issue is the layout and proposed construction of Viajes in the proposed plat of Campanas Phase 2-A. The proposed plat is a gated development with a total of 355 residential lots and several "900 series" lots that will not readily be accessed by the public. Below is a table of the reverse curvature locations (including Phase 1 that was overlooked, highlighted item is in Phase 2-A). Reverse curves are best served a minimum 50' tangent between curves for a Local A street as stated in the UDC since the tangent section allows the driver an opportunity to reorient their line of sight before entering into the next curve. Given the curvilinear layout of the streets in the development will induce a "traffic calming" effect and that the horizontal offset lines of sight have been design at 30 MPH, the layout should not have an adverse impact of the public health and safety. Viajes (3,899.28' max block length and total street length Phases 1 and 2-A) exceeds the maximum street and block length and requires traffic calming. As stated previously, the layout of the streets induces a "traffic calming" effective.

Street Name	Location of Reverse Curve	Street Name	Location of Reverse Curve
Viajes	Sta. 005+64.43	Viajes	Sta. 028+77.79
Viajes	Sta. 008+29.83	Viajes	Sta. 036+83.17
Viajes	Sta. 020+10.27		

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 curvilinear layout of the streets is equivalent to a traffic island design that is used for traffic calming. Evaluating the layout of a traffic island, the reason why they are considered effective in traffic calming is because it has a reverse curve layout that the driver must negotiate entering the island. Reverse curves are located between 300' to 1,180' in the proposed development which is where a traffic calming device would be required under the code when long block and street lengths are proposed. However, if the HOA were request the streets be converted to public streets, the minimum 50' tangent section between reverse curves must be provided to comply with public street standards.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The development should be platted as a Planned Unit Development (PUD). The PUD allows for street construction that does not conform to public street standards. However, the street layout should not have any adverse impacts on the public health, safety, and welfare.
3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, there is no impact on either public interest.
4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

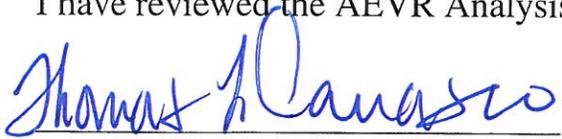
The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

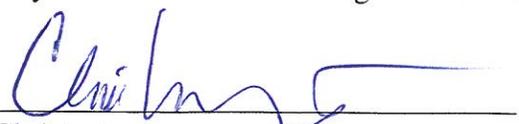
  
\_\_\_\_\_  
Robert Brach, P.E.  
Development Services Manager

9/8/10  
\_\_\_\_\_  
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

9/14/10  
\_\_\_\_\_  
Date

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

9-15-10  
\_\_\_\_\_  
Date



June 23, 2010

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

RE: SAWS File No. 1005002 - Request for review of CAMPANAS PHASE 2A (ENCLAVE SUBDIVISION), **Plat No. 100010** located on Northwest of the Evans Road and TPC Parkway.

Dear Ms. Tackett:

On May 4, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 11.765 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is located within the COSA non annexation agreement for the PGA property and is governed by the entire non annexation area staying at/or below an overall 15 percent Impervious Cover. Should any documentation become available that would alter this non annexation, the documentation may be submitted to the San Antonio Water System for review and possible Category determination.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated March 29, 2007. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Organized Sewage Collection System (SCS) has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of CAMPANAS PHASE 2A (ENCLAVE SUBDIVISION), Plat No. 100010.

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

Sincerely,

A handwritten signature in blue ink that reads "Kirk M. Nixon".

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ:LMR

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

**Plan Amendment Application Case No.: PA 10023**

**ITEM 14**

Council District: 10

City Council Meeting Date: 1/6/2011

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **San Antonio International Airport Vicinity Land Use Plan**

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

**Background Information:**

**Applicant:** Brown and Ortiz, PC

**Owner:** Veronica Montelongo

**Property Location:** 4144 Jung Road

**Acreage:** 2.803

**Current Land Use of site:** Office

**Adjacent Land Uses:**

N: Single Family Residential

E: Single Family Residential

S: Single Family Residential and Commercial

W: Vacant

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located in northeast San Antonio off of Jung Road between Bulverde Road and Stahl Road. The property was formerly used as a primary residence and has been converted into an office. The land use designation for the site in the San Antonio International Airport Vicinity Land Use Plan is Low Density Residential land use. The character of the area is primarily rural with single family homes on large lots on almost all sides of the subject property. Additionally, adjacent to the property on the southeast corner is one commercial property that is also owned by the property owner of the subject property. Further south along Jung Road is a Montessori school as well as CPS property used for utility infrastructure and equipment. The surrounding land use designations include Low Density Residential land use, Medium Density Residential land use, and Public Institutional land use.

Low Density Residential land use includes single family homes and accessory dwellings on a single lot ideally situated within walking distance of schools and neighborhood commercial uses. Additionally, certain low impact community oriented uses such as churches, parks or community centers are appropriate.

Community Commercial land use includes medium intensity uses that serve two or more neighborhoods. Community Commercial land uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The majority of the ground floor façade should be composed of windows. It is recommended that off-street parking and loading areas adjacent to residential uses be buffered with landscaping, lighting and signage controls. Examples of Community Commercial land uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

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

In addition to being within the San Antonio International Airport Vicinity Land Use Plan, the subject property is also located within the North Sector Plan. The North Sector Plan designates the subject property as within the Suburban Tier. The Suburban Tier includes low to medium density residential uses such as small and large tract attached and detached single family and some multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. In addition to the residential uses recommended within the Suburban Tier, neighborhood and community commercial uses may also be recommended. Generally, these commercial uses include detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Neighborhood commercial uses are most appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Community commercial should be located at the intersection of arterials and/or collectors. The North Sector Plan states, "The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained." (North Sector Plan, page 49). While the North Sector Plan recommends the Suburban Tier which includes provisions for both residential and commercial uses, the intensity of the commercial use proposed does not meet the locational criteria laid out in the plan.

The proposed land use designation is incompatible with the existing character of the area and is not located in an ideal location for the proposed use. The character in which the subject property is located is primarily rural with single family residential uses on large and average sized lots. The subject property is located on a local residential street that is unmarked and does not include sidewalks or curbs. It is also not situated at a corner or where a commercial node currently exists. Commercial uses have been located and are better situated along the major arterials of Bulverde Road and Stahl Road as well as along the railroad tracks between Briarcrest and Stahl Road. Community Commercial land use is not recommended for this site.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Jung Road is a local residential street without markings, curbs or sidewalks. The nearest roadway on the Major Thoroughfare Plan is Knollcreek, a secondary arterial type A, located approximately 0.28 miles to the northwest of the subject property. Stahl Road, a secondary arterial type A, is located approximately 0.5 miles southeast of the subject property. Bus stops are located a little over a 0.25 mile from the subject property.

Comments:

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The San Antonio Country Day Montessori School is located approximately 0.1 miles from the subject property. The property is also located a little less than a mile from Friesenhaun Neighborhood Park and McClain Neighborhood Park. Northern Hills Elementary School and Wetmore Elementary School are located approximately 1.3 and 1.4 miles from the subject property, respectively. Fire Station #40 is approximately 1.5 miles away.

Comments:

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Comments: The proposed plan amendment to change the land use designation from Low Density Residential land use to Community Commercial land use is not supported by the locational criteria defined in both the San Antonio International Airport Vicinity Land Use Plan and the North Sector Plan. Both plans recommend that Community Commercial land use occur at existing commercial nodes or at the intersection of arterials and/or collectors. The subject property is located in the middle of a residential block. Approving this proposal would encourage commercial encroachment into the residential neighborhood. Additionally, the commercial use is not consistent with the rural character of the area.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: November 10, 2010, cont. to November 24, 2010

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: October 22, 2010

No. Notices mailed 10 days prior to Public Hearing: 16

Registered Neighborhood Association(s) Notified: Northern Hills HOA, Longs Creek HOA, and Eden HOA

Comments: No registered neighborhood associations are located within 200 feet

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2010156**

Current zoning district: R-6                      Proposed zoning district: O-1.5

Zoning Commission Public Hearing Date: 11/16/2010, cont. to 12/7/2010

Approval                       Denial

**Planning and Community Development Department Staff:**

Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Case Manager: Rebecca Paskos, AICP	Senior Planner	Phone No.: 207-7816

## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 2.803 ACRES LOCATED AT 4144 JUNG ROAD.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 30, 2010; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 10, 2010 and November 24, 2010 and **DENIED** the amendment on November 24, 2010; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24<sup>th</sup> DAY OF NOVEMBER 2010.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

---

Amelia Hartman, Chair  
San Antonio Planning Commission

# Master Plan Amendment 10023

## San Antonio International Airport Vicinity Land Use Plan

Planning Commission  
November 24, 2010  
Agenda Item No. 13

### Amendment 10023

Plan as adopted:

Proposed amendment:



Low Density Residential    Neighborhood Commercial    Regional Commercial    Business Park    Parks/Open Space  
Medium Density Residential    Community Commercial    Mixed Use    Public Institutional    Light Industrial

# Amendment 10023

North Sector Plan as adopted:

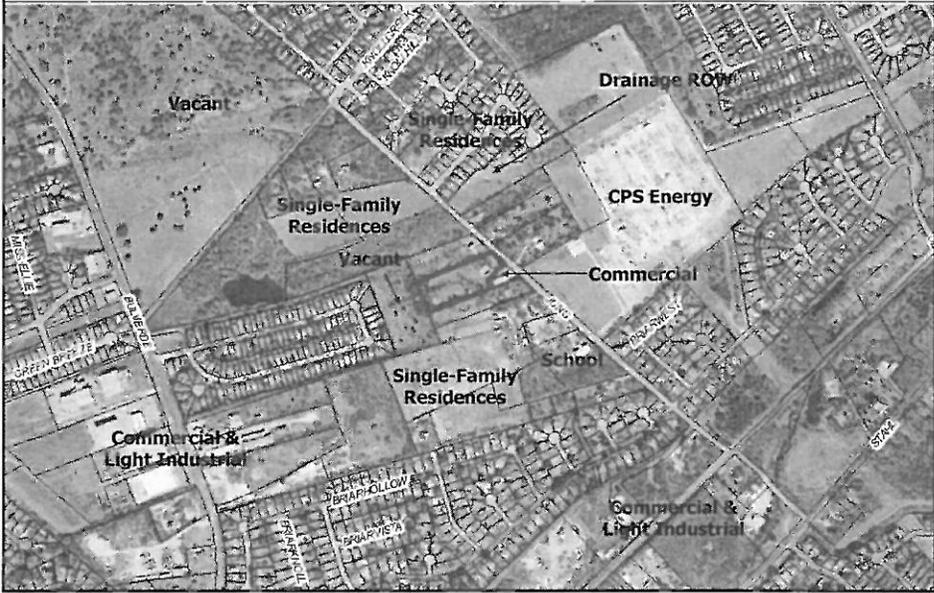


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# Surrounding Land Uses



# Surrounding Land Uses



# Area Images



4144 Jung - Community Commercial proposed for 2.803 acres



Southeast - 4152 Jung, existing commercial



Jung Rd - facing southeast



Jung Rd - facing northwest

## Area Images



Northeast – 4145 Jung, single family



East – 4157 Jung, single family



Southeast – CPS Energy



North – 4124 Jung, single family



South – 4172 Jung, single family



South – 4188 Jung, single family

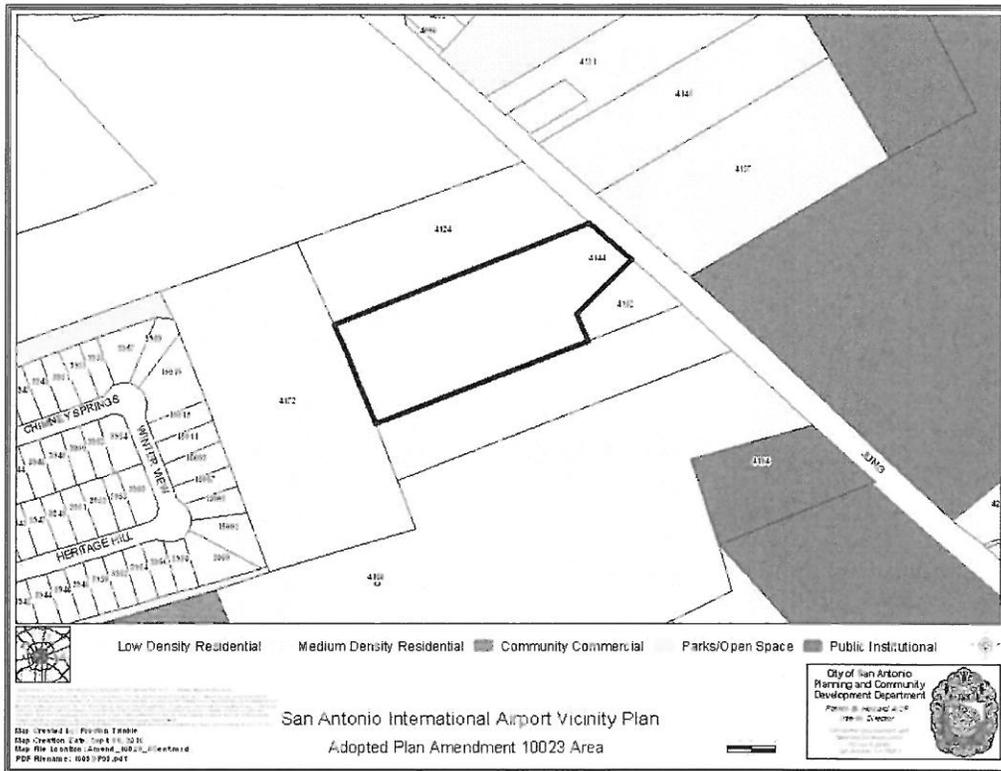
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## Staff Recommendation

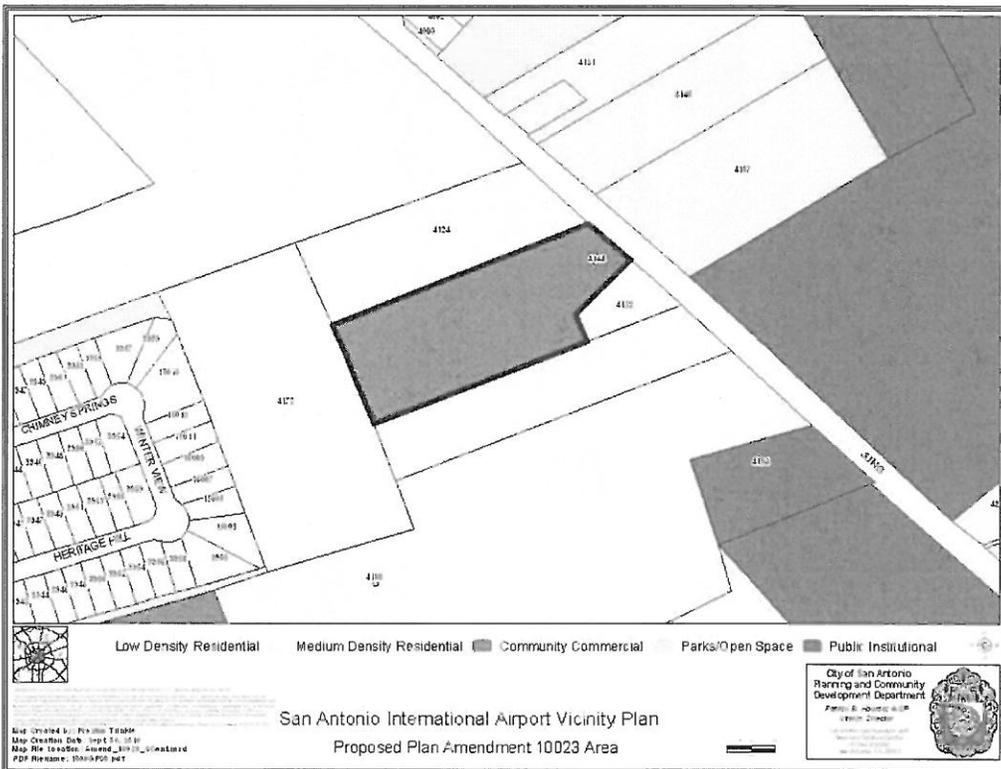
Denial of the request to amend  
from Low Density Residential land  
use to Community Commercial  
land use

8

Land Use Plan as adopted:



Proposed Amendment:





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

**Plan Amendment Application Case No.: PA 11001**

**ITEM 15**

Council District: 3

City Council Meeting Date: 12/16/2010

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **Stinson Airport Vicinity Land Use Plan**

The applicant requests to amend the Land Use Plan designation *from* **Public / Institutional** land use *to* **Regional Commercial** and **High Density Residential** land use.

**Background Information:**

**Applicant:** Brooks Development Authority

**Owner:** Brooks Development Authority

**Property Location:** Brooks City Base – generally bound by SE Military Dr to the North; Goliad Rd to the East; Lemay Rd and Dave Erwin Dr to the South; and Old Corpus Christi Hwy to the West

**Acreage:** approximately 1,194.8

**Current Land Use of site:** multiple uses: office, institutional campus, military, residential, vacant

**Adjacent Land Uses:**

N: Regional Commercial (HEB, Target, Home Depot); Community Commercial (gas station, Walgreens, restaurants); apartments, Texas Center for Infectious Disease, vacant land

E: Regional Commercial (Lowe's); Community Commercial (restaurants); Mobile Home Park

S: Low Density Residential; Park / Open Space; vacant land

W: Industrial (refinery); a McCoys; vacant land; apartments; low density residential

**Issue:**

**LAND USE ANALYSIS:**

The subject area is within the Stinson Airport Vicinity Land Use Plan, adopted in 2009, and consists of land within the Brooks City-Base. The current land uses within the site are a mix of military, residential, institutional, office, and commercial uses as well as a significant portion of undeveloped land. Surrounding the subject area is an extensive mix of uses: SE Military, a Primary Arterial Type A to the north is an existing Regional Commercial draw and includes an HEB, Target, Walmart, Home Depot, restaurants, and state institutional uses. To the west, along Old Corpus Christi Rd and S. Presa, a Secondary Arterial Type A, are Industrial land uses including a refinery as well as smaller industrial sites, a mix of smaller commercial uses, residential apartments, vacant land and single family residential. To the south, single family residential and vacant land are the primary uses. To the east, along Goliad, uses include fast food restaurants, a Lowes, vacant land, and a mobile home park.

The Brooks Development Authority had a land use plan developed for the Brooks City-Base pursuant to which, a mix of uses is proposed for the redevelopment of the site, including research and technology, commercial, medical, and high density residential uses. As is stated in the Stinson Plan, the proposal is to “transform its campus into a world-class research and technology center”.

The current land use designation in the Stinson Plan for the subject area is Public / Institutional which includes public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

In order to more appropriately reflect the redevelopment potential and vision for the site, the request is to amend the land use from Public / Institutional to Regional Commercial and High Density Residential

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

land use. Two areas within the interior of the campus will remain Public / Institutional: the site of the Baptist Health System hospital and the Base charter school.

Regional Commercial land use includes high intensity land uses that draw their customer base from a larger region and should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and be 20 acres or greater in area. Regional Commercial should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Examples include large commercial centers, malls, home improvement centers, hotels/motels, major employment centers, and low-high rise office buildings that promote mixed uses.

High Density Residential land use includes all residential uses, including apartments, condominiums and assisted living facilities and is typically located along or near major arterials or collectors. This use may be used as a transitional buffer between lower density residential uses and non-residential uses.

The proposed Regional Commercial and High Density Residential land uses are also consistent with the Regional Center Sector Plan land use which would be appropriate for the envisioned type of development at this site. The Brooks City-Base is part of the Central Sector Plan area which is programmed tentatively to be initiated within the next year and a half. A Regional Center provides for a mix of high density residential, Regional Commercial and Office uses including multifamily housing, mid-high rise condominium buildings, apartment complexes, row houses, "big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

An amendment to Regional Commercial and High Density Residential land uses would establish the land use framework necessary for the redevelopment of Brooks City-Base into a multi-use, "world-class" research and technology center. The project is appropriately situated along and at the intersection of major arterials, and within an already established commercial, office and institutional area that draws its base from the larger region.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: SE Military to the north is a Primary Arterial Type A, S. Presa to the west is a Secondary Arterial Type A, S. New Braunfels Ave is a north/south Secondary Arterial Type A that traverses the center of the site. IH-37 is less than a 1,000 feet to the east and SE Loop 410 is within less than a mile to the south.

Comments: Major interstates and primary and secondary arterials are immediately adjacent and/or within a mile, providing ease of access to and from the site as well as the infrastructure necessary to support additional growth. In addition, Brooks City-Base has a plan that includes future roadways within the site as well as various entry points around the site.

Minimal Impact       Impact can be mitigated       Significant Impact

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Baptist Health System hospital is proposed for the site; a Base Charter school is situated to the west of Goliad and Lyster; Brooks Park is located at the southeastern portion of the site between Lyster and Lemay Streets; the Missions, Mission Parks and San Antonio River are across S. Presa to the west, and beyond the San Antonio River to the west is Stinson Airport; and the State Hospital and School is to the northwest.

Comments: The Master Development Plan submitted for the area includes additional areas for open space designation with the site.

Minimal Impact       Impact can be mitigated       Significant Impact

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Comments: An amendment to Regional Commercial and High Density Residential land uses would establish the land use framework necessary for the redevelopment of Brooks City-Base into a multi-use, "world-class" research and technology center. The project is appropriately situated along and at the intersection of major arterials, including SE Military, S. Presa and S. New Braunfels. SE Military is a direct exit off IH-37 which is within 1,000 feet to the east and Loop 410 is within a mile to the South. Furthermore, the subject property is situated within a well established commercial, office and institutional area that draws its base from the larger region.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: November 24, 2010

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: 11/5/2010

No. Notices mailed 10 days prior to Public Hearing: 240

Registered Neighborhood Association(s) Notified: Highland Hills, Highland Forest, Hot Wells, East Pyron/Symphony Lane, Mission San Jose, Harlandale Park, Villa Coronado

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011006**

Current zoning district: "MR" Military Reservation                      Proposed zoning district: C-3, and MF-33

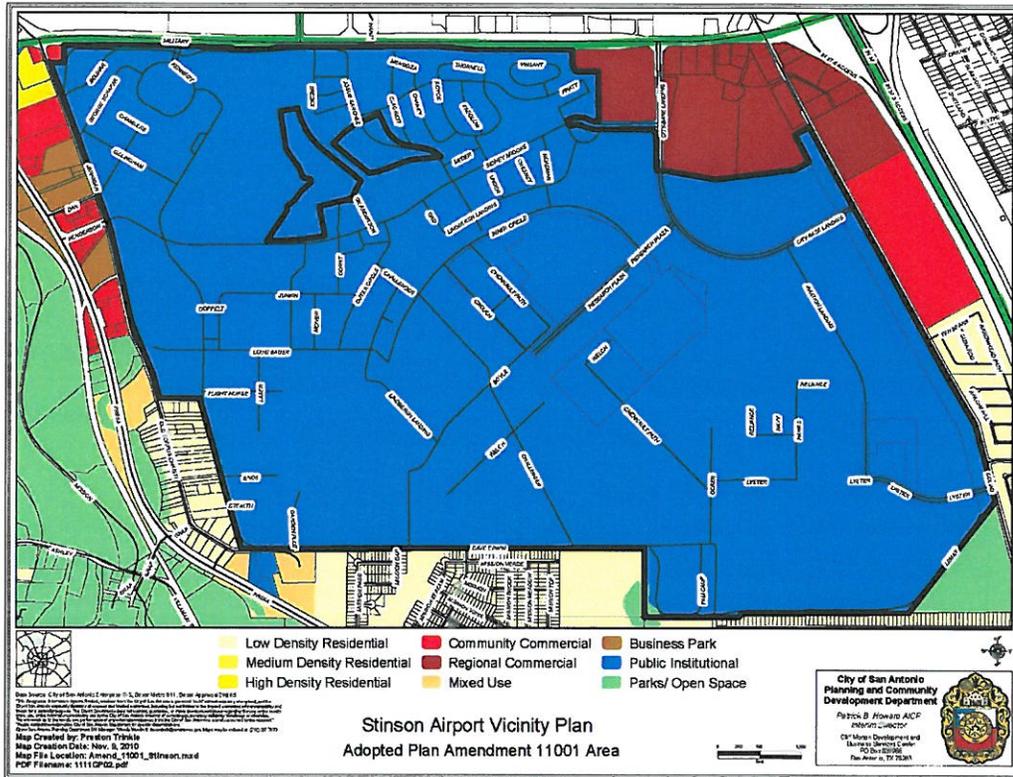
Zoning Commission Public Hearing Date: 12/7/2010

Approval                       Denial

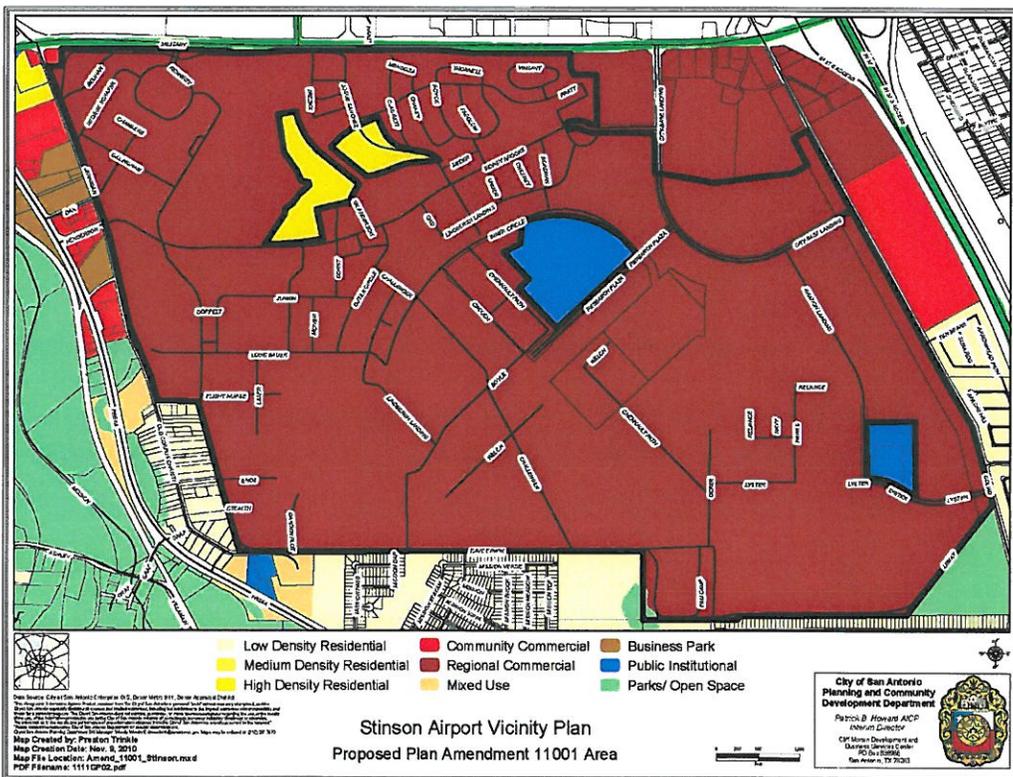
**Planning and Community Development Department Staff:**

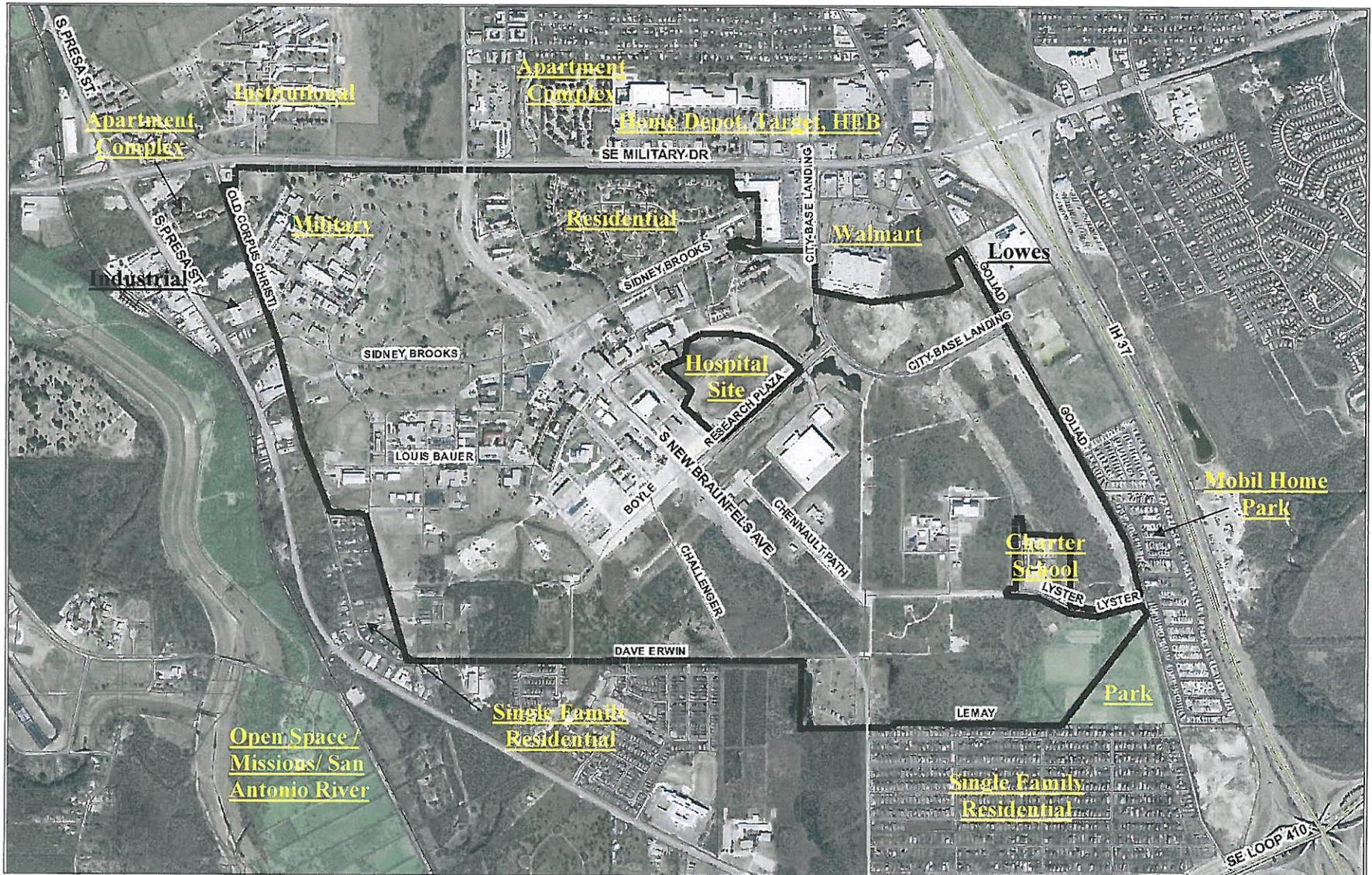
Patrick B. Howard, AICP	Interim Director
Andrea Gilles	Planning Manager
Case Manager: Andrea Gilles	Phone No.: 207-2736

Land Use Plan as adopted:



Proposed Amendment:





**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC INSTITUTIONAL LAND USE TO REGIONAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 1,194.8 -ACRES LOCATED WITHIN THE BROOKS CITY-BASE GENERALLY BOUND BY SE MILITARY DRIVE TO THE NORTH; GOLIAD ROAD TO THE EAST; LEMAY ROAD AND DAVE ERWIN DRIVE TO THE SOUTH; AND OLD CORPUS CHRISTI HWY TO THE WEST**

**WHEREAS**, City Council approved the Stinson Airport Vicinity Land Use Plan as an addendum to the Master Plan on April 2, 2009; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 24, 2010 and **APPROVED** the amendment on November 24, 2010; and

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

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

SECTION 1: The amendment to the Stinson Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24th DAY OF NOVEMBER 2010.

Attest:

Approved:

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

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

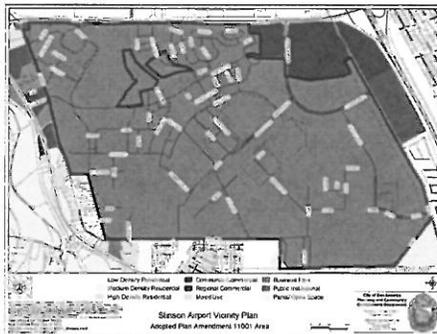
# Master Plan Amendment 11001

## Stinson Airport Vicinity Land Use Plan

Planning Commission  
November 24, 2010  
Agenda Item No. XX

### Amendment 11001

Plan as adopted:



Proposed amendment:





## **Staff Recommendation**

Approval of the request to amend  
from Public Institutional land use  
to Regional Commercial and High  
Density Residential land uses

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**P/C AGENDA FOR November 24, 2010**

Item Number	Plat Name	Company	Owner Information	Agent Information
5A & 6	Robards Texas BSL	Miguel F. Quezada	Miguel F. Quezada	N/A
5B & 7	Robledo Subdivision	Waldemar and Marisol Robledo	Waldemar and Marisol Robledo	N/A
5C & 8	Fisher Marketplace	FCS Fischer, Ltd.	Rick Sheldon	N/A
9	Dove Landing PUD	Dove Canyon, L.P.	Harry Hausman	N/A
10	BCB - Unit 17A	Brooks Development Authority	Donald Jakeway	N/A
11	Bandera Derby Enclave	GIA Group, LLC	Louis G. Gonzalez	N/A
12	Campanas Phase 2A Enclave	Forestar (USA) Real Estate Group	John K. Pierret	N/A