



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

## PLANNING COMMISSION AGENDA

❧ **October 9, 2013** ❧  
**2:00 P.M.**

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

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

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

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

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

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

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

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

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

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

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

## Plats

5. **120017:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 10.719-acre tract of land to establish the **Alamo Ranch Unit 48A Ph1, PUD** Subdivision, generally located west of the intersection of Del Webb Boulevard and Oak Monarch. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
6. **120130\*:** Request by H/M Wilderness Oak, Ltd., for approval of a major plat to replat and subdivide a 23.112-acre tract of land to establish the **Wilderness Heights Commercial** Subdivision, generally located north of the intersection of Wilderness Oak and Hardy Oak. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
7. **120294\*:** Request by Floyd Blake Dietzmann, for approval of a minor plat to replat a 0.894-acre tract of land to establish the **The Chateaux at the Dominion P.U.D. Replat** Subdivision, generally located southeast of the intersection of Dominion Drive and Westcourt Lane. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **120444\*:** Request by Laredo OFR, Ltd., for approval of a major plat to subdivide a 12.616-acre tract of land to establish the **Sablechase Unit 3-B (Enclave)** Subdivision, generally located southeast of the extension of Mystic Chase and Hardy Run. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. **130079:** Request by Norma Morales, for approval of a minor plat to replat a 1.91-acre tract of land to establish the **Morales** Subdivision, generally located south of Hollyhock Road, west of Oakland Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130091:** Request by Franklin Park Alamo Heights, LTD., for approval of a minor plat to replat a 7.181-acre tract of land to establish the **Ellison / Lee** Subdivision, generally located northeast of the intersection of Terra Alta and Everest Avenue. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130251:** Request by Arturo Abundis, for approval of a minor plat to replat a 0.335-acre tract of land to establish the **Highland Forest** Subdivision, generally located north of Copinsay Avenue, west of Shetland Drive and east of Glasgow Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **130265:** Request by KB Homes, for approval of a major plat to subdivide a 4.811-acre tract of land to establish the **Carmona Hills Subdivision Unit 5A** Subdivision, generally located west of the intersection of Carmona Pass and Loop 410. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
13. **130274:** Request by KB Homes, for approval of a major plat to subdivide a 11.702-acre tract of land to establish the **Carmona Hills Subdivision Unit 3A** Subdivision, generally located west of the intersection of Carmona Pass and Loop 410. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

14. **130495:** Request by Ace Mart Restaurant Supply, for approval of a minor plat to replat a 3.572-acre tract of land to establish the **Ace Mart III** Subdivision, generally located west of Austin Highway, north of Perrin-Beitel. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

#### **Variance**

15. **AEVR 5826:** Request by University Health System for a variance to the Unified Development Code section 35-506 (r)(10), Driveway Approaches Exception for a 122 foot wide commercial driveway. The site is generally located east of the intersection of Wurzbach and Merton Minter. **Staff recommends denial.** (Pablo G. Martinez, P.E., Interim-DSD Engineer, (210) 207-0265, Pablo.g.martinez@sanantonio.gov, Development Services Department)
16. **TPV 13-007:** Request by MDL Consulting, Inc. on behalf of AT&T Wireless for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **SX3246 – SA Apple Creek** to construct a Wireless Communications Facility located at 8028 Huebner Rd, San Antonio, TX 78240. **Staff recommends approval.** (Justin Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services Department)

#### **Land Transactions**

17. The donation of land to the Parks and Recreation Department. The land consists of 7.3 acres, located at 22619 & 22635 Wilderness Oak Drive, situated north of Wilderness Pointe Subdivision, outside Loop 1604 North, in between Blanco Rd. and Hardy Oak Blvd. The property abuts northeast of Panther Springs Park, and the property is located in the 100-year floodplain. The land is in Council District 9. **Staff Recommends approval.** (Sandy Jenkins, Park Projects Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)
18. The donation of land to the Parks and Recreation Department. The land consists of 2.0 acres, located approximately at the northwest corner of Blanco Road and Wurzbach Parkway, abutting Phil Hardberger Park to the north. The property is located outside the 100-year floodplain and is in Council District 8. **Staff Recommends approval.** (Sandy Jenkins, Park Projects Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)
19. A resolution supporting the acquisition of fee simple title to one parcel of privately-owned real property containing approximately 8,450 square feet (0.1939 acres) located in NCB 16524 near the intersection of Pinn Road and Old Highway 90, related to the Westwood Village Drainage (Pinn Road to Old Highway 90) Phase I project, a 2007-2012 Bond Program project. **Staff Recommends approval.** (Carroll Coston, Senior Real Estate Specialist, (210) 207-4024, carroll.coston@sanantonio.gov, Capital Improvements Management Services)
20. A resolution to declare as surplus and dispose of two tracts of real property comprising of (Tract 1) approximately 0.0808 acres with the legal description of Lot S 36 feet of 7 & 8 and the N 8 feet of the S 45 feet of the E 28 feet of 7, Block 3, New City Block 2576 commonly known as 214 Stark; (Tract 2) and approximately 0.0781 acres legally described as Lot 12, Block 10, New City Block 481

commonly known as 1819 Hackberry. **Staff Recommends approval.** (Scott Price, Real Estate Manager (210) 207-6357 [Scott.price@sanantonio.gov](mailto:Scott.price@sanantonio.gov), Center City Development Office; Office of Urban Redevelopment )

21. A resolution to declare as surplus and dispose of one tract of real property comprising of approximately 0.1194 acres of property with the legal description of Lot 22, Block 13, New City Block 15986 commonly known as 8523 Big Creek. **Staff Recommends approval.** (Scott Price, Real Estate Manager (210) 207-6357 [Scott.price@sanantonio.gov](mailto:Scott.price@sanantonio.gov), Center City Development Office; Office of Urban Redevelopment)
22. **S.P. 1728** – Request of a resolution for the closure, vacation, and abandonment of a 0.64 acre of an unimproved portion of 38<sup>th</sup> Street between Commerce Street and Pharis Street (NCB 8244 and NCB 8245). **Staff Recommends Approval** (Mary L. Fors, Management Analyst, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), Capital Improvements Management Services)

### **Comprehensive Master Plan Amendments**

23. **P.A. 13048:** [This item continued from September 25, 2013 public hearing.] A request by Brown and Ortiz, PC., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 10.00 acres of land out of NCB 34034, located at the northeast corner of Milsa Road and Stonewall Parkway from “Suburban Tier” to “Mixed Use Center”. **Staff recommends denial.** (Robert Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov) Department of Planning and Community Development)
24. **P.A. 13050:** A Request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.79 acres of land out NCB, 11156 located at the NE corner of the intersection of Walhala Avenue and Southeast Loop 410 from “Community Commercial and Low Density Residential” to “High Density Residential, in City Council District 3. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov) , Department of Planning and Community Development)
25. **P.A. 13051:** A request by Paul Fletcher, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.0131 acres of land out of NCB 8417, located at 244 and 250 Sherwood Drive from “Urban Low Density Residential” to “Community Commercial” in City Council District 1. **Staff recommendation: Denial as requested by the applicant and approval of an alternate recommendation.** (John Osten, Sr. Planner, (210) 207-2187, [john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov) , Development Services Department)
26. **P.A. 13052:** A request by Eleno Delgado, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.8368 acres of land out of NCB 8417, located at 256 Sherwood Drive from “Urban Low Density Residential” to “Community Commercial” in City Council District 1. **Staff recommendation: Denial as requested by the applicant and approval of**

**an alternate recommendation.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov , Development Services Department)

27. (Postponed from the August 28, 2013 Planning Commission meeting): A request for authorization to initiate incorporation proceedings by the “Committee for the Incorporation of Sandy Oaks” for approximately four (4) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA). The subject area is generally described as territory located in the southeast quadrant of Bexar County, inclusive of portions of the intersection of South Loop 1604 and Interstate Highway 37 South and extending south along Interstate Highway 37 South. **Staff recommendation: Denial as requested by the applicant and approval of an alternate recommendation.** (Rudy Nino, Jr., AICP, Planning Manager, (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning and Community Development)

### **Other Items**

28. Consideration of alternative Planning Commission meeting dates due to the 2013 Holiday Schedule. (Melissa Ramirez, Planning Manager, (210) 207-7038, Melissa.ramirez@sanantonio.gov, Development Services Department)
29. Approval of the minutes for the September 25, 2013 Planning Commission meeting.
30. Director’s report - City Council Action Update (Planning Commission items sent to Council).
31. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

120017

**Project Name:**

Alamo Ranch Unit 48A PH1, PUD

**Applicant:**

Laurin Darnell

**Representative:**

Pape Dawson Engineers, Inc.  
c/o Shauna L. Weaver, P.E.

**Owner:**

Pulte Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of Del  
Webb Boulevard and Oak  
Monarch

**MAPSCO Map Grid (Ferguson):**

577 C-6

**Tract Size:**

10.719 acres

**Council District:**

N/A

**Notification:**

Internet Agenda posting October 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 10.719-acre tract of land to establish **Alamo Ranch Unit 48A PH1, PUD** subdivision.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

September 30, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of twenty-six (26) single-family lots, (2) non-single family lots, and two thousand one hundred four (2,104) feet of linear private streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on September 27, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 24, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 808D, Alamo Ranch/ West Winds, accepted May 25, 2006

PUD 07-016, Del Webb Phase 3, P.U.D. Plan, approved June 13, 2007

## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch Unit 48A PH1, PUD** subdivision.

## **IV. ATTACHMENT**

1. Proposed plat

ALAMO RANCH UNIT 48A PH1, PUD  
Civil Job No. 6782-64; Survey Job No. 9130-04 & 9098-07

# PLAT NUMBER 120017

## SUBDIVISION PLAT OF ALAMO RANCH UNIT 48A PH1, PUD

BEING A TOTAL OF 10.719 ACRE TRACT OF LAND ESTABLISHING LOTS 1-25 OF BLOCK 143 AND LOT 1 OF BLOCK 144 OUT OF A 1.611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, SAID BLOCK 143 AND 144 NOW ASSIGNED TO COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: September 23, 2013

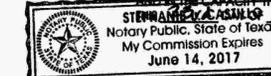
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LAURIN DARNELL  
PULTE HOMES OF TEXAS, L.P.  
1354 N LOOP 1604 E  
SAN ANTONIO, TX 78232  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL, 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 HE WAS NOT UNDER ANY DURESS, COERCION, UNLAWFUL INFLUENCE, OR OTHER UNLAWFUL INFLUENCE, GIVEN UNDER MY HAND AND SEAL OF OFFICE



Stephen M. Gagnier  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 48A PH1, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

### CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



### LOCATION MAP

MAPSCO MAP GRID: 577 C6  
NOT-TO-SCALE

### LEGEND

- AC ACRE(S)
- BLK COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- PLANNED UNIT DEVELOPMENT
- RIGHT-OF-WAY
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 VARIABLE WIDTH CLEAR VISION EASEMENT (0.077 ACRES)
- 4 VARIABLE WIDTH CLEAR VISION EASEMENT (0.017 ACRES)
- 5 VARIABLE WIDTH CLEAR VISION EASEMENT (0.005 ACRES)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT (0.003 ACRES)
- 7 15' BUILDING SETBACK
- 8 10' BUILDING SETBACK
- 9 20x50' DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.046 ACRES - "OFF-LOT")
- 10 VARIABLE WIDTH TURNAROUND DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.306 ACRES - "OFF-LOT")
- 11 25' DRAINAGE AND SEWER EASEMENT
- 12 15' PRIVATE DRAINAGE EASEMENT
- 13 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 14 15' PRIVATE DRAINAGE EASEMENT (0.020 ACRES - "OFF-LOT") (PERMEABLE)
- 15 30' GAS EASEMENT (VOL 6243, PG 716-724, DR)
- 16 28' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL 9575, PG 12-14, OPR)
- 17 LOT 902, BLOCK 143, CB 4400 OPEN SPACE (PERMEABLE) (0.534 ACRES)

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 48A PH1, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

**GREY FOREST NOTE:**  
GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANDEES 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 AREA.

**OPEN SPACE DESIGNATION NOTE:**  
LOT 901 & 902, BLOCK 143, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**CLEAR VISION NOTE:**  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

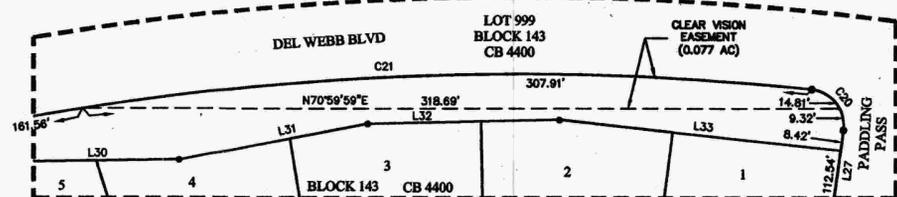
**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE.

**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

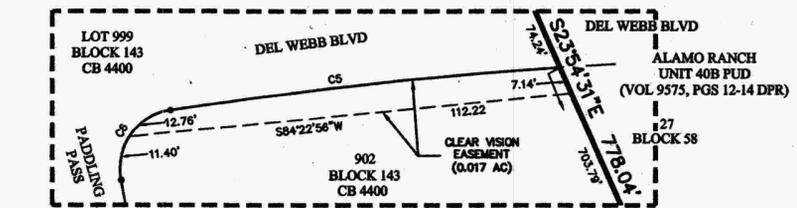
| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1     | S66°05'29"W | 150.00' |
| L2     | S23°54'31"E | 20.00'  |
| L3     | S66°05'29"W | 50.00'  |
| L4     | N23°54'31"W | 21.70'  |
| L5     | S66°05'29"W | 144.11' |
| L6     | N23°54'31"W | 80.00'  |
| L7     | S66°05'29"W | 200.00' |
| L8     | N23°54'31"W | 50.00'  |
| L9     | N66°05'29"E | 21.68'  |
| L10    | N23°54'31"W | 124.97' |
| L11    | N49°14'34"W | 54.48'  |
| L12    | S89°12'23"W | 65.33'  |
| L13    | N00°47'37"W | 15.00'  |
| L14    | N89°12'23"E | 48.40'  |
| L15    | N49°14'34"W | 117.07' |
| L16    | N54°15'07"E | 55.42'  |
| L17    | S31°57'10"E | 117.17' |
| L18    | S23°54'31"E | 128.08' |
| L19    | N23°54'31"W | 66.70'  |
| L20    | S66°05'29"W | 129.11' |

| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L21    | N23°54'31"W | 50.00'  |
| L22    | N66°05'29"E | 128.75' |
| L23    | S79°06'21"W | 50.88'  |
| L24    | S48°53'28"W | 28.08'  |
| L25    | N48°53'28"E | 28.08'  |
| L26    | N79°06'21"E | 50.87'  |
| L27    | N10°53'39"W | 120.96' |
| L28    | S54°15'07"W | 55.42'  |
| L29    | N35°44'53"W | 70.00'  |
| L30    | S70°08'45"W | 84.85'  |
| L31    | S60°13'27"W | 80.74'  |
| L32    | S69°52'55"W | 80.74'  |
| L33    | N77°10'05"E | 119.05' |
| L34    | S74°30'16"W | 21.53'  |
| L35    | S23°54'31"E | 20.03'  |

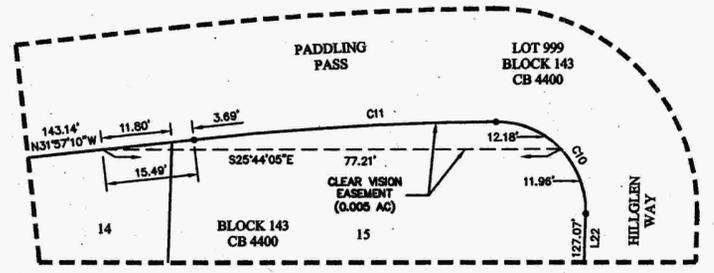
| CURVE # | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|------------|---------------|---------|---------|
| C1      | 15.00'   | 51°19'04"  | S28°35'35"W   | 12.99'  | 13.43'  |
| C2      | 65.00'   | 282°38'08" | N35°44'53"W   | 81.25'  | 320.64' |
| C3      | 15.00'   | 51°19'04"  | N79°54'39"E   | 12.99'  | 13.43'  |
| C4      | 1254.16' | 30°45'16"  | N69°37'07"E   | 665.14' | 673.19' |
| C5      | 1185.00' | 4°47'17"   | S83°45'14"W   | 99.00'  | 99.03'  |
| C6      | 15.00'   | 92°15'15"  | S35°13'58"W   | 21.63'  | 24.15'  |
| C7      | 495.00'  | 21°03'31"  | S21°25'25"E   | 180.91' | 181.93' |
| C8      | 550.00'  | 8°02'39"   | S27°55'51"E   | 77.15'  | 77.22'  |
| C9      | 15.00'   | 90°00'00"  | N68°54'31"W   | 21.21'  | 23.56'  |
| C10     | 15.00'   | 82°12'02"  | N19°59'28"E   | 21.62'  | 24.14'  |
| C11     | 500.00'  | 5°50'37"   | N29°01'52"W   | 50.97'  | 50.99'  |
| C12     | 555.00'  | 20°51'45"  | N21°31'18"W   | 200.97' | 202.09' |
| C13     | 15.00'   | 89°48'14"  | N55°59'32"W   | 21.18'  | 23.51'  |
| C14     | 370.00'  | 30°12'53"  | S63°59'54"W   | 192.87' | 195.12' |
| C15     | 15.00'   | 57°16'46"  | S20°15'04"W   | 14.38'  | 15.00'  |
| C16     | 59.00'   | 294°33'33" | N41°06'32"W   | 63.78'  | 303.32' |
| C17     | 15.00'   | 57°16'46"  | N77°31'51"E   | 14.38'  | 15.00'  |
| C18     | 420.00'  | 30°12'53"  | N63°59'54"E   | 218.93' | 221.49' |
| C19     | 15.00'   | 90°00'00"  | N34°06'21"E   | 21.21'  | 23.56'  |
| C20     | 15.00'   | 92°09'16"  | N56°18'17"W   | 21.61'  | 24.13'  |
| C21     | 1185.00' | 22°41'58"  | S65°36'06"W   | 466.41' | 469.47' |



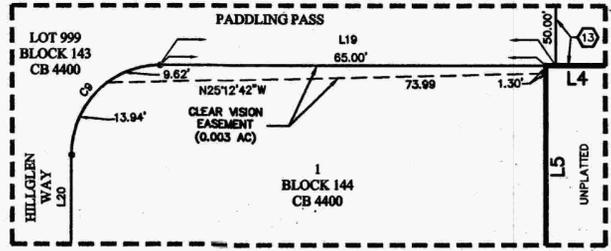
DETAIL CLEAR VISION EASEMENT "1"  
SCALE: 1" = 50'



DETAIL CLEAR VISION EASEMENT "2"  
SCALE: 1" = 30'



DETAIL CLEAR VISION EASEMENT "3"  
SCALE: 1" = 20'



DETAIL CLEAR VISION EASEMENT "4"  
SCALE: 1" = 20'

### SURVEYOR'S NOTES:

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

### EDU NOTE:

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

### IMPACT FEE PAYMENT NOTE:

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

### C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANDEES 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 AREA.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROAD OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

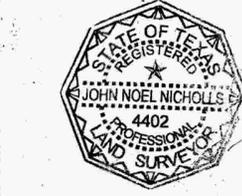
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

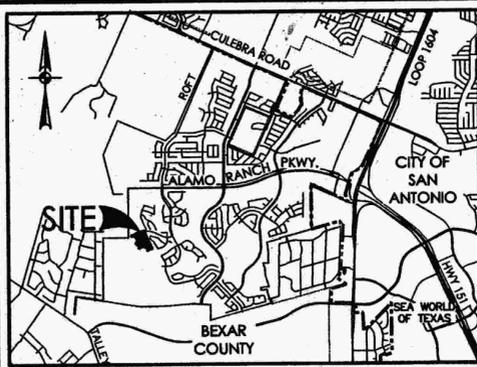
*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR





**LOCATION MAP**

MAPSCO MAP GRID: 577 C6  
NOT-TO-SCALE

**LEGEND**

| AC  | ACRE(S)   | PG     | PAGE(S)                                      |
|-----|---|--------|--|
| BLK | COUNTY BLOCK  | (PUD)  | PLANNED UNIT DEVELOPMENT                     |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ○      | RIGHT-OF-WAY VOLUME                          |
| DR  | DEED RECORDS OF BEXAR COUNTY, TEXAS   | ○      | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | —1140— | EXISTING CONTOURS                            |
|     |   | —1140— | PROPOSED CONTOURS                            |

|   |   |    |   |
|---|---|----|---|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 14 | VARIABLE WIDTH TURNAROUND DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.306 ACRES - "OFF-LOT") |
| 2 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 15 | 25' DRAINAGE AND SEWER EASEMENT   |
| 3 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.077 ACRES)  | 16 | 15' PRIVATE DRAINAGE EASEMENT   |
| 4 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.017 ACRES)  | 17 | 28' GAS, ELECTRIC, OVERHEAD ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT  |
| 5 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.005 ACRES)  | 18 | 15' PRIVATE DRAINAGE EASEMENT (0.020 ACRES - "OFF-LOT") (PERMEABLE)   |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.003 ACRES)  | 19 | 30' GAS EASEMENT (VOL. 6243, PG. 716-724, DR.)  |
| 7 | 15' BUILDING SETBACK  | 20 | 28' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9575, PG. 12-14, DPR)   |
| 8 | 20'x50' DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.046 ACRES - "OFF-LOT") | 21 | LOT 902, BLOCK 143, CB 4400 OPEN SPACE (PERMEABLE) (0.534 ACRES)  |

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RANCH UNIT 48A PH1, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

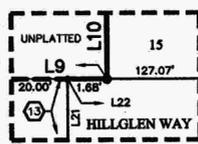
**GREY FOREST NOTE:**  
GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED TO THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND TESTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

**OPEN SPACE DESIGNATION NOTE:**  
LOT 901 & 902, BLOCK 143, COUNTY BLOCK 4400 SHALL BE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**CLEAR VISION NOTE:**  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE.



**DETAIL "A"**  
SCALE: 1"=5'

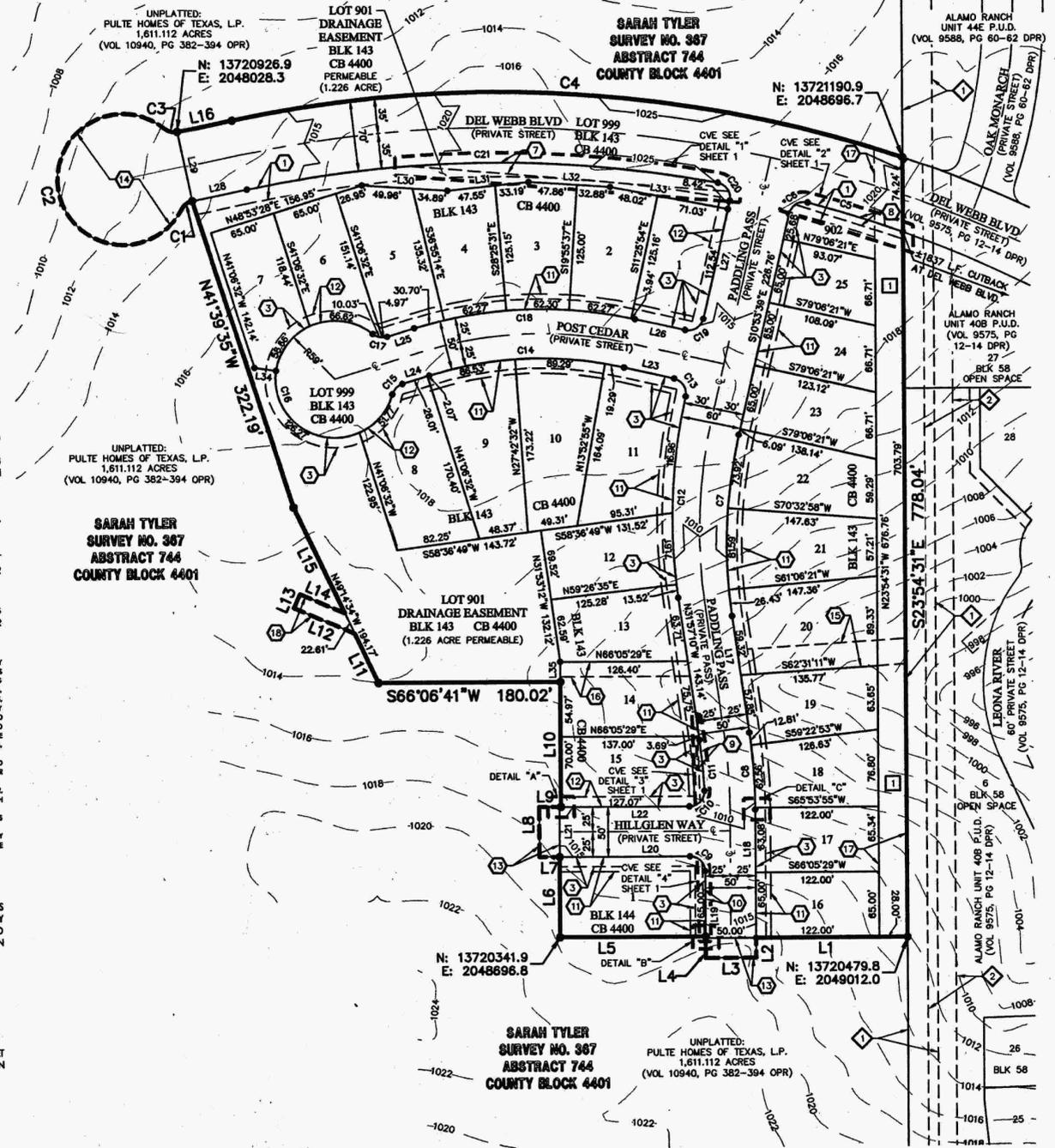


**DETAIL "B"**  
SCALE: 1"=5'



**DETAIL "C"**  
SCALE: 1"=5'

**SEE SHEET 1 FOR  
LINE AND CURVE TABLES**

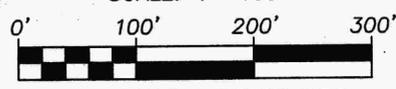


**PLAT NUMBER 120017**

**SUBDIVISION PLAT OF  
ALAMO RANCH UNIT 48A PH1, PUD**

BEING A TOTAL OF 10.719 ACRE TRACT OF LAND ESTABLISHING LOTS 1-25 OF BLOCK 143 AND LOT 1 OF BLOCK 144 OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, SAID BLOCK 143 AND 144 NOW ASSIGNED TO COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**PAPE-DAWSON  
ENGINEERS**  
TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: September 23, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LAURIN DARNELL  
PULTE HOMES OF TEXAS, L.P.  
1354 LOOP 1404 E  
SAN ANTONIO, TX 78232  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURIN DARNELL 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 23rd DAY OF September, A.D. 2013.

STEPHANIE L. CASTILLO  
Notary Public, State of Texas  
My Commission Expires  
June 14, 2017

THIS PLAT OF ALAMO RANCH UNIT 48A PH1, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

CERTIFICATE OF APPROVAL

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

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

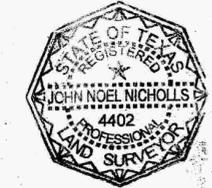
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



ALAMO RANCH UNIT 48A PH1, PUD  
Civil Job No. 6782-64; Survey Job No. 9130-04 & 9098-07



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

120130

**Project Name:**

Wilderness Heights Commercial

**Applicant:**

Todd A. Piland

**Representative:**

Bury + Partners  
c/o Armando J. Niebla, P.E.

**Owner:**

H/M Wilderness Oak, LTD.

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of  
Wilderness Oak and Hardy Oak

**MAPSCO Map Grid (Ferguson):**

482 D-2

**Tract Size:**

23.112 acres

**Council District:**

9

**Notification:**

Published in Daily Commercial  
Recorder September 20, 2013  
Notices Mailed September 23, 2013

- Two (2) notice was sent to property owners within 200 feet and The Overlook Neighborhood Association

Internet Agenda posting October 4, 2013

**REQUEST**

Approval of a major plat to replat and subdivide a 23.112-acre tract of land to establish **Wilderness Heights Commercial** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 23, 2013

**CASE HISTORY**

The area being replatted is a portion of a variable width drainage easement out of the Wilderness Park Infrastructure Unit 1 Subdivision, recorded in Volume 9545, Page 219-222, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of six (6) non-single family residential lots.

### **B. Zoning**

“C-3 C-2 R-6 PUD ERZD MSAO-1” General Commercial Residential Single Family Planned Unit Development Edwards Recharge Zone Military Sound Attenuation Overlay District

### **C. Major Thoroughfare**

Hardy Oak and Wilderness Oak are Secondary Arterial Type A, 86-foot minimum ROW

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 11, 2013.

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

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Camp Bullis Military Installation were notified.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD-1) Regulations.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 9, 2013.

Furthermore, on November 16, 2012, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(n)(1), Medians, of the Unified Development Code (UDC). On April 4, 2013, the Development Services Director granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 3**).

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 358-C, The Heights at Stone Oak, accepted on April 27, 1998  
PUD 98-027H, The Heights at Stone Oak, approved on May 09, 2008

### **B. Notices**

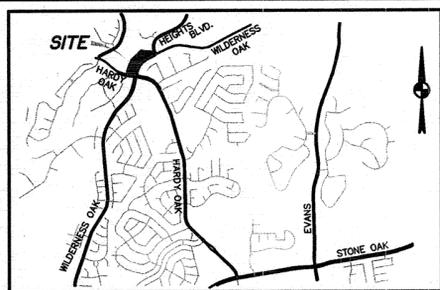
To the present, staff has not received any written responses from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Wilderness Heights Commercial** Subdivision Plat

**IV. ATTACHMENTS**

1. Proposed plat
2. SAWS Request for Review Letter
3. Administrative Exception granted on April 4, 2013



VICINITY MAP  
BEXAR COUNTY, TEXAS  
NOT TO SCALE

GENERAL NOTES:

1. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.

2. PRIVATE WASTEWATER EASEMENTS ARE FOR THE BENEFIT OF LOTS 3, 4 AND 5, BLOCK 53. EASEMENT AND INFRASTRUCTURE CONTAINED WITHIN THE EASEMENT WILL BE OWNED AND MAINTAINED BY EACH OWNER OF EACH LOT. THE SAN ANTONIO WATER SYSTEM WILL NOT MAINTAIN INFRASTRUCTURE WITHIN THE EASEMENT.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY+PARTNERS" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES.
3. DIMENSIONS SHOWN ARE SURFACE; and
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE

ERZD NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

MINIMUM FINISHED FLOOR NOTE FOR THE FLOODPLAIN: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100 YEAR) STORM VENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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

FIRE ACCESS NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITH OUT 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 OR IMPROVEMENTS PLACED WITHIN SAID DRAINAGE EASEMENTS.

CPS NOTES:

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

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.

ARMANDO J. NIEBLA, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 102296

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 UNDER MY SUPERVISION ON THE GROUND.

HAL B. LANE, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

DRAINAGE EASEMENT

Table with columns: LINE #, BEARING, DISTANCE. Rows L1 through L8.

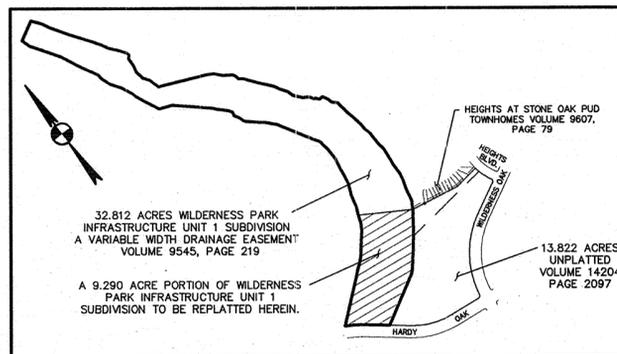
Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD, COURSE DIRECTION. Rows C1 through C17.

WASTEWATER EASEMENT

Table with columns: LINE #, BEARING, DISTANCE. Rows L9 through L36.

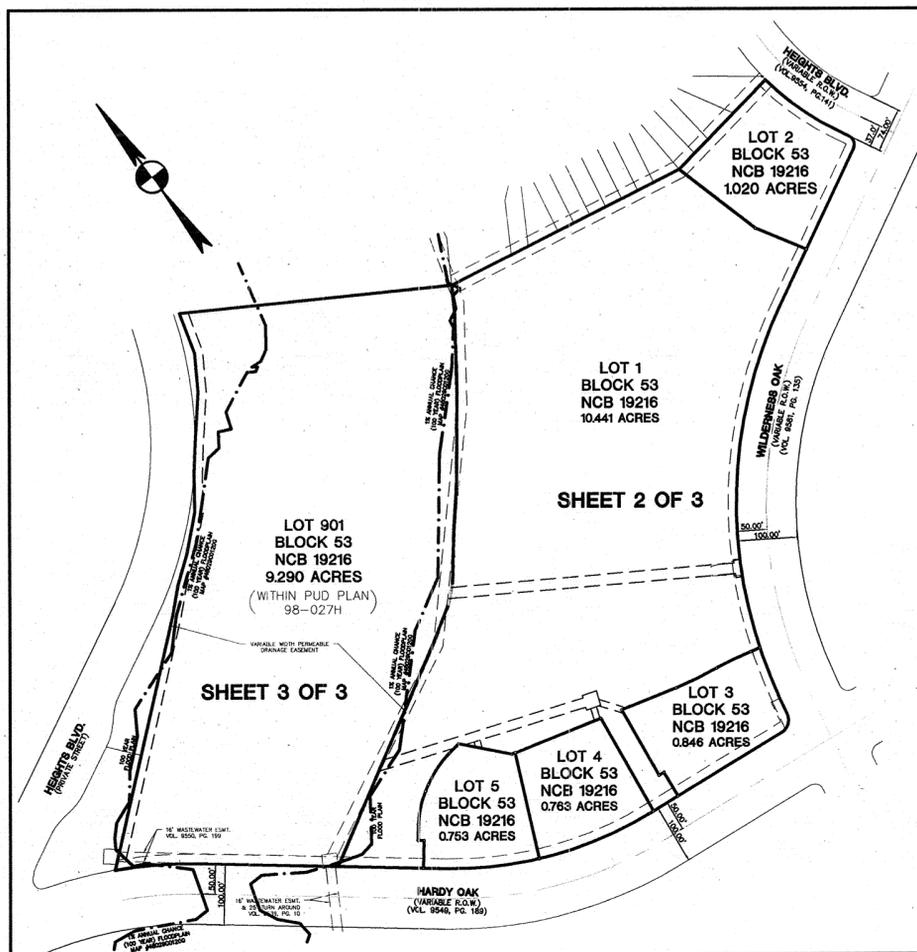
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
MONUMENT FOUND
MONUMENT SET
BENCHMARK
EXISTING CONTOURS
PROPOSED CONTOURS
MATCHLINE



AREA TO BE REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

A 9.283 ACRE PORTION OF THE 32.219 ACRE WILDERNESS PARK INFRASTRUCTURE UNIT 1 SUBDIVISION, A SUBDIVISION PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT AS RECORDED IN VOLUME 9545, PG. 219-222 DEED RECORDS OF BEXAR COUNTY, TEXAS



INDEX MAP  
SCALE 1"=200'

REPLAT AND SUBDIVISION PLAT ESTABLISHING WILDERNESS HEIGHTS COMMERCIAL

ESTABLISHING LOTS 1 - 5 AND 901, BLOCK 53, N.C.B. 19216, BEING A 23.112 ACRE TRACT OF LAND COMPRISED OF A 13.822 ACRE TRACT OF LAND AS CONVEYED TO H/M WILDERNESS OAK, LTD BY SPECIAL WARRANTY DEED, RECORDED IN VOLUME 16049, PAGES 2426-2434 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 9.290 ACRE TRACT OUT OF A 32.819 ACRE TRACT SITUATED IN THE WILDERNESS PARK INFRASTRUCTURE UNIT 1 SUBDIVISION, AS RECORDED IN VOLUME 9545 PAGE 219-222 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



922 Isom Road, Suite 100  
San Antonio, TX 78216  
Tel. (210)625-9090 Fax (210)625-0529  
TBPE Registration Number F-1048  
Bury+Partners, Inc. © Copyright 2013

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 THOSE AREAS IDENTIFIED BY SEPARATE INSTRUMENT OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER AGENT: TODD A. PILAND  
SR. VICE PRESIDENT at HEBCO PROPERTIES, SIX, INC.  
GENERAL PARTNER OF H/M WILDERNESS OAK, LTD.

OWNER/DEVELOPER: H/M WILDERNESS OAK, LTD.  
c/o HEBCO PROPERTIES SIX, INC.  
646 SOUTH MAIN AVENUE  
SAN ANTONIO, TX 78204

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 \_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED, A 9.290 ACRE TRACT IDENTIFIED HEREIN AS LOT 901, WAS PREVIOUSLY PLATTED ON THE WILDERNESS PARK INFRASTRUCTURE UNIT 1, PLAT #970348, AS RECORDED IN VOLUME 9545 PAGES 219 -222 OF THE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 25, 1998 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER AGENT: TODD A. PILAND  
SR. VICE PRESIDENT at HEBCO PROPERTIES, SIX, INC.  
GENERAL PARTNER OF H/M WILDERNESS OAK, LTD.

OWNER/DEVELOPER: H/M WILDERNESS OAK, LTD.  
c/o HEBCO PROPERTIES SIX, INC.  
646 SOUTH MAIN AVENUE  
SAN ANTONIO, TX 78204

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES

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

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

BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

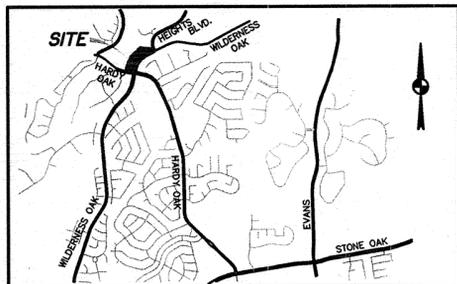


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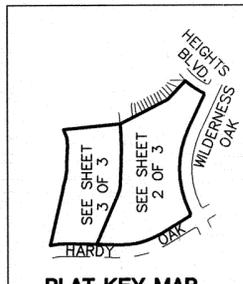
REPLAT AND SUBDIVISION PLAT ESTABLISHING WILDERNESS HEIGHTS COMMERCIAL

ESTABLISHING LOTS 1 - 5 AND 901, BLOCK 53, N.C.B. 19216, BEING A 23.112 ACRE TRACT OF LAND COMPRISED OF A 13.822 ACRE TRACT OF LAND AS CONVEYED TO H/M WILDERNESS OAK, LTD BY SPECIAL WARRANTY DEED, RECORDED IN VOLUME 16049, PAGES 2426-2434 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 9.290 ACRE TRACT OUT OF A 32.819 ACRE TRACT SITUATED IN THE WILDERNESS PARK INFRASTRUCTURE UNIT 1 SUBDIVISION, AS RECORDED IN VOLUME 9545 PAGE 219-222 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

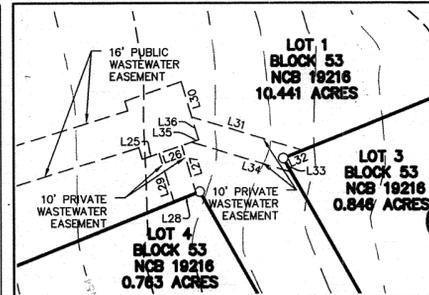
Bury+Partners logo and contact information: 922 Isom Road, Suite 100, San Antonio, TX 78216, Tel. (210)525-9090 Fax (210)525-0529, TBPE Registration Number F-1048, Bury+Partners, Inc. © Copyright 2013



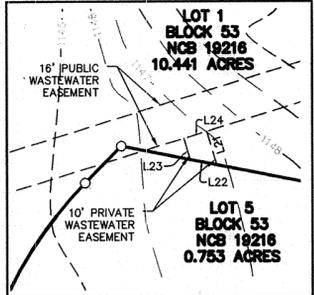
VICINITY MAP BEXAR COUNTY, TEXAS NOT TO SCALE



PLAT KEY MAP NOT TO SCALE



INSET 'A' SCALE 1"=50'



INSET 'B' SCALE 1"=50'

GENERAL NOTES:

- 1. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
2. PRIVATE WASTEWATER EASEMENTS ARE FOR THE BENEFIT OF LOTS 3, 4 AND 5, BLOCK 53. EASEMENT AND INFRASTRUCTURE CONTAINED WITHIN THE EASEMENT WILL BE OWNED AND MAINTAINED BY EACH OWNER OF EACH LOT. THE SAN ANTONIO WATER SYSTEM WILL NOT MAINTAIN INFRASTRUCTURE WITHIN THE EASEMENT.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY+PARTNERS" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES.
3. DIMENSIONS SHOWN ARE SURFACE; and
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE

ERZD NOTES:

- 1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

MINIMUM FINISHED FLOOR NOTE FOR THE FLOODPLAIN:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100 YEAR) STORM VENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

MAINTENANCE NOTE:

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

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

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

DRAINAGE NOTE:

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

CPS NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEMER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

Signature of Armando J. Niebla, P.E., dated 9/16/13. Armando J. Niebla, P.E., Licensed Professional Engineer, Texas Registration No. 102296.

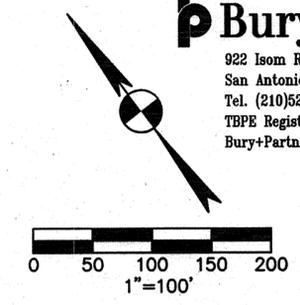
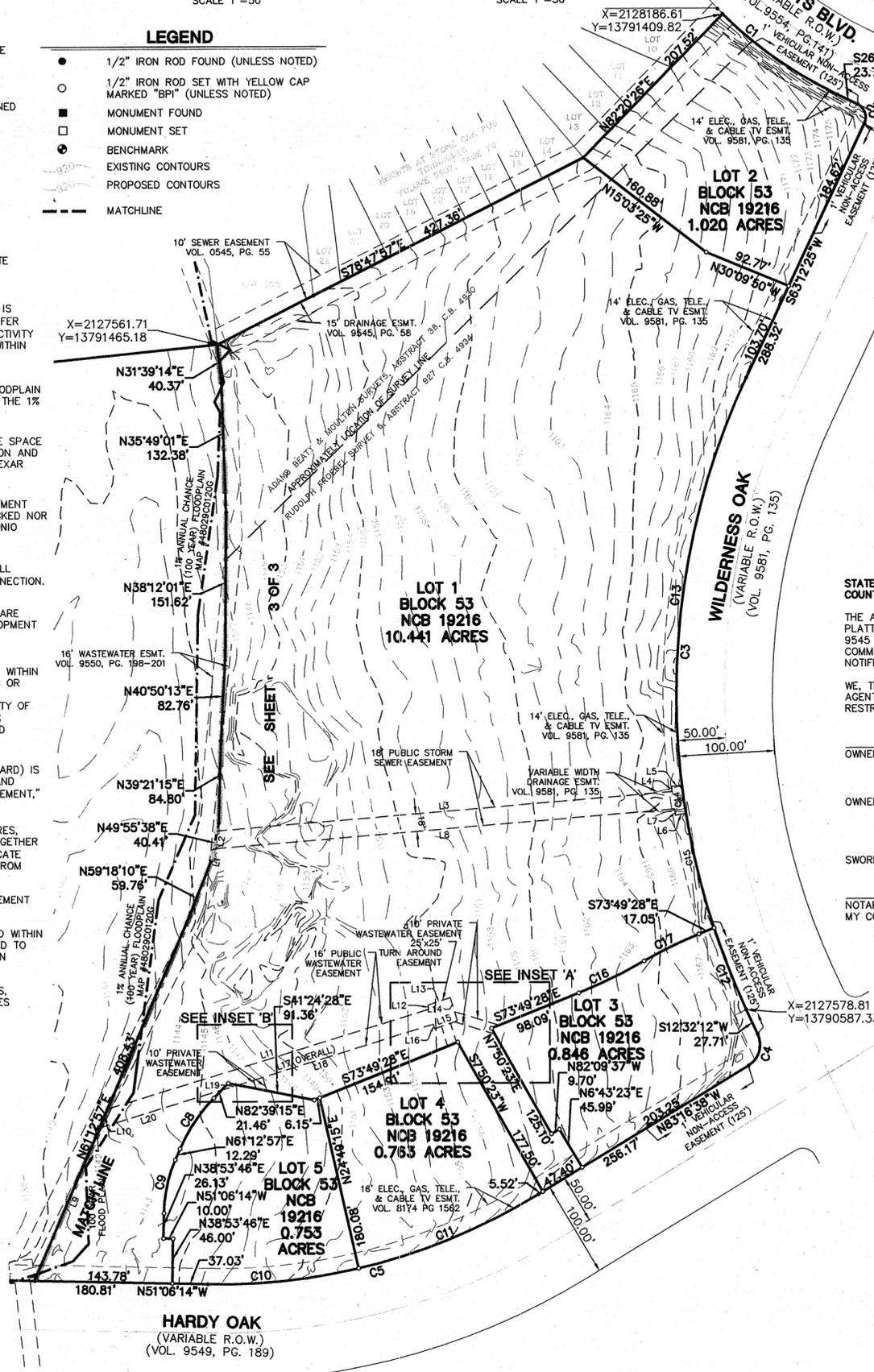
STATE OF TEXAS COUNTY OF BEXAR

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 UNDER MY SUPERVISION ON THE GROUND.

Signature of Hal B. Lane, III, R.P.L.S., dated 9/16/13. Hal B. Lane, III, R.P.L.S., Registered Professional Land Surveyor, Texas Registration No. 4690.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
MONUMENT FOUND
MONUMENT SET
BENCHMARK
EXISTING CONTOURS
PROPOSED CONTOURS
MATCHLINE



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 THOSE AREAS IDENTIFIED BY SEPARATE INSTRUMENT OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER AGENT: TODD A. PILAND, SR. VICE PRESIDENT AT HEBCO PROPERTIES, SIX, INC. GENERAL PARTNER OF H/M WILDERNESS OAK, LTD.

OWNER/DEVELOPER: H/M WILDERNESS OAK, LTD. c/o HEBCO PROPERTIES SIX, INC. 646 SOUTH MAIN AVENUE SAN ANTONIO, TX 78204

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 \_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED, A 9.290 ACRE TRACT IDENTIFIED HEREIN AS LOT 901, WAS PREVIOUSLY PLATTED ON THE WILDERNESS PARK INFRASTRUCTURE UNIT 1, PLAT #970348, AS RECORDED IN VOLUME 9545 PAGES 219 - 222 OF THE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 25, 1998 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER AGENT: TODD A. PILAND, SR. VICE PRESIDENT AT HEBCO PROPERTIES, SIX, INC. GENERAL PARTNER OF H/M WILDERNESS OAK, LTD.

OWNER/DEVELOPER: H/M WILDERNESS OAK, LTD. c/o HEBCO PROPERTIES SIX, INC. 646 SOUTH MAIN AVENUE SAN ANTONIO, TX 78204

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES

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

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

Signature lines for Chairman and Secretary.

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

Signature line for Deputy and SHEET 2 OF 3



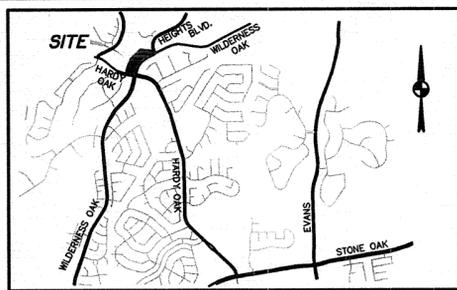
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REPLAT AND SUBDIVISION PLAT ESTABLISHING WILDERNESS HEIGHTS COMMERCIAL

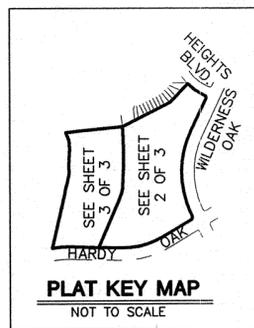
ESTABLISHING LOTS 1 - 5 AND 901, BLOCK 53, N.C.B. 19216, BEING A 23.112 ACRE TRACT OF LAND COMPRISED OF A 13.822 ACRE TRACT OF LAND AS CONVEYED TO H/M WILDERNESS OAK, LTD BY SPECIAL WARRANTY DEED, RECORDED IN VOLUME 16049, PAGES 2426-2434 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 9.290 ACRE TRACT OUT OF A 32.819 ACRE TRACT SITUATED IN THE WILDERNESS PARK INFRASTRUCTURE UNIT 1 SUBDIVISION, AS RECORDED IN VOLUME 9545 PAGE 219-222 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



922 Isom Road, Suite 100 San Antonio, TX 78216 Tel. (210)525-9090 Fax (210)525-0529 TBPE Registration Number F-1048 Bury+Partners, Inc. © Copyright 2013



VICINITY MAP BEXAR COUNTY, TEXAS NOT TO SCALE



PLAT KEY MAP NOT TO SCALE

- LEGEND: 1/2" IRON ROD FOUND (UNLESS NOTED), 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED), MONUMENT FOUND, MONUMENT SET, BENCHMARK, EXISTING CONTOURS, PROPOSED CONTOURS, MATCHLINE

GENERAL NOTES:

- 1. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT. 2. PRIVATE WASTEWATER EASEMENTS ARE FOR THE BENEFIT OF LOTS 3, 4 AND 5, BLOCK 53. EASEMENT AND INFRASTRUCTURE CONTAINED WITHIN THE EASEMENT WILL BE OWNED AND MAINTAINED BY EACH OWNER OF EACH LOT. THE SAN ANTONIO WATER SYSTEM WILL NOT MAINTAIN INFRASTRUCTURE WITHIN THE EASEMENT.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY+PARTNERS" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES. 3. DIMENSIONS SHOWN ARE SURFACE; and 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE

ERZD NOTES:

- 1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

MINIMUM FINISHED FLOOR NOTE FOR THE FLOODPLAIN:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100 YEAR) STORM VENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

MAINTENANCE NOTE:

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

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

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

DRAINAGE NOTE:

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

CPS NOTES:

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

STATE OF TEXAS COUNTY OF BEXAR

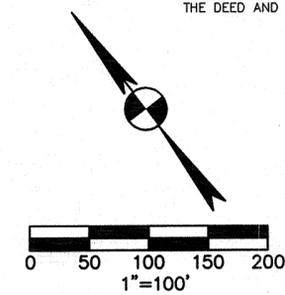
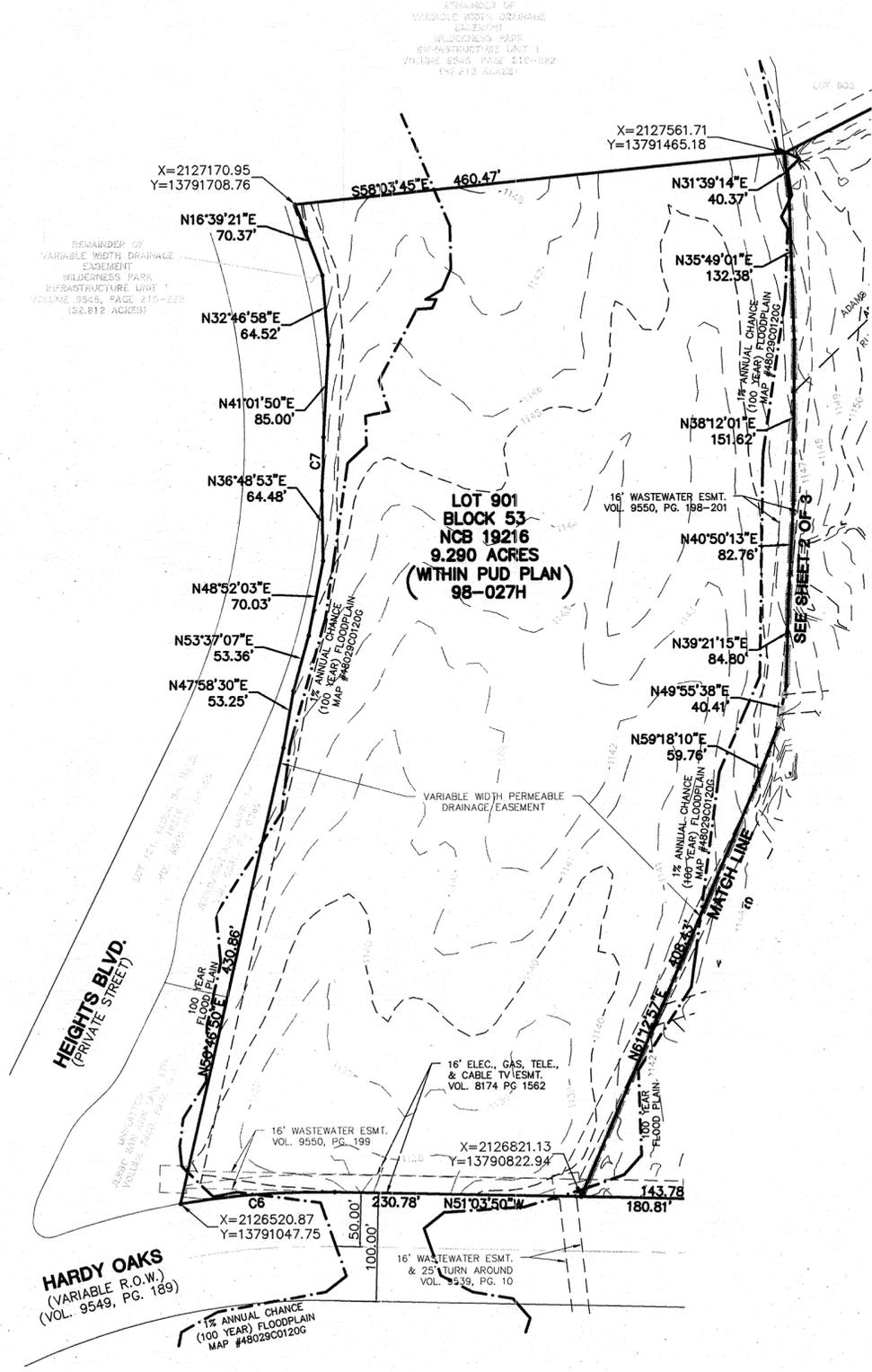
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Signature of Armando J. Niebla, P.E., dated 9/16/13. Armando J. Niebla, P.E. Licensed Professional Engineer Texas Registration No. 102296

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 UNDER MY SUPERVISION ON THE GROUND.

Signature of Hal B. Lane III, R.P.L.S., dated 9/16/13. Hal B. Lane, III, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 4690



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 THOSE AREAS IDENTIFIED BY SEPARATE INSTRUMENT OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER AGENT: TODD A. PILAND SR. VICE PRESIDENT AT HBCO PROPERTIES, SIX, INC. GENERAL PARTNER OF H/M WILDERNESS OAK, LTD.

OWNER/DEVELOPER: H/M WILDERNESS OAK, LTD. c/o HBCO PROPERTIES SIX, INC. 646 SOUTH MAIN AVENUE SAN ANTONIO, TX 78204

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 \_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED, A 9.290 ACRE TRACT IDENTIFIED HEREIN AS LOT 901, WAS PREVIOUSLY PLATTED ON THE WILDERNESS PARK INFRASTRUCTURE UNIT 1, PLAT #970348, AS RECORDED IN VOLUME 9545 PAGES 219 -222 OF THE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 25, 1998 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER AGENT: TODD A. PILAND SR. VICE PRESIDENT AT HBCO PROPERTIES, SIX, INC. GENERAL PARTNER OF H/M WILDERNESS OAK, LTD.

OWNER/DEVELOPER: H/M WILDERNESS OAK, LTD. c/o HBCO PROPERTIES SIX, INC. 646 SOUTH MAIN AVENUE SAN ANTONIO, TX 78204

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES

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

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



Date: Sep 16, 2013, 1:04pm User ID: msharp File: G:\1000101\50125\PLAT\0100010125PL.T01.dwg



October 29, 2012

Mr. Armando J. Niebla, P.E.  
Bury & Partners  
922 Isom Road, Suite 100  
San Antonio, Texas 78216

RE: SAWS File No. 1210003 - Request for review of **Wilderness Heights Commercial, Plat No. 120130** located northwest corner of Wilderness Oak and Hardy Oak.

Dear Mr. Niebla:

On October 17, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 23.112 acres located entirely within the EARZ. No sensitive features were observed. The property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File(s) No.(s) 1669 and 1933. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 12, 2012.

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 Wilderness Heights Commercial, Plat No. 120130.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Halty", is written over a horizontal line.

Scott R. Halty, Director  
Resource Protection & Compliance  
Department

SRH: lrd



November 16, 2012

Administrative Exception/Variance Request Review  
 City of San Antonio  
 Development & Business Service Center  
 1901 S. Alamo  
 San Antonio, Texas 78204

RECEIVED  
 12 NOV 16 AM 10:27

LAND DEVELOPMENT  
 SERVICES DIVISION

Project No.: R0101869-50019.65

Re: Wilderness Heights Commercial  
 Plat No. 120130  
 UDC Code Sections 35-502(e)(2)(A) and 35-506(n)(1)

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

Dear COSA DSD:

Bury+Partners, on behalf of M2G Stone Oak, Ltd., respectfully submits this Administrative Exception Variance Request (AEVR) for exceptions associated with the 13.815-acre tract of land located near the northwest corner of the Wilderness Oak and Hardy Oak. This tract is currently being platted as the Wilderness Heights Commercial Subdivision Plat (No. 120130), and we are requesting consideration for administrative exceptions from Section 35-506(n)(1) of the UDC based on the information provided below, along with previous coordination with COSA staff.

**Exception to COSA UDC Section 35-502(n)(1)**

**Median Opening on Wilderness Oak**

*Section 35-506(n)(1) states: "Openings. Medians shall be continuous. Openings in the median may be provided for public streets or driveways provided the spacing between median openings is in accordance with table 506-5.1. When medians are open, left turn bays and median radii shall be provided in accordance with subsection 35-502(e)(2) and curbed. Existing medians shall be modified to conform to these requirements where necessitated by the traffic generated by the proposed development, as set forth in the traffic impact analysis (see subsection 35-502(e)(2) of this chapter). Where existing streets are improved, dual left turn lanes can be approved if supported by a TIA (see section 35-502). In determining if a median opening request should be approved, the city will require a traffic engineering analysis by a licensed professional engineer. The median opening analysis shall be at the expense of the requestor."*

BURY+PARTNERS-SA, INC.  
 922 Isom Road, Suite 100  
 San Antonio, Texas 78216

TEL (210) 525-9090  
 FAX (210) 525-0529

RECEIVED

12 NOV 16 AM 10: 27

LAND DEVELOPMENT SERVICES DIVISION

The Traffic Impact Analysis (TIA) report submitted with the subdivision plat application identified the need for additional mitigation requirements to be constructed on Wilderness Oak in order to accommodate the increase in traffic stemming from the development of this subdivision. In this report, the recommendations included installation of a left-turn deceleration lane and median opening for traffic travelling northbound along Wilderness Oak. The proposed median opening for the site has been shifted as far north as feasibly possible given the required buffer (based on record document, Volume 15680, Pages 1742-1754) from the building to the residential lots and the existing roadway topography from edge of pavement through the drive. The Queuing Report Output from the Synchro Modeling of the intersection demonstrates that the 95<sup>th</sup> percentile left turn queuing length southbound on Wilderness Oak is 115 feet in the 2014 Site+Forecasted PM Peak scenario, which represents the worst case scenario. For vehicles turning (northbound) left into the property via Driveway B, the HCM Unsignalized Intersection Analysis shows an 87 foot queue for the 95<sup>th</sup> percentile. Based on this information, it appears that the existing southbound left turn bay at the intersection of Wilderness Oak and Hardy Oak is sufficient for the 2014 Site+Forecasted without spillover traffic into the thru lanes. In addition, there is sufficient length to accommodate a northbound left turn bay for vehicles to turn into Driveway B assuming the northbound left turn bay will include approximately a 50 foot taper and 150 feet of storage. It was also noted during the meeting with Christina de la Cruz, David Haldeman, and Victoriano Martinez on October 23, 2012 that should an additional southbound left turn lane be required in the future (beyond the 2014 build-out) that the existing median width is sufficient for an additional left turn lane creating a double left-turn on the southbound approach of Wilderness Oak at Hardy Oak. Furthermore, the attached SimTraffic Model Outputs confirm that the 95<sup>th</sup> Percentile queue making a northbound left turn into the HEB driveway (via Driveway B) will be maintained within the proposed above mentioned 200' total storage and decal lane length left turn bay into Driveway B.

The specifications for the median opening were discussed with the COSA Traffic Department on October 23, 2012. A compromise was reached that the proposed median opening into the development will be  $\pm 365$  feet from the intersection of Wilderness Oak and Hardy Oak.

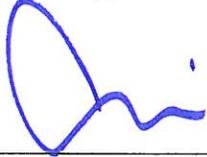
In summary:

- The proposed median opening into the development has been designed to be located  $\pm 365$  feet from the intersection of Wilderness Oak and Hardy Oak. The proposed TIA shows this to be adequate for the incoming traffic. The proposed median opening is located as far away from the existing intersection of feasibly possible given the required building location and topography change from the existing roadway to the proposed drive grade.
- In our professional opinion, the proposed administrative exceptions will not adversely affect the health, safety, or welfare of the public as they are in accordance to the spirit and intent of the current UDC.

RECEIVED  
12 NOV 16 AM 10:27  
LAND DEVELOPMENT  
SERVICES DIVISION

Please accept this letter as our formal Administrative Exception Variance Request for the Wilderness Heights Commercial Subdivision. Should you have any questions or need additional information, please do not hesitate to contact us at 210/525-9090.

Sincerely,



Armando J. Niebla, P.E. (Applicant)  
Associate/Project Manager  
Bury + Partners-SA, Inc. TBPE F-1048

Attachment(s)

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



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

**Project:** Wilderness Heights Commercial

**Address:**

**A/P #/PPR #/Plat#:** Plat# 120130

**AEVR #:**

**AEVR Submittal Date:** 1/29/13

**AEVR Submitted by:** Armando J. Niebla, P.E.

**Issue:** Spacing for Median Openings

**Code Sections:** Unified Development Code (UDC), Section 35-506(n)(1)

**By:** Christina De La Cruz, P.E., Senior Engineer

The Public Works Traffic Plan Review Section has reviewed the information presented in Mr. Niebla letter submitted November 16, 2012. Please refer to the attached map for approximate location. Also refer to the applicant's letter and site plan for more information.

#### **The Unified Development Code (UDC) – Article V, Section 35-506(n) (1) states:**

“Openings. Medians shall be continuous. Openings in the median may be provided for public streets or driveways provided the spacing between median openings is in accordance with table 506-5.1. When medians are open, left turn bays and median radii shall be provided in accordance with subsection 35-502(e) (2) and curbed. Existing medians shall be modified to conform to these requirements where necessitated by the traffic generated by the proposed development, as set forth in the traffic impact analysis. In determining if a median opening request should be approved, the city will require a traffic engineering analysis by a licensed professional engineer. The median opening analysis shall be at the expenses of the requestor.”

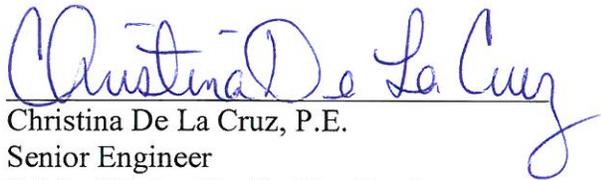
The Administrative Exception/Variance request that was submitted on January 29, 2013 for the median opening spacing requirement per the UDC section 35-506 (n) (1), is being supported by Public Works TIA Staff and DSD. The administrative exception to reduce the required spacing for median openings on an arterial to arterial roadway is supported for the following reasons:

1. The engineer has demonstrated that median opening spacing of 365 feet would not have a negative affect on the adjacent street. Any queue of left turn traffic will not spillover into the thru lanes of Hardy Oak due to the location of the median opening.
2. The northbound left turn into the HEB driveway via Driveway B will be maintained within the proposed total storage length.

2. The northbound left turn into the HEB driveway via Driveway B will be maintained within the proposed total storage length.
3. The proposed median opening is located as far away from the existing intersection at Hardy Oak and Wilderness Oak that is feasibly possible given the required building location and topography change from the existing roadway to the proposed drive grade.
4. Median location will not adversely impact the needed left turn storage for the intersection of Hardy Oak and Wilderness Oak.

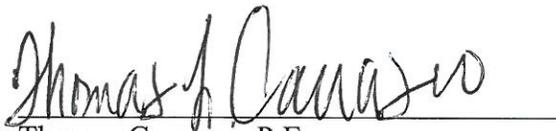
Public Works staff agrees with the applicant's analysis and supports the request to construct a median opening at the proposed location of 365 feet from the intersection of Hardy Oak and Wilderness Oak. The AEVR does meet the intent of the UDC and therefore, staff recommends approval.

RECOMENDATION: Administrative Exception Approval



Christina De La Cruz, P.E.  
Senior Engineer  
Public Works- Traffic Plan Review

3-27-13  
Date



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

4/4/2013  
Date

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



John P. Jacks  
Assistant Director  
Development Services Department

4-4-13  
Date



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

120294

**Project Name:**

The Chateaux at the Dominion Replat

**Applicant:**

Floyd Blake Dietzmann

**Representative:**

Michael F. Lucci, P.E. PLLC

**Owner:**

Floyd Blake Dietzmann

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

Southeast of the intersection of  
Dominion Drive and Westcourt Lane

**MAPSCO Map Grid (Ferguson):**

480 A-1

**Tract Size:**

0.894

**Council District(s):**

8

**Notification:**

Published in Daily Commercial  
Recorder September 20, 2013  
Notices mailed September 19, 2013

- Six (6) to property owners within 200 feet of the subdivision and to the Dominion Home Owners Association a registered neighborhood association.

Internet Agenda Posting October 4,  
2013

**REQUEST**

Approval of a minor plat to replat a 0.894-acre tract of land to establish **The Chateaux at the Dominion P.U.D. Replat** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 16, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 29, Block 29, NCB 16386 out of the Chateaux at the Dominion Planned Unit Development Subdivision, recorded in Volume 9572, Pages 130-134, of the Deed and Plat Records of Bexar County

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one (1) single-family residential lot.

### **B. Zoning**

“R-6 PUD MSAO-1” Residential Single-Family District Planned Unit Development Military Sound Attenuation Overlay District

### **C. Services Available**

SAWS Water and Leon Springs Utility Company Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on August 9, 2013.

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation’s review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 20, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 55, Dominion, accepted June 29, 1983

PUD 06-031, The Chateaux at the Dominion PUD, approved on September 27, 2006.

### **B. Notices**

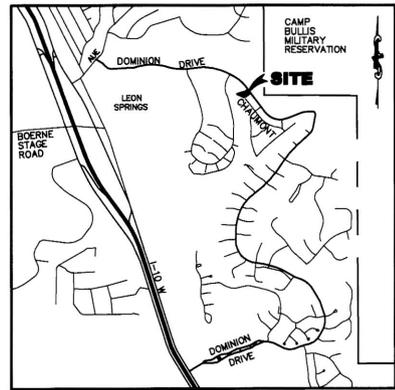
To the present, staff has not received any written responses in opposition from the surrounding property owners.

## **III. RECOMMENDATION**

Approval of the proposed **The Chateaux at the Dominion P.U.D.** Replat.

## **IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP N.T.S. (FERGUSON MAP GRID 480-A1)

GENERAL NOTES:

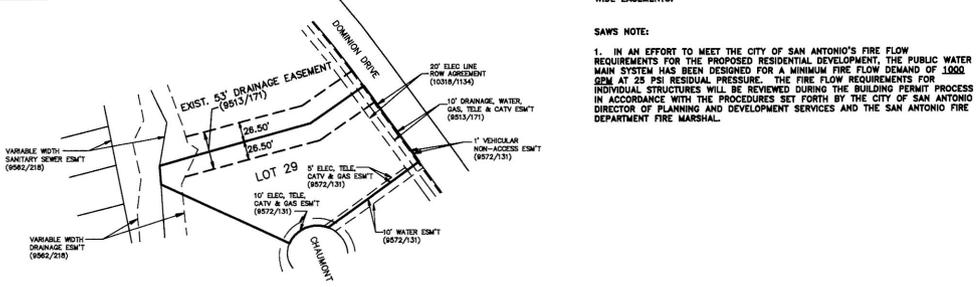
- 1. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE... 2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE... 3. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS... 4. BEARINGS ARE BASED UPON THE DEED RECORDED IN VOLUME 6031, PAGE 1728... 5. WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING... 6. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

CPS NOTES:

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE EOTCA EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE EOTCA EASEMENTS...

SAWS NOTE:

- 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 1000 GPM AT 20 PSI RESIDUAL PRESSURE...



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THIS AREA BEING REPLATTED TO REPLAT A 53' DRAINAGE EASEMENT WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS "THE CHATEAUX AT THE DOMINION PLANNED UNIT DEVELOPMENT" WHICH WAS RECORDED IN VOLUME 8272 PAGE 130-134, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED AS LOT 78 WAS PREVIOUSLY PLATTED ON PLAT "THE CHATEAUX AT THE DOMINION PUD", PLAT NO. 080532, WHICH IS RECORDED IN VOLUME 9872, PAGES 130-134, BEXAR COUNTY PLAT AND DEED RECORDS...

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

F. Blake Dietzmann, OWNER: FLOTT BLAKE DIETZMANN, 20 CHAUMONT, SAN ANTONIO, TX 78257

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FLOTT BLAKE DIETZMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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...

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 BY: WILKIE SURVEYING

JERRY D. WILKIE, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

STATE OF TEXAS COUNTY OF BEXAR

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

MICHAEL F. LUCCI, REGISTERED PROFESSIONAL ENGINEER NO. 82822



STATE OF TEXAS COUNTY OF BEXAR

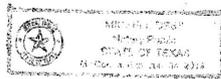
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

F. Blake Dietzmann, OWNER: FLOTT BLAKE DIETZMANN, 20 CHAUMONT, SAN ANTONIO, TX 78257

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FLOTT BLAKE DIETZMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 21st DAY OF August, A.D. 2013



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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

BY: COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

120444

**Applicant:**

A. Bradford Galo

**Representative:**

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

**Owner:**

Laredo OFR, Ltd.

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

Southeast of the extension of Mystic  
Chase and Hardy Run

**MAPSCO Map Grid (Ferguson):**

447 D-6

**Tract Size:**

12.616

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting October 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 12.616-acre tract of land to establish the **Sablechase Unit 3-B (Enclave)** Subdivision.

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 25, 2013

## **I. ANALYSIS**

### **A. Proposed Use(s)**

The proposed plat will consist of thirty-six (36) single-family residential lots, two (2) non-single family residential lots, and approximately one thousand five hundred seventeen (1,517) linear feet of private streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio; therefore; zoning is not applicable.

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on September 23, 2013.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation was notified of the project and the Garrison Commander had no comments.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, which ever is applicable for the project area.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 10, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 867B, Sablechase, accepted on March 26, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Sablechase Unit 3-B (Enclave)** Subdivision Plat.

## **IV. ATTACHMENT**

1. Proposed Plat

PLAT NUMBER 120444

SUBDIVISION PLAT ESTABLISHING SABLECHASE, UNIT-3B (ENCLAVE)

A 12.616 ACRE TRACT OF LAND OUT OF A 187.127 ACRE TRACT OF LAND CONVEYED TO LAREDO OFR, LTD. AND DESCRIBED IN A DEED RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY TEXAS.



PAPE-DAWSON ENGINEERS TBP, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9100

DATE OF PRINT: September 20, 2013

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: A. BRADFORD GALO LAREDO OFR, LTD. 1175 W. BITTERS, SUITE 100 SAN ANTONIO, TEXAS 78216 (210) 497-3385

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO 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 26 DAY OF September, A.D. 2013.



Adrienne B. Martinez NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SABLECHASE, UNIT-3B (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE 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

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 447-D6 NOT-TO-SCALE

CURVE TABLE with columns for CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C11 with their respective measurements.

LEGEND

- Legend items: BSL BUILDING SETBACK LINE, CB COUNTY BLOCK, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, PG PAGE(S), ROW RIGHT-OF-WAY, OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOL VOLUME, COSA CITY OF SAN ANTONIO, SIDEWALK CONSTRUCTED WITH A PASSING SPACE, FOUND 1/2" IRON ROD (PAPE-DAWSON), SET CAP OR DISK MARKED "PAPE-DAWSON", EXISTING CONTOURS, PROPOSED CONTOURS, FF1240.5 FINISHED FLOOR ELEVATION FOR SEWER, 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 20' BUILDING SETBACK LINE, 12' BUILDING SETBACK LINE, 10' BUILDING SETBACK LINE, 15' PEDESTRIAN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. ENERGY NOTES:

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

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.

Signature of Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Registered Professional Land Surveyor

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

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

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

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE REGIONAL DETENTION POND LOCATED IN LOTS 2 AND 3, BLOCK 56 OF THE SABLECHASE UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9583, PAGE 109 (COSA PLAT#060487) AND IN LOT 902, BLOCK 53 OF THE SABLECHASE UNIT-4 SUBDIVISION, RECORDED IN VOLUME 9651, PAGES 101-104 (COSA PLAT#080100).

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

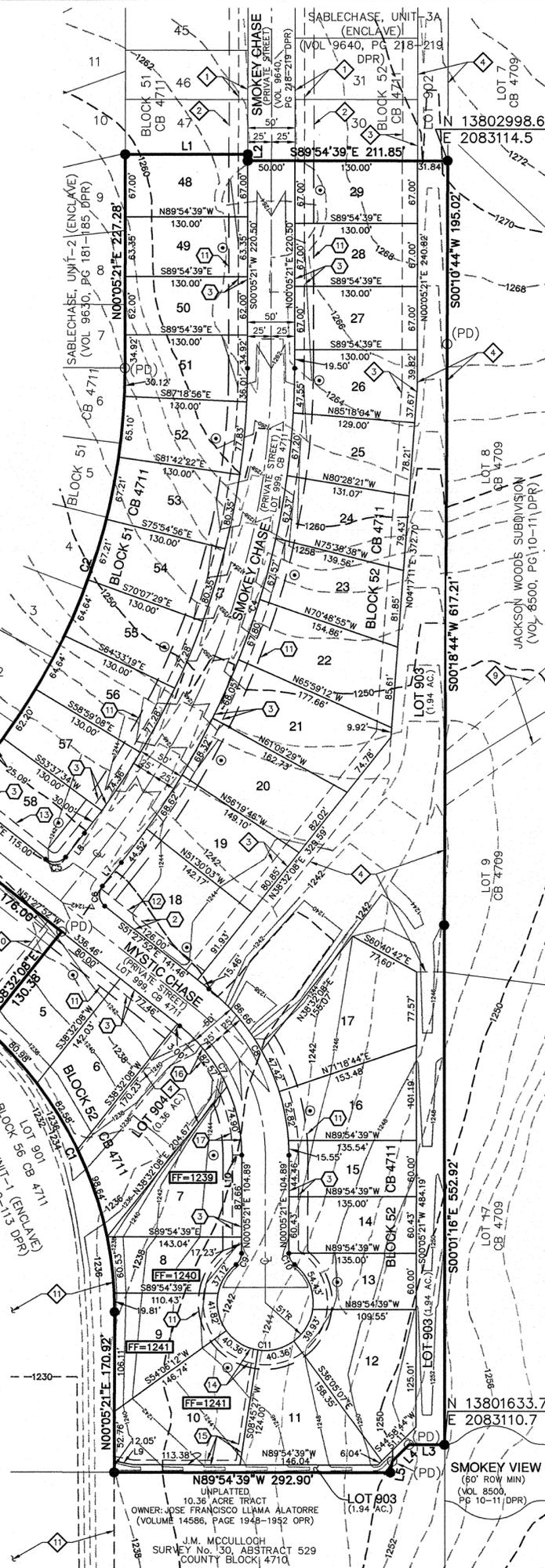
LINE TABLE with columns for LINE, BEARING, LENGTH. Lists lines L1 through L10 with their respective measurements.

OPEN SPACE NOTE: LOTS 903 & 904, BLOCK 52, CB 4711 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV AND CLEAR VISION EASEMENT.

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

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

CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



Civil Job No. 6425-18; Survey Job No. 6425-14

File: P:\6425-18\6425-18\Drawings\6425-18.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

130079

**Project Name:**

Morales Subdivision

**Applicant:**

Norma Morales

**Representative:**

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

**Owner:**

Norma Morales and Robert P.  
Morales

**Staff Coordinator:**

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

**Property Address/Location:**

South of Hollyhock Road, west of  
Oakland Road

**MAPSCO Map Grid (Ferguson):**

548 C-5

**Tract Size:**

1.91 acres

**Council District:**

8

**Notification:**

Published in Daily Commercial  
Recorder September 19, 2013  
Notices mailed September 20, 2013

- Nine (9) to property owners  
within 200 feet within the  
subdivision and to the Oakland  
Estates Homeowners Association

Internet Agenda posting October 4,  
2013

**REQUEST**

Approval of a minor plat to replat a 1.91-acre tract of land to  
establish **Morales** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 12, 2013

**CASE HISTORY**

The area being replatted is a portion of Lot 26 and the remaining  
portion of Lot 27, Block 1, out of the Oakland Estates  
Subdivision, recorded in Volume 980, Pages 281A and 281B, of  
the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) single family residential lot.

**B. Zoning**

“R-E” Residential Estate District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 9, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 5, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**II. RECOMMENDATION**

Approval of the proposed **Morales** Subdivision Plat

**III. ATTACHMENT**

1. Proposed plat

PLAT NO. 130079

REPLAT ESTABLISHING

MORALES SUBDIVISION

BEING 1.91 ACRES ESTABLISHING LOT 67,  
BLOCK 1, NEW CITY BLOCK 14701, CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
P.O. BOX 160434  
SAN ANTONIO, TEXAS 78280  
(210) 861-0733  
WILKIESURVEYOR@YAHOO.COM

DATE: NOVEMBER 18, 2012 JOB NUMBER: 2012220  
LAST REVISION

OWNER/DEVELOPER

NORMA MORALES AND ROBERT P. MORALES  
5814 HOLLYHOCK ROAD  
SAN ANTONIO, TEXAS 78240

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT: NORMA MORALES

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMA MORALES, 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 \_\_\_\_\_ 2013

NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/AGENT: ROBERT P. MORALES

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT MORALES, 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 \_\_\_\_\_ 2013

NOTARY PUBLIC  
STATE OF TEXAS

THIS REPLAT ESTABLISHING MORALES SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

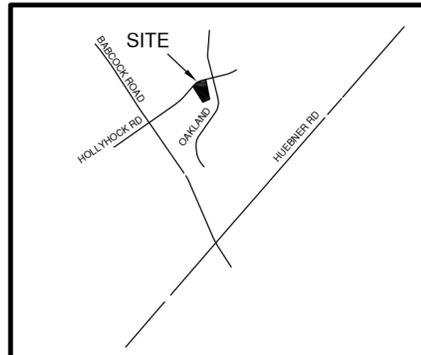
BY: \_\_\_\_\_  
CHAIRMAN

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

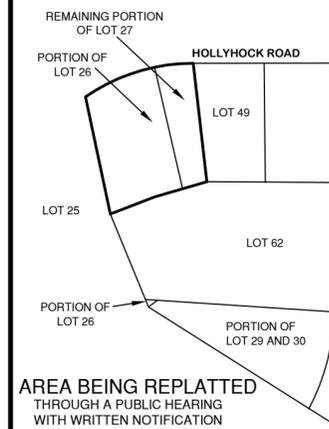
STATE OF TEXAS  
COUNTY OF BEXAR

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

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



LOCATION MAP  
NOT TO SCALE  
FERGUSON MAP GRID



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 26 AND THE REMAINING PORTION OF LOT 27, ON PLAT OAKLAND ESTATES SUBDIVISION, WHICH IS RECORDED IN VOLUME 980, PAGES 281A AND 281B, BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: NORMA MORALES AND ROBERT P. MORALES:  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

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

SURVEYOR'S NOTES

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
- DIMENSIONS SHOWN ARE SURFACE; AND
- BEARINGS ARE BASED ON PLAT OF OAKLAND ESTATES RECORDED IN VOLUME 9521, PAGE 175 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- FOUND 1/2" IP UNLESS OTHERWISE NOTED
- SET ONE HALF INCH IRON ROD WITH CAP
- R.O.W RIGHT-OF-WAY
- E,G,T,CATV ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS; AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

NOTE: CONCRETE DRIVEWAYS APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

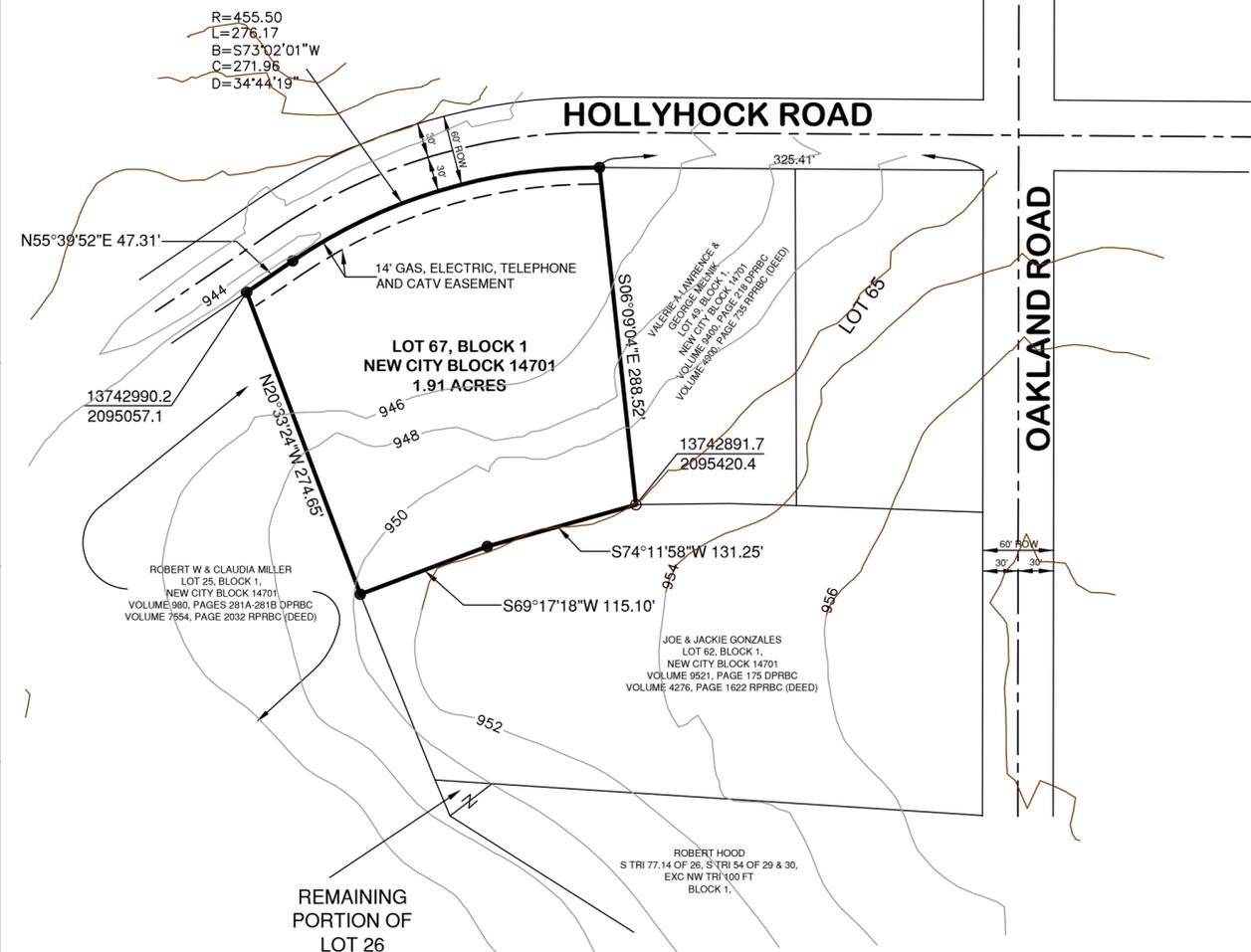
ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

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

IMPACT FEE NOTE:

IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION MUST BE PAID PRIOR TO WATER METER SET.





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

130091

**Project Name:**

Ellison / Lee Subdivision

**Applicant:**

Steve Lee

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Tom Carter, P.E.

**Owner:**

Franklin-Park Alamo Heights, LTD.

**Staff Coordinator:**

Chris McCollin, Planner  
(210) 207-5014  
christopher.mccollin@sanantonio.gov

**Property Address/Location:**

Northeast of the intersection of Terra  
Alta and Everest Avenue

**MAPSCO Map Grid (Ferguson):**

583 B-1

**Tract Size:**

7.181

**Council District(s):**

9

**Notification:**

Published in Daily Commercial  
Recorder September 20, 2013  
Notices mailed September 17, 2013

- Seven (7) to property owners  
within 200 feet of the subdivision

Internet Agenda Posting October 4,  
2013

**REQUEST**

Approval of a minor plat to replat a 7.181-acre tract of land to  
establish the **Ellison / Lee** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

September 16, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 80, NCB 11888 of the Tereso Guerrero Tract recorded in volume 4960, Page 274, Lot 91, NCB 11888 of the Alarcon Subdivision recorded in Volume 9535, Page 212, Lot 77 & Lot 78, NCB 11888 of the Loma Vista Addition recorded in Volume 4600, Page 77, Lot 82, NCB 11888 of the Resubdivision plat of a portion of Loma Vista Subdivision recorded in Volume 5940, page 135, Lot 94, NCB 11888 of the Resubdivision of a portion of the Marks subdivision recorded in Volume 9554, Page 144, Lot 81, NCB 11888 of the Resubdivision plat of a portion of Loma Vista Subdivision recorded in Volume 5300, Page 204, Lot 86, NCB 11888 of the Resubdivision plat of a portion of Loma Vista Subdivision recorded in Volume 6400, Page 81, all of the Deed and Plat records of Bexar County, Texas. Also being a portion of Lots 27, 28, 69, 71, 72, 74, and all of Lot 70, NCB 11888 of the antiquated plat Loma Vista Subdivision recorded on the 10<sup>th</sup> day of August 1926, in Volume 642, page 265, of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) non-single family residential lot.

**B. Zoning**

“MF-40” Multi-Family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 03, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 26, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, staff has received no written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Ellison / Lee** Subdivision plat.

**IV. ATTACHMENT**

1. Proposed Plat

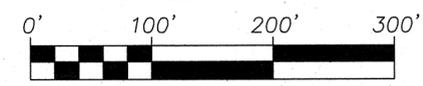
ELLISON/LEE SUBDIVISION

PLAT NUMBER 130091

REPLAT ESTABLISHING ELLISON/LEE SUBDIVISION

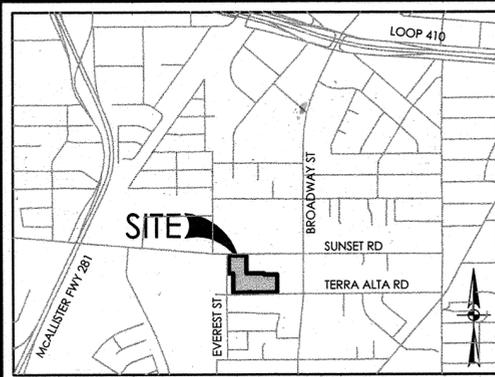
A 7.181 ACRE TRACT ESTABLISHING LOT 96, NCB 11888, BEING ALL OF A 7.181 ACRE TRACT IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO FRANKLIN PARK ALAMO HEIGHTS, LTD. IN VOLUME 16304, PAGE 1020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

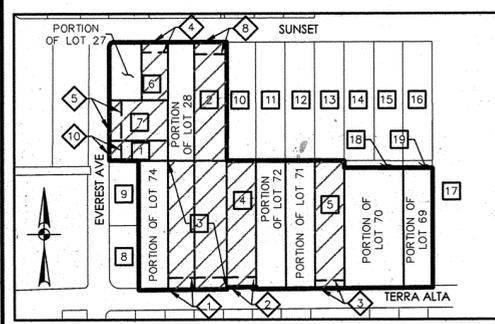


555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: September 3, 2013



LOCATION MAP MAPSCO MAP GRID: 583B1 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 300'

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 80, NCB 11888 OF THE TERESO GUERRERO TRACT RECORDED IN VOLUME 4960, PAGE 274, LOT 91, NCB 11888 OF THE ALARCON SUBDIVISION RECORDED IN VOLUME 9535, PAGE 212, LOT 77, & LOT 78, NCB 11888 OF THE LOMA VISTA ADDITION RECORDED IN VOLUME 4600, PAGE 77, LOT 82, NCB 11888 OF THE RESUBDIVISION PLAT OF A PORTION OF LOMA VISTA SUBDIVISION RECORDED IN VOLUME 5940, PAGE 135, LOT 94, NCB 11888 OF THE RESUBDIVISION PLAT OF A PORTION OF THE MARKS SUBDIVISION RECORDED IN VOLUME 9554, PAGE 144, LOT 81, NCB 11888 OF THE RESUBDIVISION PLAT OF A PORTION OF LOMA VISTA SUBDIVISION RECORDED IN VOLUME 5300, PAGE 204, LOT 84, NCB 11888 OF THE RESUBDIVISION PLAT OF A PORTION OF LOMA VISTA SUBDIVISION RECORDED IN VOLUME 6400, PAGE 81, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 27, 28, 69, 71, 72, 74, AND ALL OF LOT 70, NCB 11888 OF THE ANTIQUATED PLAT LOMA VISTA SUBDIVISION RECORDED ON THE 10TH DAY OF AUGUST 1926, IN VOLUME 642, PAGE 265, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF OCTOBER 9, 2013 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: RYAN WILSON FRANKLIN PARK ALAMO HEIGHTS, LTD 21260 GATHERING OAKS, SUITE 101 SAN ANTONIO, TEXAS 78260 (210) 804-4393

COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS 4th DAY OF September A.D. 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 3/1/2014



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.

THOMAS MATTHEW CARTER 79272 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

DAVID A. CHANOVIA 4251 LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND

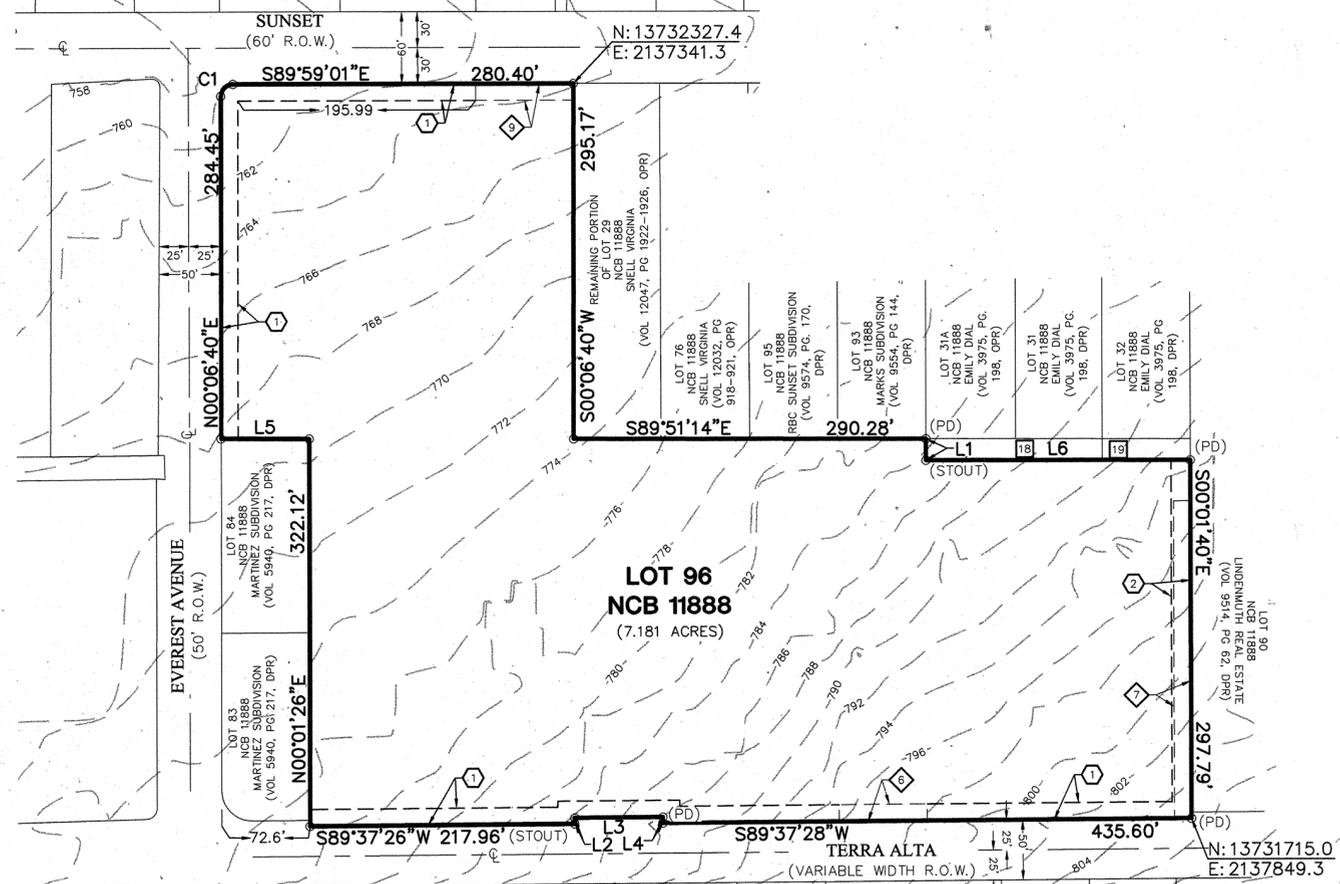
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NCB NEW CITY BLOCK
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
PG. PAGE(S)
ROW RIGHT-OF-WAY
VOL VOLUME
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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



- 1 LOT 80, NCB 11888 TERESO GUERRERO TRACT (VOL 4960, PG 274, DPR)
2 LOT 91, NCB 11888 ALARCON SUBDIVISION (VOL 9535, PG 212, DPR)
3 LOT 77 & 78, NCB 11888 LOMA VISTA ADDITION (VOL 4600, PG 77, DPR)
4 LOT 82, NCB 11888 RESUBDIVISION PLAT OF A PORTION OF LOMA VISTA SUBDIVISION (VOL 5940, PG 135, DPR)
5 LOT 94, NCB 11888 RESUBDIVISION PLAT OF A PORTION OF THE MARKS SUBDIVISION (VOL 9554, PG 144, DPR)
6 LOT 81, NCB 11888 RESUBDIVISION PLAT OF A PORTION OF LOMA VISTA SUBDIVISION (VOL 5300, PG 204, DPR)
7 LOT 84, NCB 11888 RESUBDIVISION PLAT OF A PORTION OF LOMA VISTA SUBDIVISION (VOL 6400, PG 81, DPR)
8 LOT 83, NCB 11888 MARTINEZ SUBDIVISION (VOL 5940, PG 217, DPR)
9 LOT 84, NCB 11888 MARTINEZ SUBDIVISION (VOL 5940, PG 217, DPR)
10 REMAINING PORTION LOT 29, NCB 11888 SNELL VIRGINIA (VOL 12047, PGS 1922-1926, OPR)
11 LOT 76, NCB 11888 SNELL VIRGINIA (VOL 12032, PG 918-921, OPR)
12 LOT 95, NCB 11888 RBC SUNSET SUBDIVISION (VOL 9574, PG 170, DPR)
13 LOT 93, NCB 11888 MARKS SUBDIVISION (VOL 9554, PG 144, DPR)
14 LOT 31A, NCB 11888 EMILY DIAL (VOL 3975, PG 178, DPR)
15 LOT 31, NCB 11888 EMILY DIAL (VOL 3975, PG 178, DPR)
16 LOT 32, NCB 11888 EMILY DIAL (VOL 3975, PG 178, DPR)
17 LOT 90, NCB 11888 LINDENMUTH REAL ESTATE (VOL 9514, PG 62, DPR)
18 REMAINING PORTION LOT 70, NCB 11888 EMILY DIAL (VOL 13347, PG 1885, OPR)
19 REMAINING PORTION LOT 69, NCB 11888 EMILY DIAL (VOL 13347, PG 1885, OPR)
20 30' BUILDING SETBACK LINE (VOL 4600, PG 77, DPR)
21 25' BUILDING SETBACK LINE (VOL 5940, PG 135, DPR)
22 20' BUILDING SETBACK LINE (VOL 9554, PG 144, DPR)
23 25' BUILDING SETBACK LINE (VOL 5300, PG 204, DPR)
24 30' BUILDING SETBACK LINE (VOL 6400, PG 81, DPR)
25 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9554, PG 144, DPR)
26 OVERHEAD ELECTRIC EASEMENT (VOL 5289, PGS 611-615, OPR)
27 30' BUILDING SETBACK LINE (VOL 9535, PGS 212, DPR)
28 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9535, PG 212, DPR)
29 30' BUILDING SETBACK LINE (VOL 4960, PG 274, DPR)
30 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
31 16' ELECTRIC EASEMENT

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curve C1 with radius 10.00' and length 15.71'.

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes lines L1 through L6 with bearings and lengths.

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: RYAN WILSON FRANKLIN PARK ALAMO HEIGHTS, LTD 21260 GATHERING OAKS, SUITE 101 SAN ANTONIO, TEXAS 78260 (210) 804-4393

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RYAN WILSON 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 4th DAY OF September, A.D. 2013.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

CHAIRMAN SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

Civil Job No. 8195-00; Survey Job No. 9160-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

130251

**Project Name:**

Highland Forest

**Applicant:**

Arturo Abundis

**Representative:**

Alta Vista Surveying, LLC  
c/o Saul V. Castillo, R.P.L.S.

**Owner:**

Arturo Abundis

**Staff Coordinator:**

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

**Property Address/Location:**

North of Copinsay Avenue, west of  
Shetland Drive and east of Glasgow  
Drive.

**MAPSCO Map Grid (Ferguson):**

652 B-8

**Tract Size:**

0.335 acres

**Council District:**

3

**Notification:**

Published in Daily Commercial  
Recorder September 20, 2013  
Notices Mailed September 23, 2013

- Thirty (30) notices were sent to property owners within 200 feet and Highland Forest Home Owners Association

Internet Agenda posting October 4, 2013

**REQUEST**

Approval of a minor plat to replat a 0.335-acre tract of land to establish **Highland Forest** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 24, 2013

**CASE HISTORY**

The area being replatted is a portion of Lot 1, Block 1, NCB 10867 and a portion of Lot 1, Block 7, New City Block 10873 of the Highland Forest Subdivision, recorded in Volume 3025, Page 110, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-4” Residential Single-Family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 1, 2013.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**III. RECOMMENDATION**

Approval of the proposed **Highland Forest** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

130265

**Project Name:**

Carmona Hills Subdivision Unit 5A

**Applicant:**

Joe Hernandez

**Representative:**

AECOM Technical Services, Inc.  
c/o Mary Jane Phillips, P.E.

**Owner:**

KB Homes

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of  
Carmona Pass and Loop 410

**MAPSCO Map Grid (Ferguson):**

679-E1

**Tract Size:**

4.811 acres

**Council District:**

4

**Notification:**

Internet Agenda posting October 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 4.811-acre tract of land to establish **Carmona Hills Subdivision Unit 5A**.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 24, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of six (6) single-family lots and one hundred forty (140) linear feet of public streets.

**B. Zoning**

“R-5” Single-family district

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 26, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 24, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 13-00001, Carmona Hills, Approved June 18, 2013

**III. RECOMMENDATION**

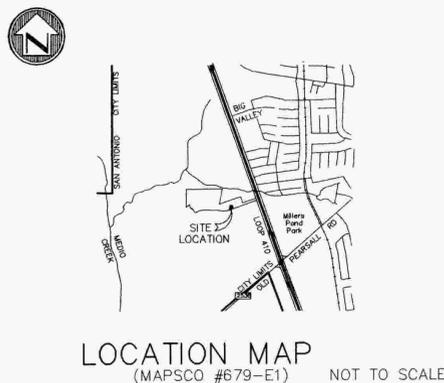
Approval of the proposed **Carmona Hills Subdivision Unit 5A**

**IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER: 130265

SUBDIVISION PLAT  
ESTABLISHING  
**CARMONA HILLS**  
**SUBDIVISION UNIT 5A**  
BEING 4.811 ACRES OF LAND OUT OF A PORTION OF A 90.918 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**LEGEND**  
BUILDING SETBACK LINE ----- B.S.L.  
ELECTRIC TELEPHONE CABLE TELEVISION EASEMENT ----- E.T.T.V.E.  
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.T.V.E.  
CLEAR VISION EASEMENT ----- C.V.E.  
PROPOSED FINISHED CONTOUR ----- 82.4  
EXISTING CONTOUR ----- 72.4  
EASEMENT ----- EXIST.  
EASEMENT ----- EXIST.  
BLOCK ----- BLK.  
VEHICULAR NON-ACCESS EASEMENTS ----- V.N.A.E.  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX ----- O.P.R.P.B.C.T.  
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ----- D.P.R.B.C.T.  
ACRES ----- A.C.  
VOLUME ----- VOL.  
PAGE ----- PG.  
**SURVEYOR'S NOTES:**  
1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999833 ROTATION GRID TO PLAT IS 0  
2.) CONTROL MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CARLSON, BRIGANCE & DOERING, INC. TO MONUMENT (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A PLASTIC CAP "CBD SETSTONE"

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION 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 G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

**DRAINAGE EASEMENT NOTE:**  
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**FIRE FLOW DEMAND NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 6,000 GPM AT 25PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Mary Jane C. Phillips*  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF CARLSON, BRIGANCE & DOERING, INC. UNDER MY SUPERVISION.

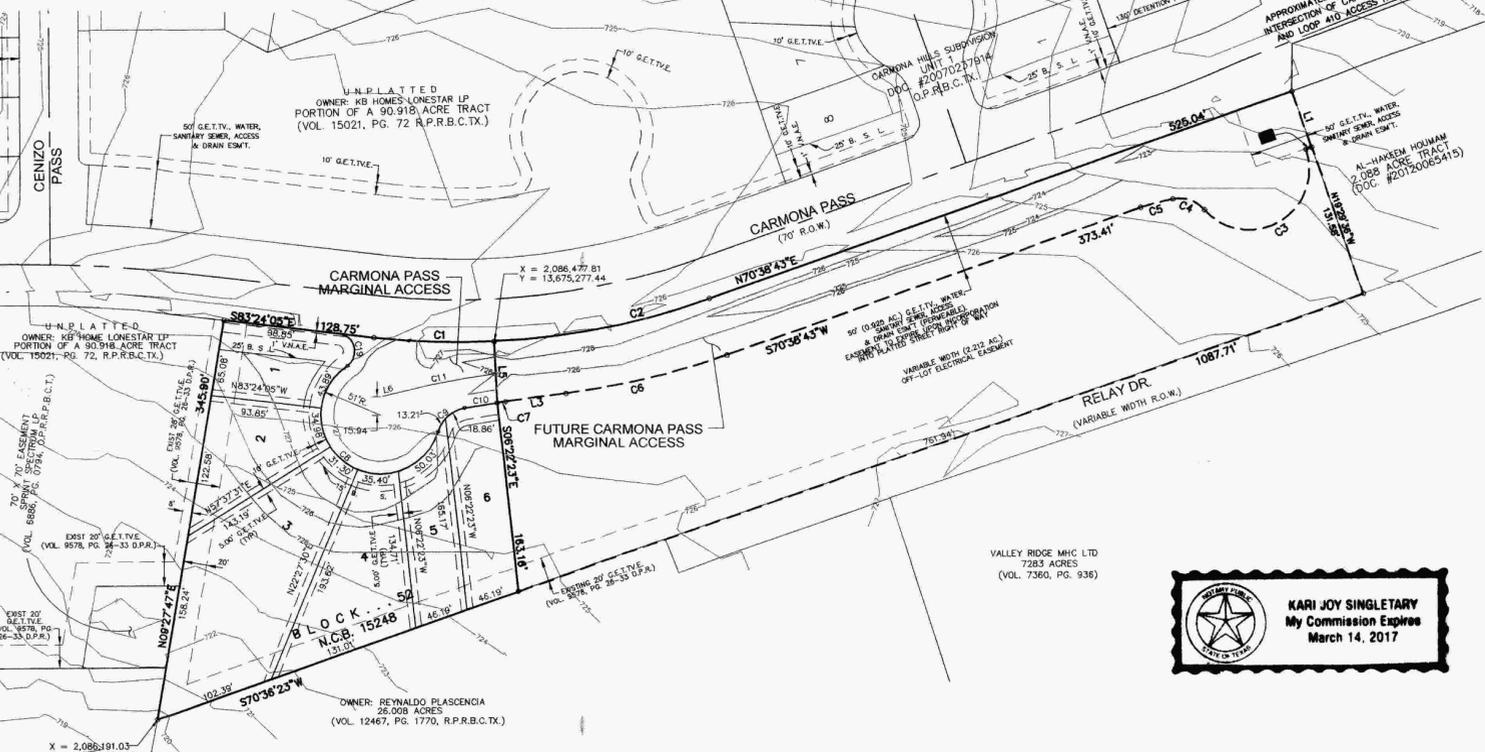
*Aaron V. Thomason*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

**GENERAL NOTES:**  
1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTAINING THESE AREAS.  
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

**OWNER/DEVELOPER:**  
KB HOME  
4800 FREDERICKSBURG RD  
SAN ANTONIO, TX, 78229



GUILLERMO & MARIA EN PLASCENCIA G. 1085, R.P.R.B.C.T.X.

OWNER: REYNALDO PLASCENCIA 28.000 ACRES (VOL. 12467, PG. 1770, R.P.R.B.C.T.X.)

OWNER: KB HOME LONESTAR LP PORTION OF A 90.918 ACRE TRACT (VOL. 15021, PG. 72 R.P.R.B.C.T.X.)

OWNER: REYNALDO PLASCENCIA 28.000 ACRES (VOL. 12467, PG. 1770, R.P.R.B.C.T.X.)

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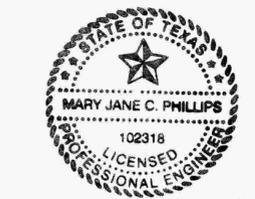
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9/20/2013

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S19°29'36"E | 50.36' |
| L2   | S70°30'29"W | 5.09'  |
| L3   | S80°29'46"W | 51.87' |
| L4   | S82°10'55"W | 7.15'  |
| L5   | S02°37'14"E | 52.58' |
| L6   | N75°58'16"E | 52.58' |



| CURVE | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD   |
|-------|-----------|---------|---------|---------|---------|
| C1    | 91.338°   | 635.00' | 102.17' | 51.20'  | 102.26' |
| C2    | 16.5333°  | 635.00' | 187.29' | 94.33'  | 186.61' |
| C3    | 157.3333° | 51.00'  | 140.29' | 257.09' | 100.05' |
| C4    | 58.1627°  | 29.00'  | 29.50'  | 16.17'  | 28.24'  |
| C5    | 91.707°   | 175.00' | 28.36'  | 14.21'  | 28.33'  |
| C6    | 114.803°  | 685.00' | 141.09' | 70.79'  | 140.84' |
| C7    | 0.3142°   | 778.00' | 7.15'   | 3.57'   | 7.15'   |
| C8    | 219.4444° | 51.00'  | 155.60' | 141.10' | 95.93'  |
| C9    | 83.2200°  | 28.00'  | 29.07'  | 17.90'  | 30.46'  |
| C10   | 2.0346°   | 778.00' | 27.90'  | 13.95'  | 27.90'  |
| C11   | 06.0705°  | 800.00' | 85.42'  | 42.75'  | 85.36'  |
| C19   | 139.3801° | 15.00'  | 38.56'  | 46.81'  | 28.16'  |



100 0 50 100 200  
1 inch = 100 ft.  
**AECOM**  
AECOM TECHNICAL SERVICES, INC.  
112 EAST PECAN SUITE 400  
SAN ANTONIO, TEXAS 78205  
WWW.AECOM.COM  
REGISTRATION NO. F-3590  
DRAWN BY: MG/AR JOB NO. 60287720 DATE: APRIL 2013

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

*Joe Hernandez*  
DULY AUTHORIZED AGENT  
OWNER: KB HOME LONESTAR INC.  
JOE HERNANDEZ, DIRECTOR OF LAND PLANNING  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TX 78229

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

*Joe Hernandez*  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 23 DAY OF September A.D. 2013

*Kari Singletary*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
3/14/17  
MY COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 5A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(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 SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

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

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

130274

**Project Name:**

Carmona Hills Subdivision Unit 3A

**Applicant:**

Joe Hernandez

**Representative:**

AECOM Technical Services, Inc.  
c/o Mary Jane Phillips, P.E.

**Owner:**

KB Homes

**Staff Coordinator:**

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

**Property Address/Location:**

West of the intersection of  
Carmona Pass and Loop 410

**MAPSCO Map Grid (Ferguson):**

679-E1

**Tract Size:**

11.702 acres

**Council District:**

4

**Notification:**

Internet Agenda posting October 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 11.702-acre tract of land to establish **Carmona Hills Subdivision Unit 3A**.

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 24, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of sixty-two (**62**) single-family lots, two (**2**) non single-family lots, and one hundred forty (**140**) feet of linear right of public streets.

**B. Zoning**

“R-5” Single-family district

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 24, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 19, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 13-00001, Carmona Hills, Approved June 18, 2013

**III. RECOMMENDATION**

Approval of the proposed **Carmona Hills Subdivision Unit 3A**

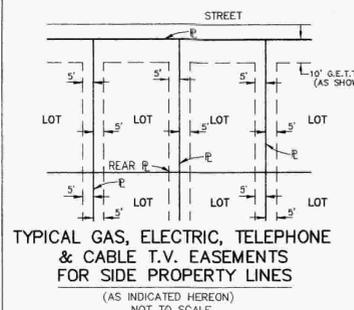
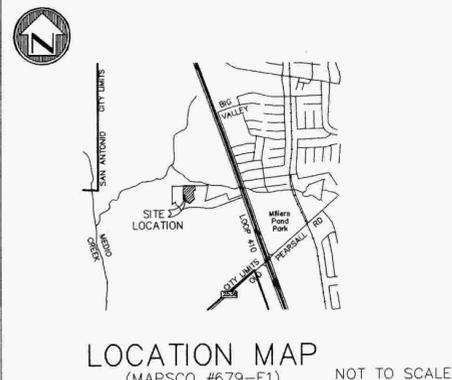
**IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER: 130274

SUBDIVISION PLAT ESTABLISHING CARMONA HILLS SUBDIVISION UNIT 3A

BEING 11.702 ACRES OF LAND OUT OF A PORTION OF A 90.918 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SETBACK NOTE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. GENERAL NOTES: 1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTAINING THESE AREAS. SAWS IMPACT FEE NOTE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND: BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, CLEAR VISION EASEMENT, PROPOSED FINISHED CONTOUR, EXISTING CONTOUR, EXISTING EASEMENT, BLOCK, VEHICULAR NON-ACCESS EASEMENTS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ACRES, VOLUME, PAGE. SURVEYOR'S NOTES: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983 ROTATION GRID TO PLAT IS 0. CONTROL MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CARLSON, BRIGANCE & DOERING, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A PLASTIC CAP "CBD SETSTONE".

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, RECONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS TO C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 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 G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

DRAINAGE EASEMENT NOTE: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. 3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. FIRE FLOW DEMAND NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 62,000 GPM AT 25PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. MARY JANE C. PHILLIPS LICENSED PROFESSIONAL ENGINEER 102318 9/20/2013 STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF CARLSON, BRIGANCE & DOERING, INC. UNDER MY SUPERVISION. AARON V. THOMASON REGISTERED PROFESSIONAL LAND SURVEYOR 6214 9/20/2013



OWNER/DEVELOPER: KB HOME 4800 FREDERICKSBURG RD SAN ANTONIO, TX, 78229

AECOM logo and contact information: AECOM TECHNICAL SERVICES, INC. 112 EAST PECAN, SUITE 400 SAN ANTONIO, TEXAS 78205 WWW.AECOM.COM REGISTRATION NO. F-3580 DRAWN BY: MS/AR JOB NO. 60287720 DATE: APRIL 2013

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. Joe Hernandez DULY AUTHORIZED AGENT OWNER: KB HOME LONE STAR INC. JOE HERNANDEZ, DIRECTOR OF LAND PLANNING 4800 FREDERICKSBURG RD. SAN ANTONIO, TX 78229 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joe Hernandez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 23 DAY OF September A.D. 2013. Kari Joy Singleton My Commission Expires March 14, 2017 NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES 3/14/17

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ BY: CHAIRMAN BY: SECRETARY

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

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD. Includes LINE TABLE with columns: LINE, BEARING, LENGTH.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

130495

**Project Name:**

Ace Mart III Subdivision

**Applicant:**

Rob Vetter; Agent

**Representative:**

GE Reaves Engineering, Inc., c/o  
Anthony T. Recine III, P.E.

**Owner:**

Ace-Mart Restaurant Supply

**Staff Coordinator:**

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

**Property Address/Location:**

West of Austin Highway, north of  
Perrin-Beitel

**MAPSCO Map Grid (Ferguson):**

552 D-8

**Tract Size:**

3.752 acres

**Council District:**

2

**Notification:**

Published in Daily Commercial  
Recorder September 20, 2013  
Notices mailed September 20, 2013

- One (1) to property owner within  
200 feet within the subdivision  
and to the Village North  
Homeowners Association

Internet Agenda posting October 4,  
2013

**REQUEST**

Approval of a minor plat to replat a 3.572-acre tract of land to  
establish **Ace Mart III** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 12, 2013

**CASE HISTORY**

The area being replatted are Lots 18 – 20, NCB 12167, out of the  
Rinbee Subdivision plat, recorded in Volume 5140, Page 210,  
and Lot 31, NCB 12167, out of the Skinner Property Subdivision  
plat, recorded in Volume 7100, Page 226, of the Deed and Plat  
records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one (1) non-single family lot.

### **B. Zoning**

“I-1 C-2 & R-5 General Industrial, Commercial & Residential Single Family District”

- It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on August 13, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 17, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Notices**

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

## **II. RECOMMENDATION**

Approval of the proposed **Ace Mart III** Subdivision Plat

## **III. ATTACHMENT**

1. Proposed plat

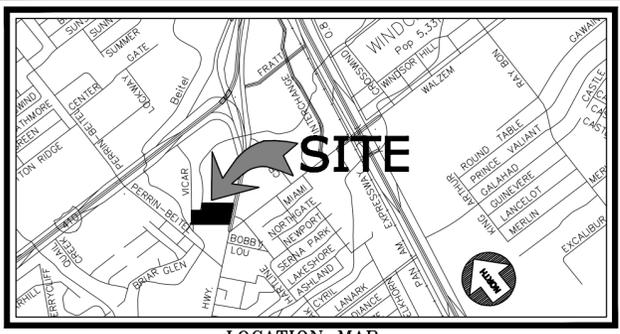
PLAT NUMBER 130495  
 REPLAT ESTABLISHING  
**ACE MART III SUBDIVISION**

BEING 3.752 ACRES, ESTABLISHING LOT 45, NEW CITY BLOCK 12167, SAN ANTONIO, BEXAR COUNTY, TEXAS.

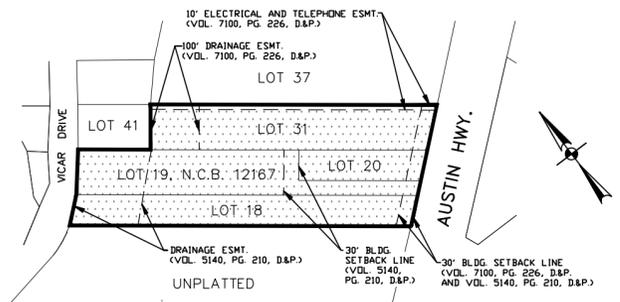


GE Reaves Engineering, Inc.  
 P.O. Box 791793  
 San Antonio, TX 78279-1793  
 (210) 490-4506 Fax 490-4812  
 Texas Registration F-1808  
 GRE JOB NO.: 05-0379C

SCALE: 1" = 100'  
 DATE: 04/30/13



LOCATION MAP  
 NOT TO SCALE / MAPSCO 2010 / PAGE:552 / GRID:DB



**AREAS BEING REPLATED**

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 18 - 20, NEW CITY BLOCK 12167, RINBEE SUBDIVISION, AS RECORDED IN VOLUME 5140, PAGE 210, AND LOT 31, NEW CITY BLOCK 12167, SKINNER PROPERTY SUB'N, AS RECORDED IN VOLUME 7100, PAGE 226, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

- LEGEND**
- 715 — EXISTING CONTOURS
  - 720 — PROPOSED CONTOURS

- NOTES:**
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
  - 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
  - 4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE EAST PROPERTY LINE BEING S49°26'00"W.
  - 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
  - 6.) ● F.I.R. = FOUND 1/2" IRON ROD  
 ○ S.I.R. = SET 1/2" IRON ROD  
 ESM'T = EASEMENT  
 ELEC. = ELECTRIC  
 TELE. = TELEPHONE  
 CATV = CABLE TELEVISION  
 D.&P. = DEED AND PLAT RECORDS  
 D.R. = DEED RECORDS  
 N.T.S. = NOT TO SCALE

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.

ANTHONY T. RECINE III  
 LICENSED PROFESSIONAL ENGINEER NO. 94575

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: GAYLORD E. REAVES

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

**C.P.S. NOTES:**

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**TxDOT NOTE:**

- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR THE FUTURE NOISE MITIGATION.
- (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG LP 368 BASED IN THE OVERALL PLATTED HIGHWAY FRONTAGE OF 254.65'.

**GENERAL NOTE:**  
 OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r) (3).

**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.

| CURVE TABLE |         |           |        |             |            |
|-------------|---------|-----------|--------|-------------|------------|
| CURVE       | RADIUS  | DELTA     | LENGTH | CH. BEARING | CH. LENGTH |
| C1          | 229.29' | 18°25'51" | 73.76' | N49°21'36"E | 73.44'     |

**DRAINAGE NOTE:**  
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT 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 WITHIN SAID DRAINAGE EASEMENTS.

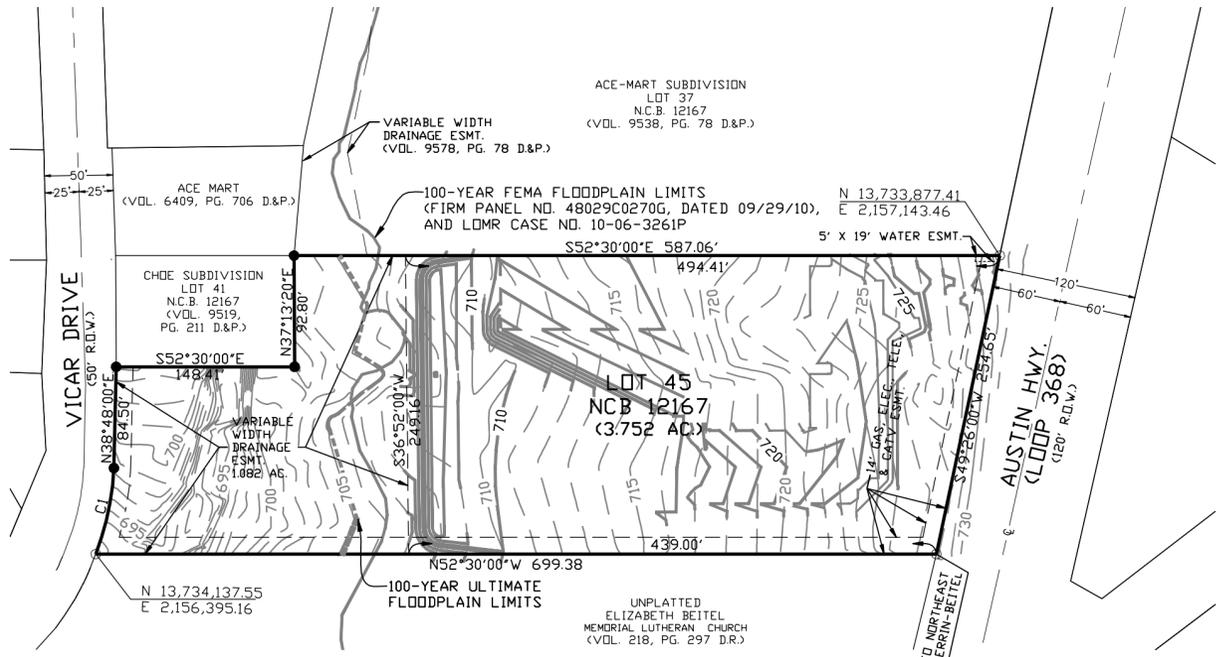
**FINISHED FLOOR NOTE:**  
 MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

**STORM WATER DETENTION NOTE:**  
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

**FLOODPLAIN NOTE:**  
 THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELIEATED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY THE SAN ANTONIO RIVER AUTHORITY AND APPROVED BY FEMA ON 12 NOVEMBER 2010, CASE NO. 10-06-3261P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

**FIRE DEPARTMENT ACCESS EASEMENT NOTE:**  
 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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



OWNER/DEVELOPER:  
 ACE-MART RESTAURANT SUPPLY  
 26523 AUSTIN HWY  
 SAN ANTONIO, TX 78218  
 (210) 323-4400

OWNER'S 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

THIS REPLAT OF ACE MART III SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

By: \_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT SERVICES

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 VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_.

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES

LAND DEVELOPMENT/ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

AEVR 5826

**Applicant:**

University Health System  
c/o Mark Webb

**Representative:**

RVK Architects  
c/o David Emler

**Owner:**

University Health System

**Staff Coordinator:**

Pablo G. Martinez, P.E.  
Interim-DSD Engineer  
(210) 207-0265  
pablo.g.martinez@sanantonio.gov

**Property Address/Location:**

4502 Medical Drive, San Antonio,  
Texas

**MAPSCO Map Grid (Ferguson)**

Page 580 and section F1

**Council District(s):**

District 8

**REQUEST**

Applicant is requesting a variance to the Unified Development Code section 35-506 (r)(10) Driveway Approaches Exception for a 122 foot wide commercial driveway.

**RECOMMENDED ACTION**

“Denial of the proposed 122 foot wide driveway for the University Health System”

**ALTERNATIVE ACTIONS**

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

1. Approval as requested
2. Approval with conditions
3. Denial

**CASE HISTORY**

The University Health System (UHS) is requesting a variance to the Public Works Driveway Standards for a proposed driveway on Merton Minter near Wurzbach Road. The driveway will serve as a new loading dock for the new trauma tower. The Unified Development Code refers to the Public Works Standards which allows commercial driveways to be up to 30 feet wide. The UHS is requesting a 122 foot wide driveway to be constructed. DSD staff had coordinated a design with the engineer for a median in the center of the driveway to allow for pedestrian refuge. The design had cleared the trucks turning movements, but the applicant later decided to proceed with the original design and no median. The variance will go before the Planning Commission with DSD staff not supporting the variance.

**I. RECOMMENDATION**

Staff Recommends Denial of Variance.

**II. ATTACHMENTS**

1. Variance Request
2. Variance Response
3. Exhibit



August 23, 2013

*Campus Locations:*

University Hospital  
Robert B. Green Campus  
Texas Diabetes Institute  
Medical Center Pavilion

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

*Family Health Centers:*

North  
Northwest  
Southeast  
Southwest

Re: University Health System – Merton Minter Loading Dock Driveway  
4502 Medical Drive  
UDC 35-506 (r)

*Preventive Health Centers:*

Eastside  
Kenwood  
Naco Perrin  
Old Hwy 90  
Salinas  
South Flores  
Zarzamora

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

Dear COSA DSD,

*Specialty Locations:*

Heart Station at the MARC  
Health for Women on Callaghan  
Breast Health Center at CTRC

This project consists of a new eleven story trauma tower for the University Health System on Medical Drive. This new trauma tower will include a new loading dock to be used for supply deliveries by bobtail and semi trucks. The loading dock requires a 122' driveway width for maneuverability by larger trucks.

UDC Section 35-506(r) refers to the City of San Antonio Sidewalk and Driveway Design and Construction Guidelines for widths of driveways. The table on Page C16 of the Design Guidelines limits the width of a commercial driveway on a two way street to 30' in width. We are requesting permission to install a 122' driveway for use by delivery trucks to the hospital.

*Dialysis Centers:*

Northwest  
South  
Southwest  
West

UDC Section 35-527 (a) requires truck loading facilities in all zones except for Downtown. UDC 35-527 (c) further states that large truck loading spaces shall be at least 12' wide with no maximum mentioned. The hospital could have several trucks unloading at the same time and the 122' wide driveway would afford them the ability to maneuver around other trucks and to egress onto Merton Minter, which is already a difficult street to exit a loading dock onto. Please see the attached drawing showing the street, driveway width and loading dock configuration.

In conclusion, in trying to make this site safe for trucks exiting the loading dock area and for other traffic using Merton Minter, a wider driveway is required. The attached drawing shows the four loading dock spaces and how they would need to exit in order to get off of UHS property.



Prepared by:

*David R. Emler*

David R. Emler, ICC CBPE, ICC NSBC  
Associate  
Code and Permit Manager  
RVK Architects

Issued by:

*Mark Webb*

Mark Webb  
University Health System

Designed by:

*David E. Martinez*

David E. Martinez, P.E.  
Senior Project Manager  
Pape Dawson Engineers



Attachment(s)

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

13 SEP 23 PM 1:32

## ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

|                             |   |
|-----------------------------|---|
| <b>Project:</b>             | UHS Tower and Site Development                              |
| <b>Address:</b>             | 4502 Medial Drive, San Antonio, TX                          |
| <b>A/P #/PPR #/Plat#:</b>   | A/P# 1760802  |
| <b>AEVR #:</b>              | 5826  |
| <b>AEVR Submittal Date:</b> | 8/23/13   |
| <b>AEVR Submitted by:</b>   | David Emler   |
| <b>Issue:</b>               | Access and Driveways  |
| <b>Code Sections:</b>       | 2007 Unified Development Code (UDC), Section 35-506 (r)(10) |
| <b>By:</b>                  | Jesse T. Muñiz, P.E.  |

The Development Services Department - Engineering received and reviewed a letter dated August 23, 2013 from the engineer representing the owner of subject property, wherein a request for a variance to the Unified Development Code (UDC), Section 35-506 (r) (10) (Driveway Approaches) is made. The proposed development is located at the intersection of Merton Minter and Wurzbach Road.

**Response to Section 35-506(r) (10) Driveway Approaches Exception:** Section (r) (10) states: "Both residential and commercial driveway approaches shall conform to the latest edition of the City of San Antonio Sidewalk and Driveway Design and Construction Guidelines compiled by the department of public works. Commercial two-way driveways and residential driveway approaches may have a width greater than that specified by the guideline if approved by the development services director.

The applicant is requesting a variance to the UDC. The applicant would like to be exempt from the maximum width of 30 feet for a commercial driveway in order to keep a 122 feet wide driveway. The DSD staff disagrees with the applicant's analysis for the following reasons:

1. The engineer provided the template of the truck's turning movements and there is plenty of space in the center to add a median for pedestrian refuge. This modification should not affect the turning movements or the use of the driveway for the loading docks.
2. DSD was willing to allow the driveway with the raised median and considering the approach as two separate driveways each approximately 55 feet wide.
3. The 122 foot wide driveway is too dangerous for pedestrians to cross in such a heavy traffic area. This driveway is 3 times the width of the maximum allowed per Public Works Standards.

The DSD Staff believes the proposed variance request **does not** meet the intent of the UDC and is therefore denied.

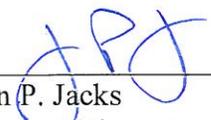
RECOMMENDATION: DENIAL OF VARIANCE



Pablo G. Martinez, P.E.  
Interim Development Services Engineer  
DSD – Land Development Engineering

9/12/13  
Date

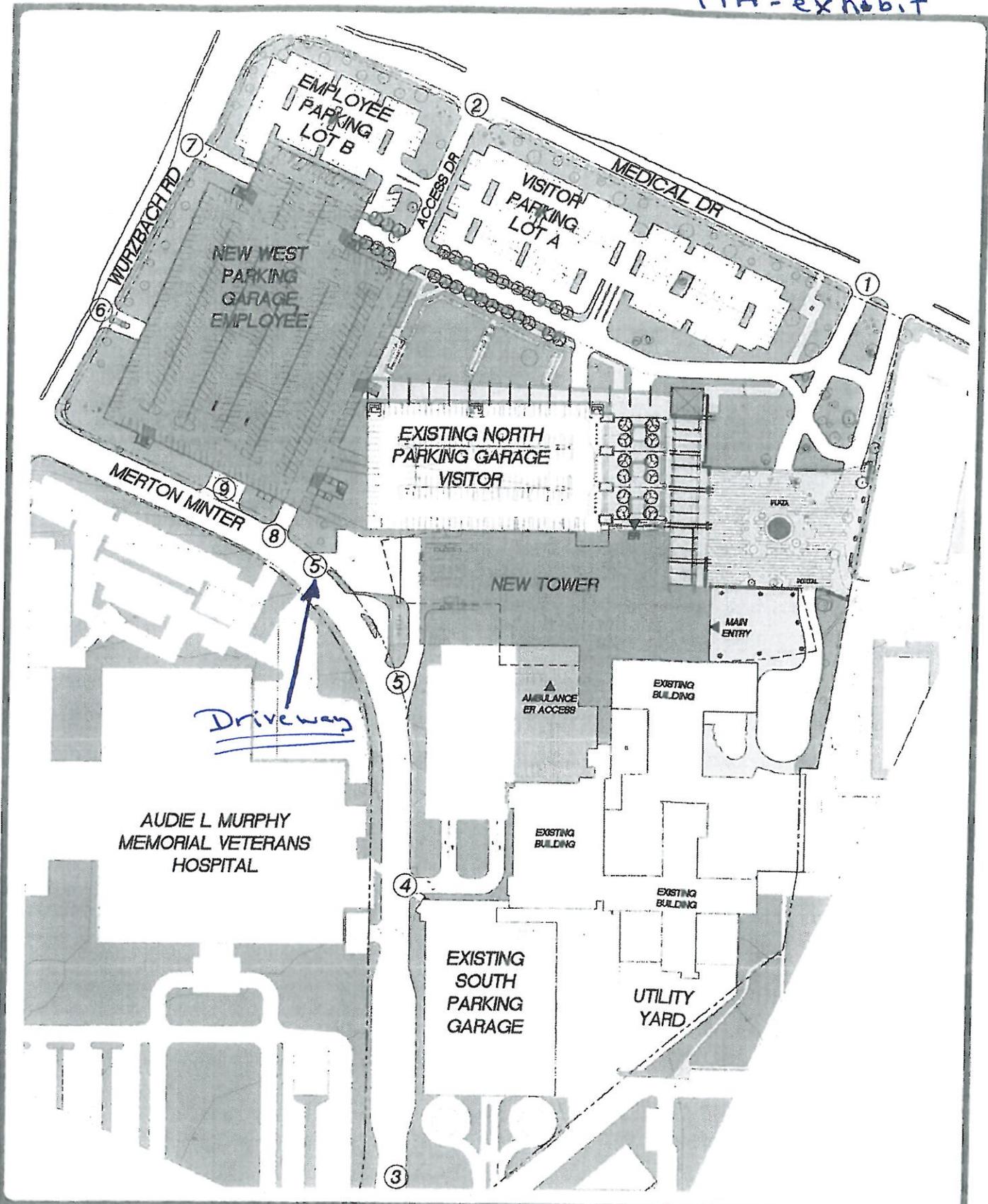
I have reviewed the Variance Analysis and concur with the recommendation.



John P. Jacks  
Assistant Director  
Development Services Department

9-17-13  
Date

TIA-exhibit



Date: Jan 19, 2010, 11:09am User: BPA101  
 File: \\PDC20\p\731\841001\Traffic\TIA\Design\Exhibit\Fig\_2.dwg

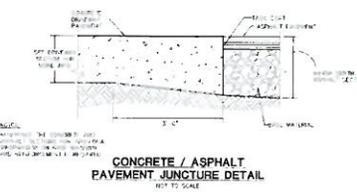
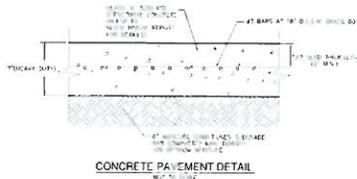
JOB NO. 7384-00  
 DATE DEC. 2009  
 DESIGNER BP  
 CHECKED KC DRAWN BP  
 SHEET 2

**UNIVERSITY HOSPITAL**  
**CONCEPTUAL SITE LAYOUT**  
**FIGURE 2**

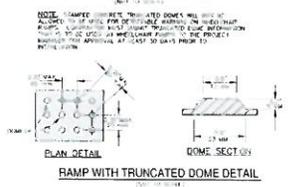
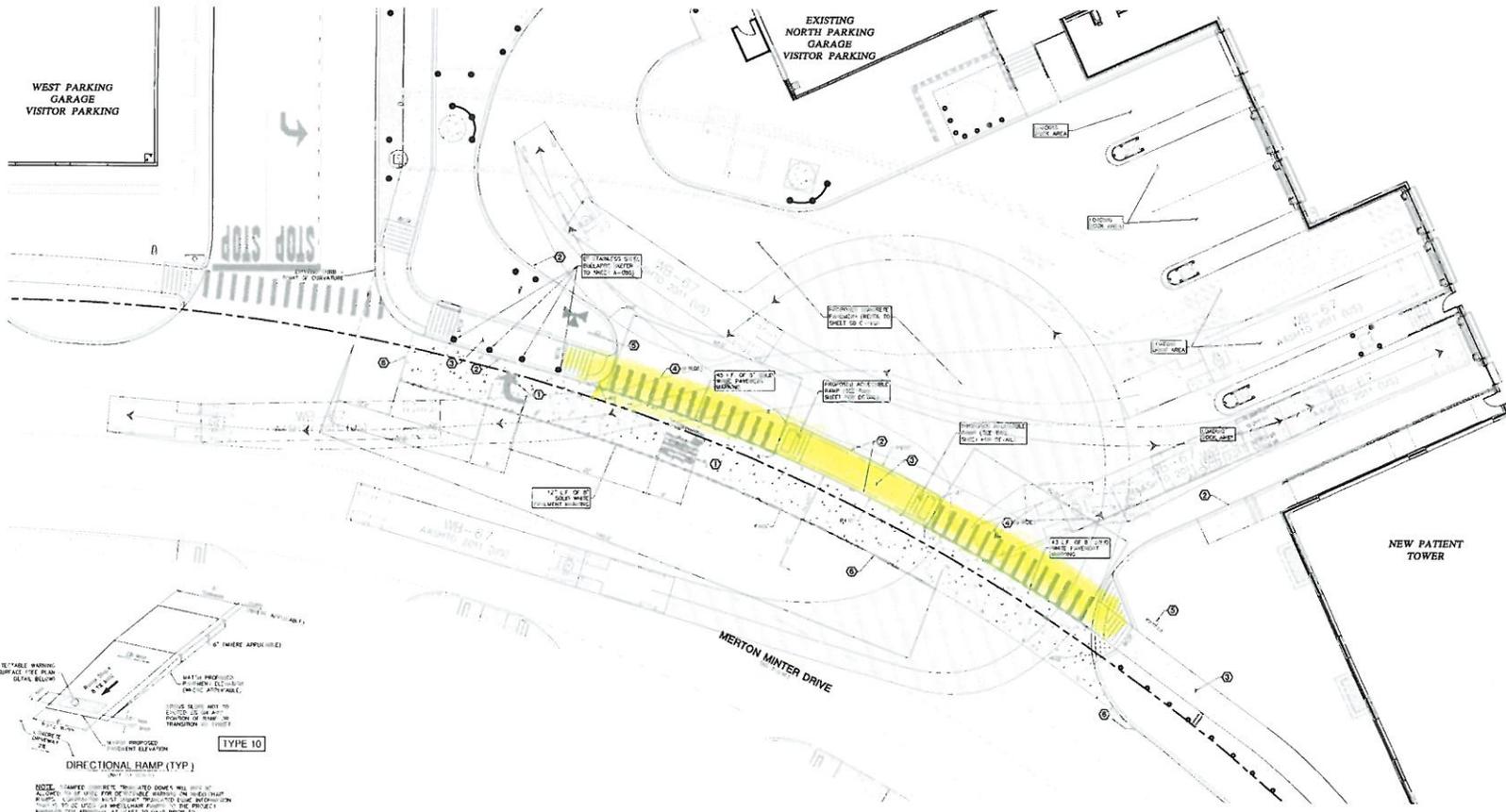
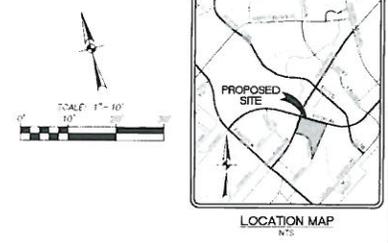

**PAPE-DAWSON ENGINEERS**  
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

**SITE AND DIMENSIONAL CONTROL - GENERAL NOTES**

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR ROAD AND PAVEMENT WORK CONSTRUCTION (LATEST EDITION).
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL CURBS ARE 6" UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINS CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND UTILITIES SHOWN BY THE CONTRACTOR SHALL BE RELOCATED AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ALL UTILITIES TO BE UNDER CONSTRUCTION AND SHALL BE RESPONSIBLE FOR RELOCATING ALL UTILITIES TO BE UNDER CONSTRUCTION TO THE TEXAS MANUAL ON UNDERGROUND UTILITY CONTROL DEPARTMENT LATEST EDITION.
7. ALL UTILITY MARKINGS AND SURVEY REQUIREMENTS SHALL CONFORM TO THE TEXAS MANUAL ON UNDERGROUND UTILITY CONTROL DEPARTMENT LATEST EDITION.
8. ALL UTILITY MARKINGS SHALL BE PAINTED TO PALE PAVEMENT MARKINGS ARE MADE UNLESS OTHERWISE NOTED.
9. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL TAKE OUT EXISTING PAVEMENT MARKINGS AND RELOCATE AT HIS OWN EXPENSE AND THE NEW MARKINGS SHALL BE PAINTED TO PALE PAVEMENT MARKINGS SHALL BE PAINTED TO PALE UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKES, MARKS, ETC.
12. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE DESIGN, MATERIALS, OR CONSTRUCTION. ANY QUESTIONS OR CONCERNS SHALL BE RESOLVED PRIOR TO THE START OF CONSTRUCTION.
13. REVISED TO REFLECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONTRACT REQUIREMENTS.
14. SEE SHEET C-170 FOR APPLICABLE DETAILS.



- KEYED NOTES**
1. PAINTED TRAFFIC FLOW ARROWS OR PAINTED TEXT (SEE SHEET C-170)
  2. 2" x 4" x 8" CURB (SEE SHEET C-170)
  3. CONCRETE PAVEMENT (SEE SHEET C-170)
  4. CONCRETE / ASPHALT PAVEMENT JUNCTURE DETAIL (SEE SHEET C-170)
  5. CONCRETE PAVEMENT - HEALTHY (SEE SHEET FOR DETAILS)
  6. CONCRETE / ASPHALT PAVEMENT JUNCTURE DETAIL (SEE SHEET FOR DETAILS)



**PERKINS + WILL**

**RVA**  
**RS&A**  
**JACOBS**

**SITE DESIGN ISSUE FOR PERMIT SUBMITTAL PACKAGE**

**University Health System**  
4502 MEDICAL DR.  
SAN ANTONIO, TX 78229

**PROJECT TEAM**

PERKINS+WILL  
RVA  
RS&A  
JACOBS

**DESIGN TEAM**

GARDINER & THEOBALD  
PAPER ENGINEERS

**CLIENT**

UNIVERSITY HEALTH SYSTEM

**DATE**

JANUARY 2014

**BY**

CHRISTOPHER JONES

**Revisions**

|   |  |
|---|--|
| 1 | REVISED TO REFLECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONTRACT REQUIREMENTS. |
|---|--|

**Sheet Information**

Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_

**MERTON MINTER DECELERATION LANE**

**Pape-Dawson Engineers**

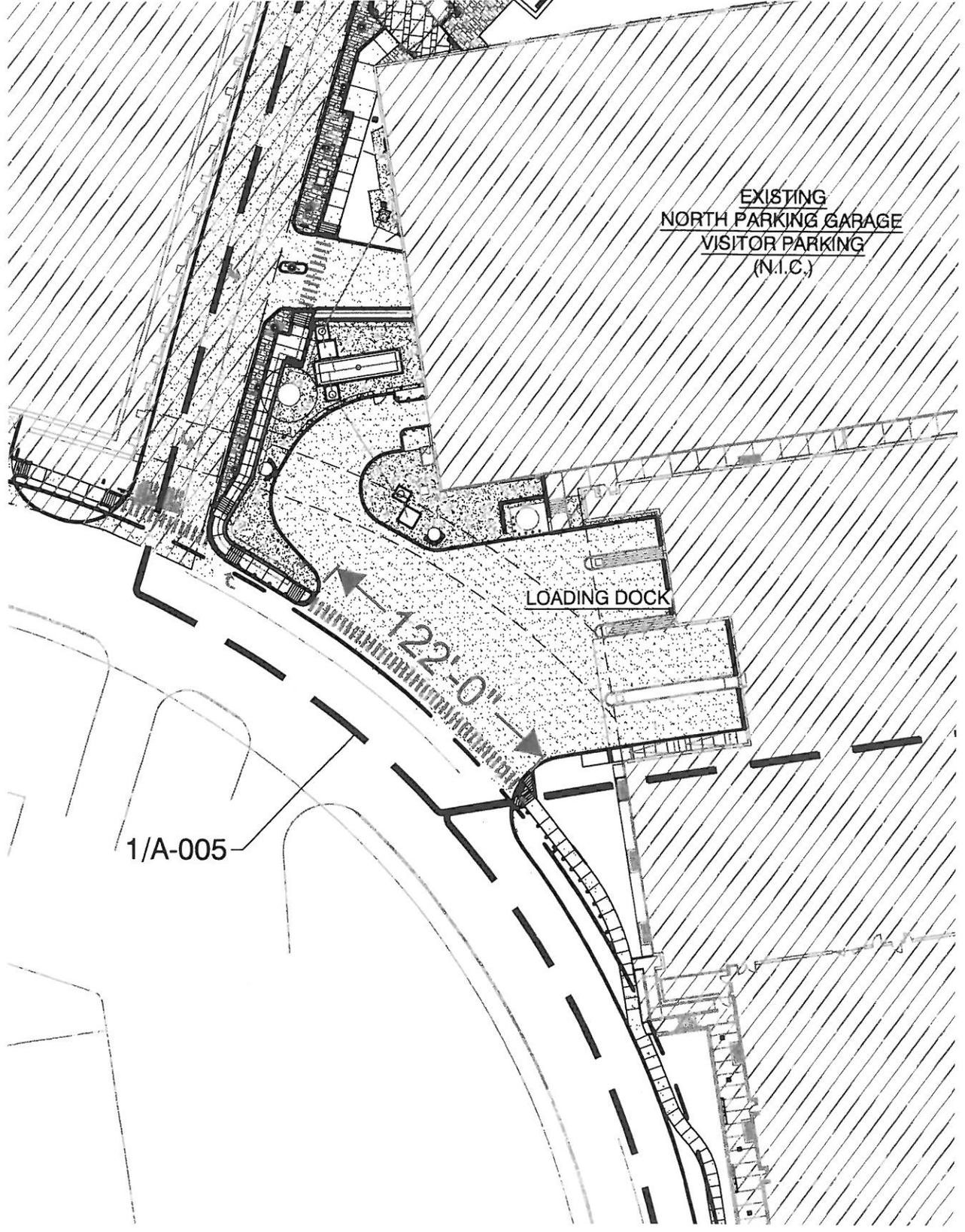
Sheet  
**C-152**  
SD

EXISTING  
NORTH PARKING GARAGE  
VISITOR PARKING  
(N.I.C.)

LOADING DOCK

122'-0"

1/A-005





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND DEVELOPMENT - ENVIRONMENTAL

STAFF REPORT

AGENDA ITEM No. 16

**Public Hearing:**

Planning Commission  
October 9, 2013

**Application/Case Number:**

TPV 13-007

**Project Name:**

SX 3246 – SA Apple Creek

**Applicant:**

AT&T Wireless

**Representative:**

MDL Consulting, Inc.  
c/o Joey Arnett

**Owner:**

AT&T Wireless

**Staff Coordinator:**

Justin Krobot, Assistant City Arborist  
(210) 207-6042  
Justin.krobot@sanantonio.gov

**Property Address/Location:**

8028 Huebner Rd  
San Antonio, TX 78240

**Legal Description:**

N/A

**Tract Size:**

Approximately .06 Acres (50' x 50')

**Council District(s):**

Council District 7

**Notification:**

Internet Agenda Posting October 4,  
2013

**REQUEST**

A Variance Request by MDL Consulting, Inc. on behalf of AT&T Wireless for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **SX3246 – SA Apple Creek** to construct an unmanned Wireless Communications Facility located at 8028 Huebner Rd, San Antonio, TX 78240.

**APPLICATION TYPE:**

Variance

**RECOMMENDED ACTION**

Staff recommends **approval** for the proposed development.

**ANALYSIS**

The applicant wishes to go below the minimum preservation for significant trees in the floodplain for construction of an unmanned Wireless Communications Facility for the **SX3246 – SA Apple Creek**. DSD staff does agree with the applicant's request to go below the minimum preservation requirements for floodplain for the following reasons:

1. *Excess Preservation Mitigation Provided:* 100% of the 79" of trees on-site will be removed with the development of the 50' x 50' Wireless Communications Facility. Only 80% of the 79" on-site are required to be preserved (63"). AT&T is exceeding the required mitigation by paying \$200/inch for 100% of the 79" ( $\$200 \times 79'' = \$15,800$  contribution) into the Tree Mitigation Fund in lieu of planting on-site.
2. *Excess Canopy Mitigation Provided:* 100% of the canopy on-site will be removed with the development of the 50' x 50' Wireless Communications Facility. The canopy requirement is only 25% of the entire 3,840 sqft site area. AT&T is exceeding the canopy requirement by paying \$200/inch for 100% of the 7.5" ( $\$200 \times 7.5'' = \$1500$  contribution) into the Tree Canopy Investment Fund in lieu of planting on-site.
3. *Public Interest in Improvement of Cellular Infrastructure:* The proposed unmanned Wireless Communications Facility will provide the general public enhanced voice and data services as well as improved in-building service.
4. *Site Constraints:* There is no feasible alternative location in the area for the 50' x 50' wireless communications facility due to zoning setback requirements (see exhibit). Site was selected based on inadequacies to AT&T's network infrastructure and is the only site based on requirements available in the area.

**ATTACHMENTS**

1. Variance Request Application
2. Letter Requesting Variance
3. Exhibits A, B, C, D, and E

#5833

TPV #13-007



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

## ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

|                      |  |
|----------------------|--|
| Project Name:        | SX3246 SA APPLE CREEK                                      |
| A/P # /PPR # /Plat # | AP# 1908881  |
| Date:                | 9/18/13  |
| Code Issue:          | Tree Preservation Below 20% Significant in the Floodplain. |
| Code Sections:       | UDC Section 35-523   |

|               |   |   |
|---------------|---|---|
| Submitted By: | <input type="checkbox"/> Owner          | <input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent) |
| Owners Name:  | AT&T Wireless                           |   |
| Company:      | THE NEW CINGULAR PCS                    |   |
| Address:      | 1801 Valley View Lane Farmers Branch TX | Zip Code: 75034   |
| Tel #:        | 9724069692 Fax#                         | E-Mail:   |
| Consultant:   | Jocely Arnett - Agent                   |   |
| Company:      | MDL Consulting Inc.                     |   |
| Address:      | 5555 Morningside Drive #208 Houston TX  | Zip Code: 77005   |
| Tel #:        | 2102897447 Fax#                         | E-Mail:   |
| Signature:    |   |   |

**Additional Information – Subdivision Plat Variances & Time Extensions**

1.  Time Extension     Sidewalk     Floodplain Permit     Completeness Appeal  
 Other Tree Removal

2. City Council District #7    Ferguson Map Grid \_\_\_\_\_    Zoning District \_\_\_\_\_

3. San Antonio City Limits     Yes     No

4. Edwards Aquifer Recharge Zone?     Yes     No

5. Previous/existing landfill?     Yes     No

6. Parkland Greenbelts or open space? Floodplain?     Yes     No





Austin Office  
2800 South IH-35  
Suite 200  
Austin, TX 78704  
Office: 512-912-1986  
Fax: 512-912-1899

Houston Office  
5555 Morningside Drive  
Suite 200  
Houston, TX 77005  
Office: 713-942-7919

## MDL Consulting, INC.

September 18, 2013

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

Proj: SX3246 SA Apple Creek - 8028 Huebner Road SA TX 78240

RE: Environmental Exception- 35-523 Tree Preservation (Table 523-IA Floodplain Tree Preservation)  
A/P 1908881

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

Dear COSA DSD,

MDL Consulting Inc., acting as agent on behalf of AT&T Wireless, is working to permit a new unmanned Wireless Communications Facility - AT&T Site ID SX3246 SA Apple Creek, to be located at 8028 Huebner Road 78240. AT&T Wireless is working to improve mobile voice and data services to the citizens located in this area.

We respectfully request an AEVR in regards to UDC Section 35-523 Tree Preservation. This site location was chosen based on the following factors.

1. This property location is crucial to AT&T's network coverage and capacity plans in this area. Alternate site locations that do not encroach on AT&T's existing network are not available.
2. The property met zoning setback requirements for an unmanned Wireless Communication Facilities per RID 121 Building-Mounted Communications Antennas and WCS Section 35-385.
3. The property is located in a flood plain and an unmanned Wireless Communications Facility is a good use for this property.
4. This proposed unmanned Wireless Communications Facility will provide the general public enhanced voice and data services as well as improved in-building service.

According to UDC 35-523, Table 523-1 A, 80% of significant trees within the floodplain must be preserved. With the space constraints of this 50'x50' compound, it will not be possible to preserve any of the trees within the proposed floodplain limits. The existing trees within the proposed compound needing to be removed include (1) Pecan tree measuring 15"; (2) Cedar Elms measuring 15" each; (2) Live Oaks measuring 16" & 18" respectively for a total of 79". These trees must be removed to install a 75' monopole tower and associated telecommunications ground equipment.



Austin Office  
2800 South IH-35  
Suite 200  
Austin, TX 78704  
Office: 512-912-1986  
Fax: 512-912-1899

Houston Office  
5555 Morningside Drive  
Suite 200  
Houston, TX 77005  
Office: 713-942-7919

## MDL Consulting, INC.

AT&T Wireless, in adhering to City of San Antonio setback and zoning requirements for Wireless Communications Facilities, is constrained to this property and has exhausted all alternative site locations. If the current tree preservation standards are strictly complied with, citizens in this area will not gain benefit from improved voice and data services. Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception/variance is granted. In lieu of meeting the minimum floodplain preservation requirement and in the spirit of being a good corporate partner, AT&T proposes to pay 100% of the mitigation fees which exceeds the 80% as required by ordinance. In addition, AT&T also proposes to pay for 5 trees (required x 1.5" minimum caliper size tree = 7.5" x \$200/inch = \$1500) by making payment into the Tree Canopy Investment Fund. In lieu of planting 5 trees, AT&T's payment exceeds the canopy requirement of 25% and brings it to 100% canopy mitigation.

In my professional opinion, the proposed variance request 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. It also provides a source of revenue for the landlord and allows him to make good use his property.

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property: and
- The hardship relates to the applicant's land, rather than personal circumstances: and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The hardship is not the result of the applicant's own actions; and
- The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations

Thank you for your consideration.

---

**Joey Arnett**  
MDL Consulting, Inc. - Agent for AT&T Wireless



Austin Office  
2800 South IH-35  
Suite 200  
Austin, TX 78704  
Office: 512-912-1986  
Fax: 512-912-1899

Houston Office  
5555 Morningside Drive  
Suite 200  
Houston, TX 77005  
Office: 713-942-7919

MDL Consulting, INC.

|  |   |                                 |                |                      |
|--|---|---------------------------------|----------------|----------------------|
| <b>For Office Use Only:</b>                  | AEVR #:                                       | <u>5833</u>                     | Date Received: | <u>9.18.13</u>       |
| <b>DSD - Director Official Action:</b>       |   |                                 |                |                      |
| <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> APPROVED W/ COMMENTS | <input type="checkbox"/> DENIED |                |                      |
| Signature:                                   | <u>[Signature]</u>                            |                                 | ASST. DIR.     | Date: <u>10.3.13</u> |
| Printed Name:                                | _____   |                                 | Title:         | <u>ARC</u>           |
| Comments:                                    | _____<br>_____<br>_____                       |                                 |                |                      |



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

|                           |   |
|---------------------------|---|
| <b>Project:</b>           | SX 3246 – SA Apple Creek  |
| <b>Address:</b>           | 8028 Huebner Rd. San Antonio, TX 77240  |
| <b>A/P #/PPR #/Plat#:</b> | AP#1908881  |
| <b>VR Submittal Date:</b> | September 18, 2013  |
| <b>VR Submitted by:</b>   | Joey Arnett, MDL Consulting, Inc.   |
| <b>Issue:</b>             | Below 20% preservation for Significant Trees in Floodplain                                  |
| <b>Code Sections:</b>     | Unified Development Code (UDC), Section 35-523 Table 523-1A, minimum 20% preserved in place |
| <b>By:</b>                | Justin Krobot, Assistant City Arborist  |

The Development Services Department (DSD) has reviewed the information presented in Joey Arnett's letter dated September 18, 2013.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas. Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplain and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission.

The applicant wishes to go below the minimum preservation for significant trees in the floodplain for construction of an unmanned Wireless Communications Facility for the **SX3246 – SA Apple Creek**. DSD staff does agree with the applicant's request to go below the minimum preservation requirements for floodplain for the following reasons:

1. *Excess Preservation Mitigation Provided:* 100% of the 79" of trees on-site will be removed with the development of the 50' x 50' Wireless Communications Facility and drive approach. Only 80% of the 79" on-site are required to be preserved (63"). AT&T is exceeding the required mitigation by paying \$200/inch for 100% of the 79" ( $\$200 \times 79" = \$15,800$  contribution) into the Tree Mitigation Fund in lieu of planting on-site.
2. *Excess Canopy Mitigation Provided:* 100% of the canopy on-site will be removed with the development of the 50' x 50' Wireless Communications Facility. The canopy requirement is only 25% of the entire 3,840 sqft site area. AT&T is exceeding the canopy requirement by paying \$200/inch for 100% of the 7.5" ( $\$200 \times 7.5" = \$1500$  contribution) into the Tree Canopy Investment Fund in lieu of planting on-site.
3. *Public Interest in Improvement of Cellular Infrastructure:* The proposed unmanned Wireless Communications Facility will provide the general public enhanced voice and data services as well as improved in-building service.
4. *Site Constraints:* There is no feasible alternative location in the area for the 50' x 50' wireless communications facility due to zoning setback requirements (see exhibit). Site was selected

based on inadequacies to AT&T's network infrastructure and is the only site based on requirements available in the area.

DSD staff agrees with the applicant's analysis and supports the request to remove significant trees below the 80% preservation requirements for the Floodplain. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Variance Support

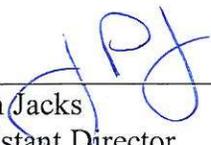
  
\_\_\_\_\_  
Justin R. Krobot  
Assistant City Arborist  
DSD –Environmental

9/30/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Pablo G. Martinez, P.E.  
Interim Development Services Engineer  
DSD – Land Development Engineering

10/1/13  
\_\_\_\_\_  
Date

I have reviewed the Variance Request Analysis and concur with the recommendation.

  
\_\_\_\_\_  
John Jacks  
Assistant Director  
DSD

10-2-13  
\_\_\_\_\_  
Date

EX: A



City of San Antonio  
Development Services Department  
1901 S. Alamo  
San Antonio, TX 78204

A/P 1908881

### TREE AFFIDAVIT / PERMIT APPLICATION

(Office Use Only)

INSPECTOR INITIALS JK DATE 9.30.13 PASS/FAIL

APPROVED  NOT APPROVED INITIALS JK DATE 9.30.13

**Project Address/Location:** SX3240 WIRELESS COMMUNICATIONS FACILITY Outside City Limits?  Y  N

**Project Name/Subdivision:** SA APPLE CREEK Unit: --- Plat: ---

**Parcel Key** (<http://maps.sanantonio.gov/info/sites/DevServices/jsp/launch.jsp>): 485527 Lot No. --- Block: --- NCB/CB: ---

**Class of Work (Check as Appropriate):**  Tree Removal  Site Work  Platting  New Structure  Addition (≥ 2500 ft<sup>2</sup>)

**Project Type (Check as Appropriate):**  Commercial # acres 1  Residential # lots ---

**Company ID#:** --- **Contact ID#:** --- **Public Funds Used:**  Y  N

**Contact Person:** Joe Dowdle **Company Name:** MAL CONSULTING INC.

**Email:** jdowdle@mdlconsultinginc.com **Phone #** 512-771-0715 **Fax #** ---

**Owner:** ARTURO FLORES **Phone #** 210-684-8877 **Fax #** ---

**Address:** 15650 FM 1957 **City** SAN ANTONIO **Stat** TX **Zip** 78245

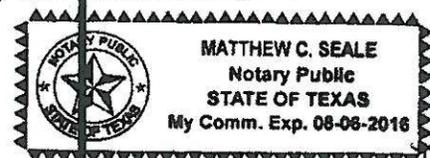
**APPLICANT SHALL PROVIDE HABITAT COMPLIANCE FORM AS DEFINED IN 35-B133 (FOR PROPERTIES 2.0 ACRES AND LARGER).**

**IF A MASTER TREE PERMIT, TREE PLAN, OR A TREE PERMIT ASSOCIATED WITH A RIGHTS DETERMINATION REVIEW WAS PREVIOUSLY APPROVED, PROVIDE AP#** \_\_\_\_\_  
(if acknowledging a previously approved tree permit (as noted above), no selection of 1-4 is required below)

- PLEASE MARK THE APPROPRIATE BOX FOR REVIEW (ONLY MARK ONE BOX):**
- 1. has no Protected, Significant, Heritage, or Historic trees as defined in Article V, § 35-523 or 35-6111 of the U.D.C. (Aerial photo required for 2003/2006 Ordinance); **OR**
  - 2. has protected trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of Article V, § 35-477B(b)(2) or 35-6106 (Aerial photo or Tree Survey required for 2003/2006 Ordinance); **OR**
  - 3. is exempt from the Tree Preservation Ordinance – Rights Determination # is required: (Aka Vested Rights Permit) \_\_\_\_\_  
(For Residential Building Permit Tree Affidavit, a \$35 Review Fee and aerial photo of project area is required. All other reviews require a \$250 fee and an aerial photo of project area.); **OR**
  - 4. has Protected, Significant, Heritage or Historic trees that will be removed. (Requires additional site plan and tree inventory submitted)

I, Joe Dowdle (agent/owner), certify that I am aware of Article V, § 35-523 of the U.D.C. and all related appendices regarding Tree Preservation and agree to adhere to the requirements including any additional fees determined to be owed to complete this permit.

State of Texas )  
County of Bexar )  
Travis



[Signature]  
Signature

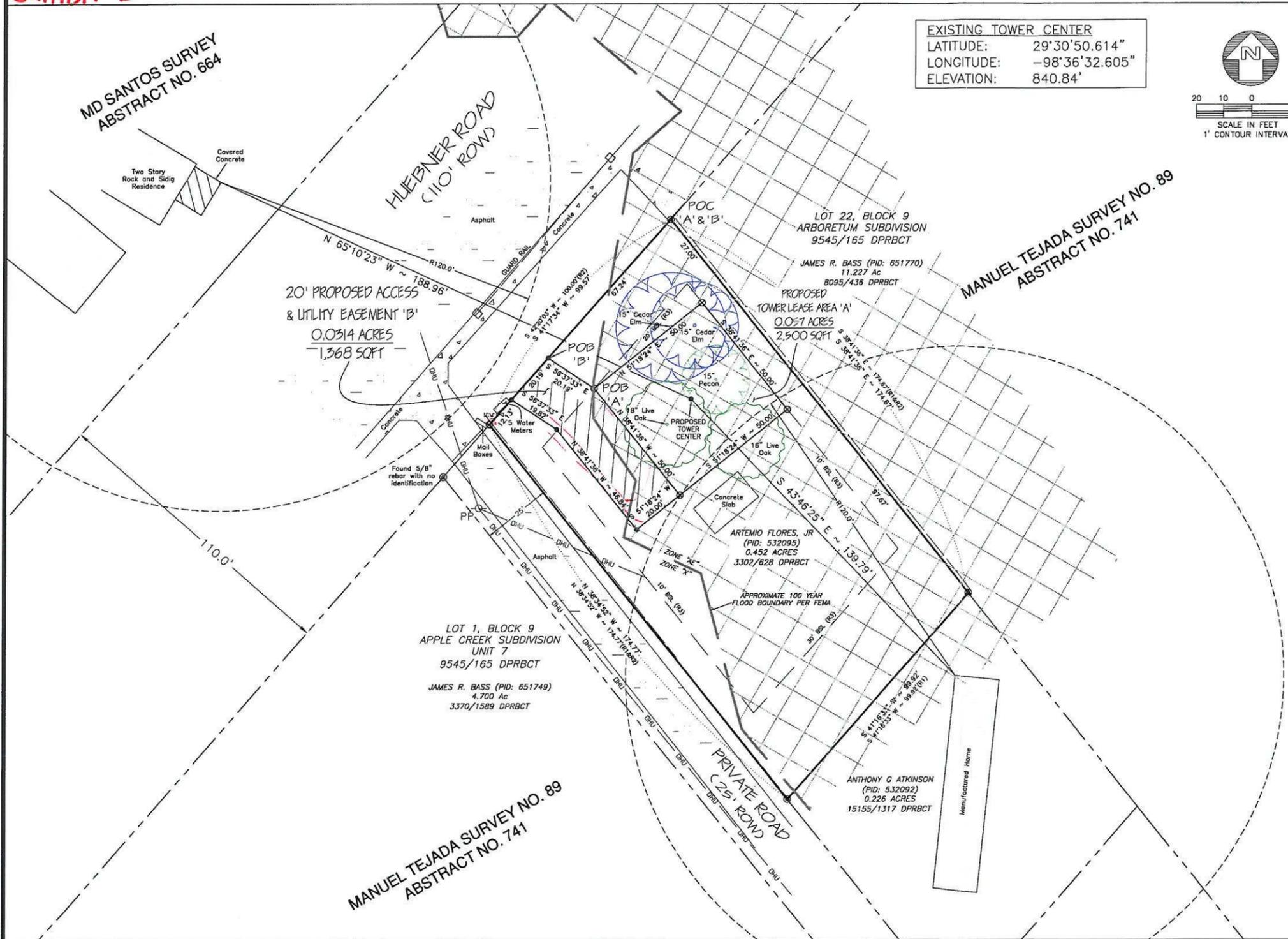
Before me, the undersigned authority on this day personally appeared Joe Dowdle known to me to be the person whose name is signed to the foregoing affidavit and sworn by me, states under oath that all of the facts therein set forth are true and correct.

Sworn To Before me, this 29 day of August, 2013.

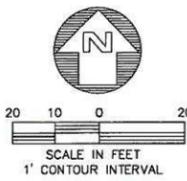
[Signature]  
Notary Public In And For The State of Texas  
Development Services Department / Revised May 2011

EXHIBIT 'B'

PROPOSED TOWER SITE SURVEY



EXISTING TOWER CENTER  
 LATITUDE: 29°30'50.614"  
 LONGITUDE: -98°36'32.605"  
 ELEVATION: 840.84'



LEGAL DESCRIPTIONS

TOWER LEASE AREA 'A'  
 BEING 0.057 acres (2,500 sqft) of land out of the Manuel Tejada Survey No. 89, Abstract No. 741, Bexar County, Texas, said 0.057 acres being out of the ARTEMIO FLORES, JR 0.452 acre tract recorded in Volume 3302, Page 628, Deed & Plat Records of Bexar County, Texas (DPRBCT) (R1), said 0.057 acre tract being more particularly described by metes and bounds as follows:  
 COMMENCING at a found 1/2" rebar with plastic cap stamped "MCKREY" for the north corner of said FLORES 0.452 acre tract, a west corner of Lot 22, Block 9, ARBORETUM SUBDIVISION as shown on the plat recorded in Volume 9545, Page 165, DPRBCT, the east corner of the STATE OF TEXAS 0.058 acre tract used for Huebner Road recorded in Volume 5403, Page 1669, DPRBCT (R2) located on the southeast ROW line of Huebner Road (110' ROW) from which a found metal fence post for the east corner of said FLORES 0.452 acre tract bears South 38° 41' 36" East for 174.67 feet (South 37° 23' 00" East for 174.49 feet, R1&R2) for reference;  
 THENCE South 41° 17' 34" West for 76.32 feet (South 42° 20' 03" West, R1 & R2) to a point for an angle;  
 THENCE through the interior of said FLORES 0.452 acre tract South 79° 22' 05" East for 23.25 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for the west corner of this tract and the POINT OF BEGINNING;  
 THENCE continuing through the interior of said FLORES 0.452 acre tract, along the perimeter of this tract, the following four (4) bearings and distances:  
 1. North 51° 18' 24" East for 50.00 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for the north corner of this tract;  
 2. South 38° 41' 36" East for 50.00 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for the east corner of this tract;  
 3. South 51° 18' 24" West for 50.00 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for the south corner of this tract;  
 4. North 38° 41' 36" West for 50.00 feet to the POINT OF BEGINNING and containing 0.057 acres (2,500 sqft) of land.

20' WIDE ACCESS & UTILITY EASEMENT 'B'  
 BEING 0.0314 acres (1,368 sqft) of land out of the Manuel Tejada Survey No. 89, Abstract No. 741, Bexar County, Texas, said 0.0329 acres being out of the ARTEMIO FLORES, JR 0.452 acre tract recorded in Volume 3302, Page 628, Deed & Plat Records of Bexar County, Texas (DPRBCT) (R1), said 0.0314 acre tract being more particularly described by metes and bounds as follows:  
 COMMENCING at a found 1/2" rebar with plastic cap stamped "MCKREY" for the north corner of said FLORES 0.452 acre tract, a west corner of Lot 22, Block 9, ARBORETUM SUBDIVISION as shown on the plat recorded in Volume 9545, Page 165, DPRBCT, the east corner of the STATE OF TEXAS 0.058 acre tract used for Huebner Road recorded in Volume 5403, Page 1669, DPRBCT (R2) located on the southeast ROW line of Huebner Road (110' ROW) from which a found metal fence post for the east corner of said FLORES 0.452 acre tract bears South 38° 41' 36" East for 174.67 feet (South 37° 23' 00" East for 174.49 feet, R1&R2) for reference;  
 THENCE South 41° 17' 34" West for 67.24 feet (South 42° 20' 03" West, R1 & R2) to a point for the northernmost corner of this tract and the POINT OF BEGINNING;  
 THENCE through the interior of said FLORES 0.452 acre tract, along the perimeter of this tract, the following five (5) bearings and distances:  
 1. South 56° 37' 33" East for 20.19 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for an angle point of this tract, the west corner of a TOWER LEASE AREA surveyed this same day;  
 2. South 38° 41' 36" East for 50.00 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for the easternmost corner of tract, the west corner of said TOWER LEASE AREA;  
 3. South 51° 18' 24" West for 20.00 feet to a point for the southernmost corner of this tract;  
 4. North 38° 41' 36" West for 46.84 feet to an angle point of this tract;  
 5. North 56° 37' 33" West for 19.82 feet to a set 1/2" rebar with plastic cap stamped TXLANDMARK SURVEYING for the westernmost corner of this tract, located on the southeast ROW line of said Huebner Road;  
 THENCE along a northwest boundary line of this tract, the northwest boundary line of said FLORES 0.452 acre tract, the southeast ROW line of said Huebner Road, North 41° 17' 34" East for 20.19 feet (North 42° 20' 03" East, R2) to the POINT OF BEGINNING and containing 0.0314 acres (1,368 sqft) of land.

| REVISIONS                             | DATE      |
|---------------------------------------|-----------|
| ISSUED FOR REVIEW (JBR)               | 6/11/2013 |
| REVISED ACCESS EASE, ADDED FLOOD INFO | 6/17/2013 |
| ADDED DISTANCES TO NEAREST RESIDENCES | 8/13/2013 |
|                                       |           |
|                                       |           |



LANDMARK SURVEYING TEXAS  
 26254 IH 10 West, Suite 105, Boerne, TX 78006  
 www.LandmarkSurveying.net (830) 428-0290  
 "Do not move the ancient landmark..." (Provverbs 22:28)

SITE NAME  
 SA APPLE CREEK  
 SITE ID  
 SX3246  
 FIXED ASSET NUMBER  
 10153066



LEGEND

- Found 1/2" rebar with plastic cap stamped "MCKREY"
- Set 1/2" rebar with plastic cap stamped "TXLANDMARK SURVEYING"
- Found 1/2" rebar with no identification (unless noted otherwise)
- Found metal fence post
- Calculated Point
- DPRBCT Deed & Plat Records of Bexar County, Texas
- RPRBCT Real Property Records of Bexar County, Texas
- BSL Building Setback Line
- PUE Public Utility Easement
- POB Point of Beginning
- POC Point of Commencement
- Wire Fence
- Chainlink Fence
- Overhead Utilities
- Wood Fence
- Power Pole
- Meter Pole
- Telephone Pedestal
- Gas Meter
- Electric Transformer
- Electric Meter
- Ground Rod
- Air Conditioner

SURVEY NOTES

- CLIENT/SITUS: Level 5 Engineering / 8028 Huebner Rd, San Antonio, TX 78240
- DATE FIELD SURVEY COMPLETED: May 31, 2013
- BASIS OF BEARINGS: Horizontal Datum based upon the Texas State Plane Coordinate System, NAD 1983, Central Zone. Vertical Datum determined by GPS observations made on site the same day as the field survey and solved through the NGS OPUS website services.
- FEMA FIRM PANEL 48029C0240G, dated September 29, 2010, shows the scaled location of the subject property to be located in Zone 'AE' which is a special flood hazard area (SFHA).
- REFERENCES:  
 R1 - Volume 3302, Page 628, DPRBCT, Warranty Deed for 0.452 acres  
 R2 - Volume 5403, Page 1669, DPRBCT, Deed for 0.058 acres  
 R3 - City of San Antonio Zoning Ordinance for Zone C1

SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the minimum standards for land surveys as defined by the Texas Board of Professional Land Surveyors.

Robert S. Rugloski  
 Texas R.P.L.S. #6002  
 Texas Registered Surveying Firm #10164600  
 Texas Landmark Surveying, LLC  
 26254 IH 10 West, Suite 105, Boerne, Texas 78006  
 (830) 428-0290  
 Job #11305292

August 13, 2013

DRAWN BY:  
 JBR  
 CHECKED BY:  
 RSR  
 DATE  
 AUGUST 13, 2013  
 PLOT SCALE  
 1" = 20 Feet  
 DRAWING NAME  
 SURVEY PLAN  
 SHEET No.  
 1 OF 1

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

## Tree Inventory Worksheet to Determine Preservation and Canopy Shade Coverage

| Tag #   | Species   | Understory Species*<br>5.0" - 11.5"<br>Shade Value - 275 Sq. Ft. |           | Significant Tree<br>6" - 23.5"<br>Shade Value - 875 sq. ft. |           | Significant Tree**<br>10.0" - 23.5"<br>Shade Value 875 sq. ft. |           | Heritage 3:1<br>Shade Value 1200<br><b>HERITAGE TREES<br/>PRESERVED AT 100%</b> |           | Heritage 1:1<br>Shade Value - 1200<br><b>HERITAGE TREES<br/>PRESERVED AT 100%</b> |           | Additional<br>Inches<br>Preserved for<br>Mitigation *** |
|---|-----------|--|-----------|---|-----------|--|-----------|---|-----------|---|-----------|---|
|   |           | Removed  | Preserved | Removed   | Preserved | Removed  | Preserved | Removed   | Preserved | Removed   | Preserved | Preserved   |
| 1   | CEDAR ELM |  |           | 15  |           |  |           |   |           |   |           |   |
| 2   | CEDAR ELM |  |           | 15  |           |  |           |   |           |   |           |   |
| 3   | PECAN     |  |           | 15  |           |  |           |   |           |   |           |   |
| 4   | LIVE OAK  |  |           | 18  |           |  |           |   |           |   |           |   |
| 5   | LIVE OAK  |  |           | 16  |           |  |           |   |           |   |           |   |
| 6   |           |  |           |   |           |  |           |   |           |   |           |   |
| 30  |           |  |           |   |           |  |           |   |           |   |           |   |
| Insert additional rows as needed                      |           |  |           |   |           |  |           |   |           |   |           |   |
| <b>Subtotal Inches</b>                                |           | 0  | 0         | 79  | 0         | 0  | 0         | 0   | 0         | 0   | 0         | 0   |
| <b>Subtotal Shade value</b>                           |           | 0  | 0         | 4375  | 0         | 0  | 0         | 0   | 0         | 0   | 0         | 0   |
| <b>Total Shade Value Calculation of Trees to Re 0</b> |           |  |           |   |           |  |           |   |           |   |           |   |
| Total Shade Value of all Existing Trees               |           | 4375   |           |   |           |  |           |   |           |   |           |   |

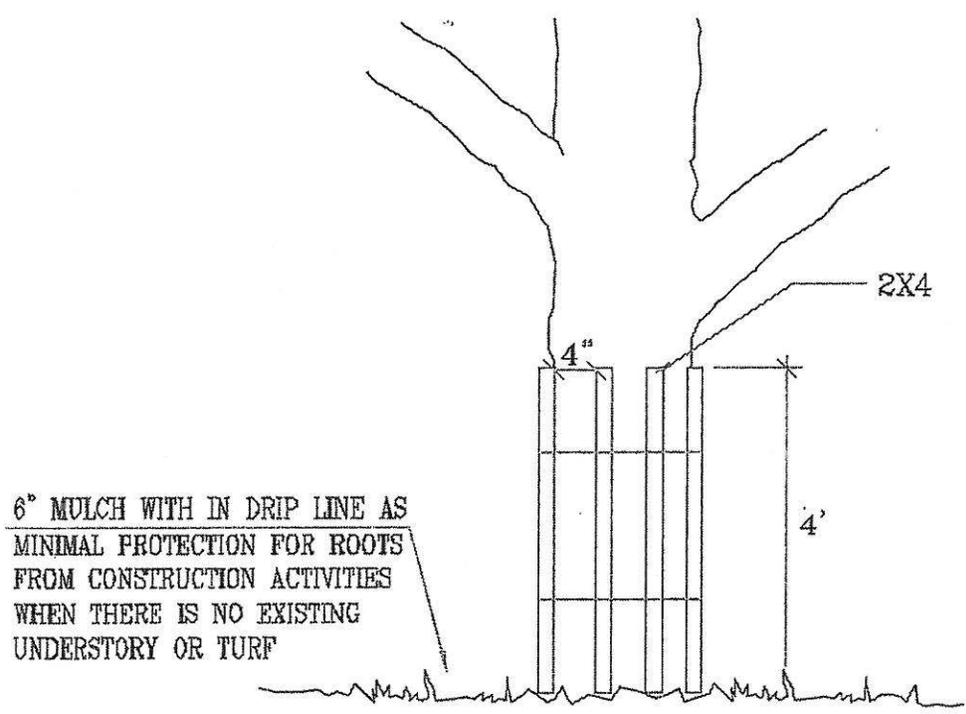
\* *Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees*

\*\* *Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees*

\*\*\* *Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed*

| Tree Preservation Calculation |                   |   |
|-------------------------------|-------------------|---|
| Preservation by Category:     | Percent Preserved | Did You Met the Requirements of the City Tree Ordinance?  |
| Understory Species            | 100%              | Yes   |
| Significant Trees             | 0%                | No, please contact Development Services at (210) 207-8297 to discuss your mitigation options for Tree Preservation) |
| Heritage Trees (3:1)          |                   | Yes   |
| Heritage Trees (1:1)          |                   | Yes   |

EXHIBIT 'C'



6" MULCH WITH IN DRIP LINE AS  
MINIMAL PROTECTION FOR ROOTS  
FROM CONSTRUCTION ACTIVITIES  
WHEN THERE IS NO EXISTING  
UNDERSTORY OR TURF

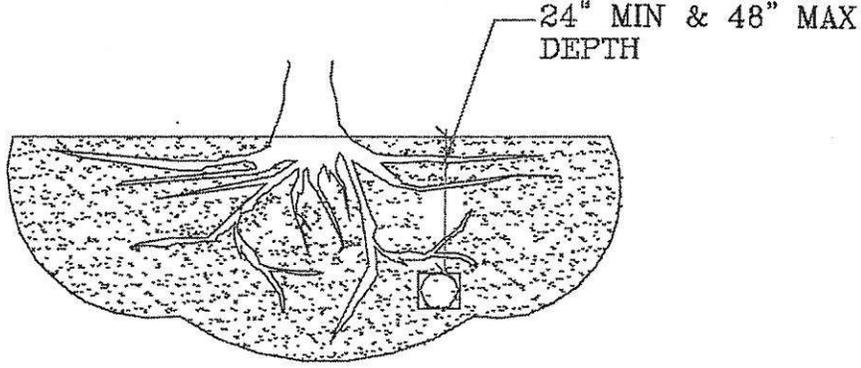
NOTE  
WRAP TREE TRUNK WITH 2"X4" STUDS AND ROPE OR BAND IN PLACE  
AS NEEDED TO PROTECT TREES IN WORK AREAS.

1.1.4 LEVEL II B FENCE PROTECTION

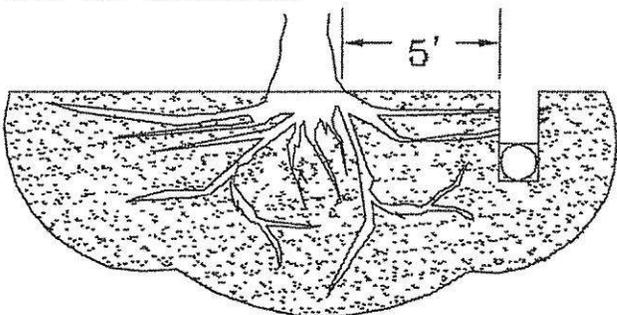
N. T. S.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE BORING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO BORE WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE CITY.

BORES SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



BORE TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

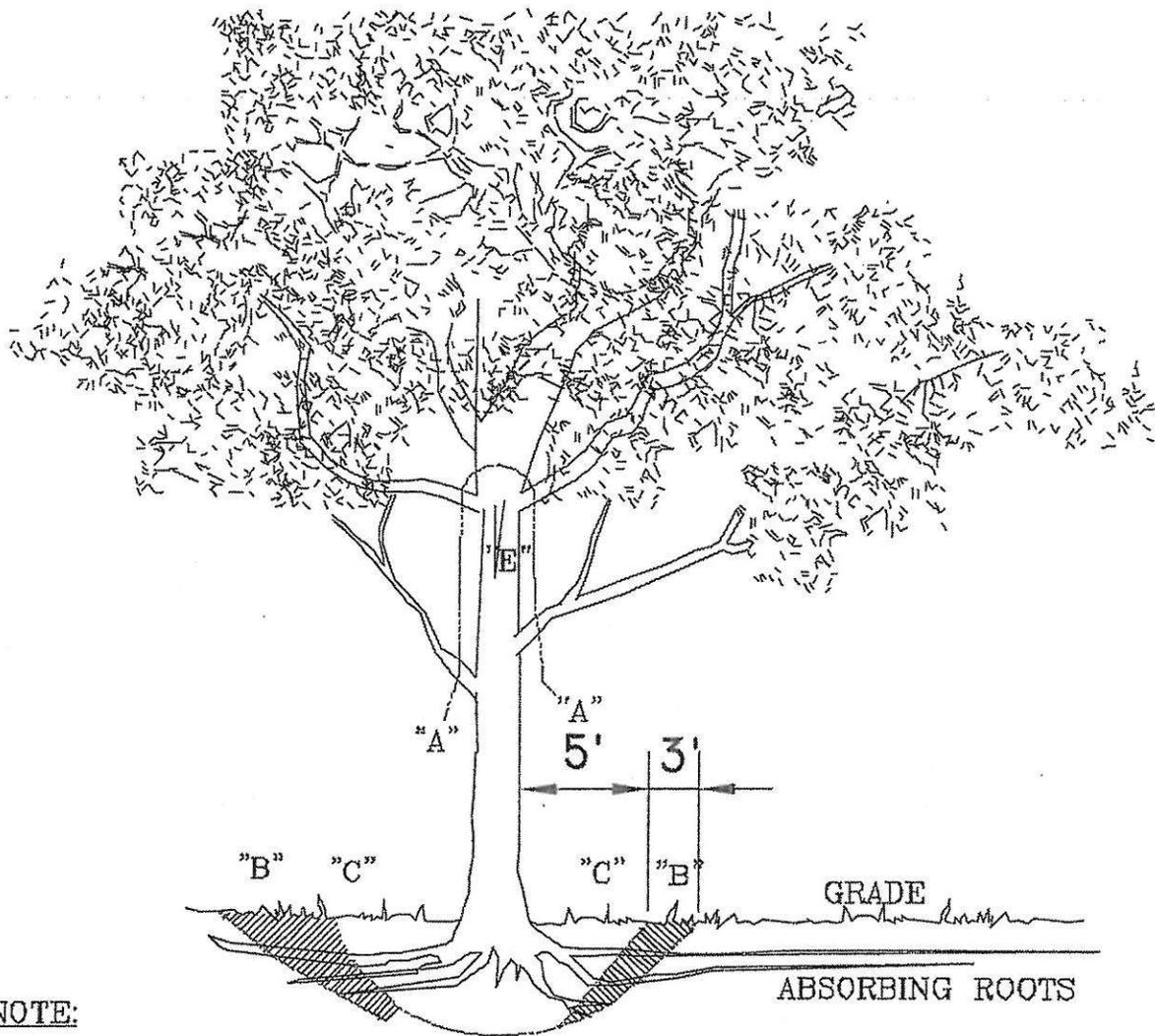
GENERAL NOTES

1. ALL PROTECTED SIZE TREES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM No. 802. (TREE PRUNING, SOIL AMENDING AND FERTILIZATION), UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 1 PROTECTION AS PER ITEM No. 801. (TREE AND LANDSCAPE PROTECTION) AND AS DETAILED IN 1.1.2.
2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY ARBORIST OFFICE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR IF ROOTS LARGER THAN THREE INCHES (3") WITHIN THE FIVE FOOT (5') ROOT PROTECTION ZONE NEED TO BE PRUNED.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS ONE FOOT (1') PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A TEN INCH (10") DIAMETER TREE WOULD HAVE A TEN FOOT (10') RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER, WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.
7. NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.
8. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND.
9. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
11. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.

1.3

GENERAL NOTES

EXHIBIT 'C'



**NOTE:**

"A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

1.3

**TREE REMOVAL DIAGRAM**

N. T. S.

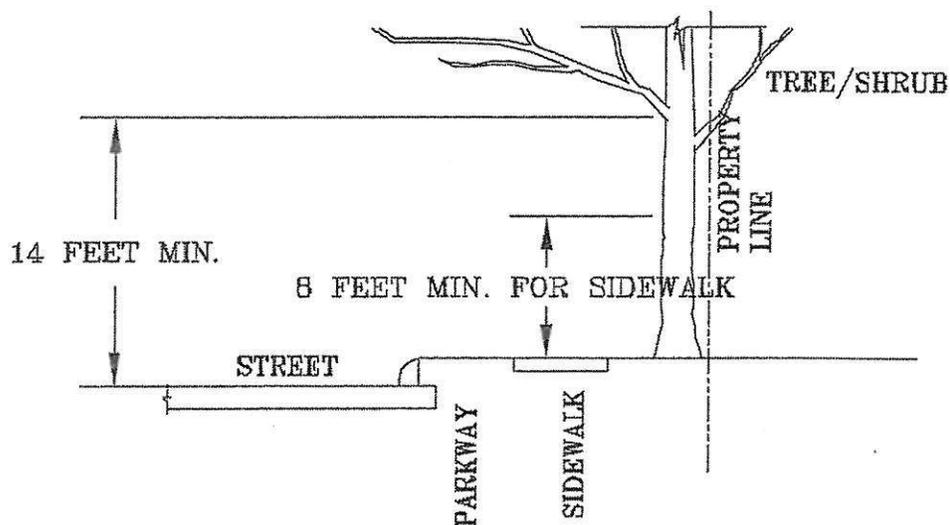


FIGURE No.2:

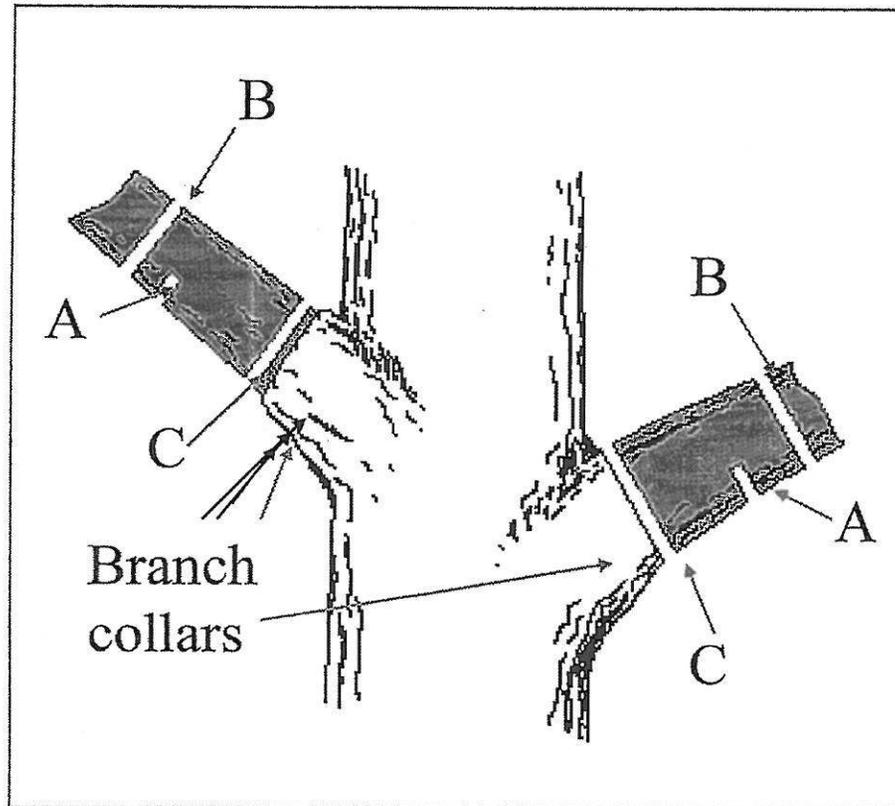
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

1.5

BRANCH CLEARANCE DETAIL

N. T. S.

# Proper Pruning



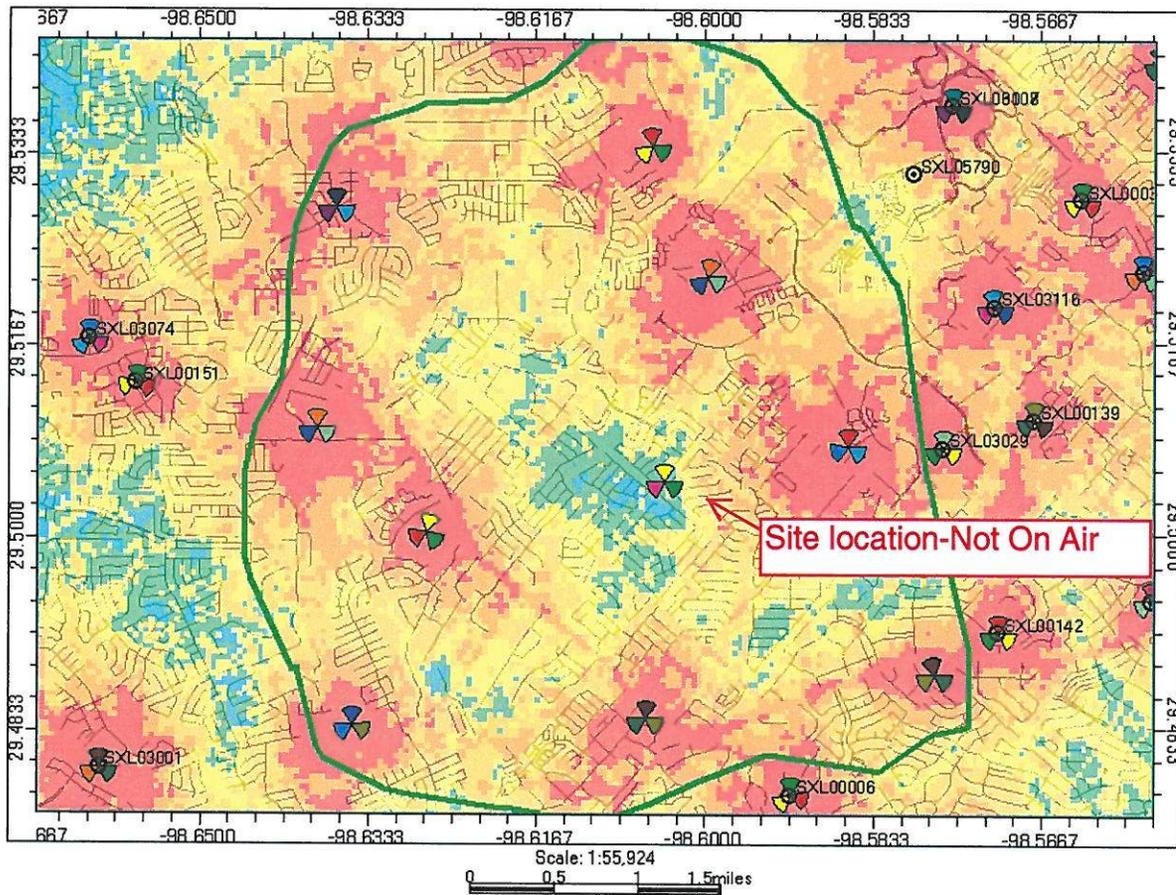
- Pruning should be a part of the preconstruction activities
- All Oak wounds are to be painted w/in 30 minutes

**A - First cut.** To prevent the bark from being peeled when the branch falls.

**B - Second cut.** To reduce the weight of branch.

**C - Final Cut.** Allow for healing collar but no stubs which are site for decay.

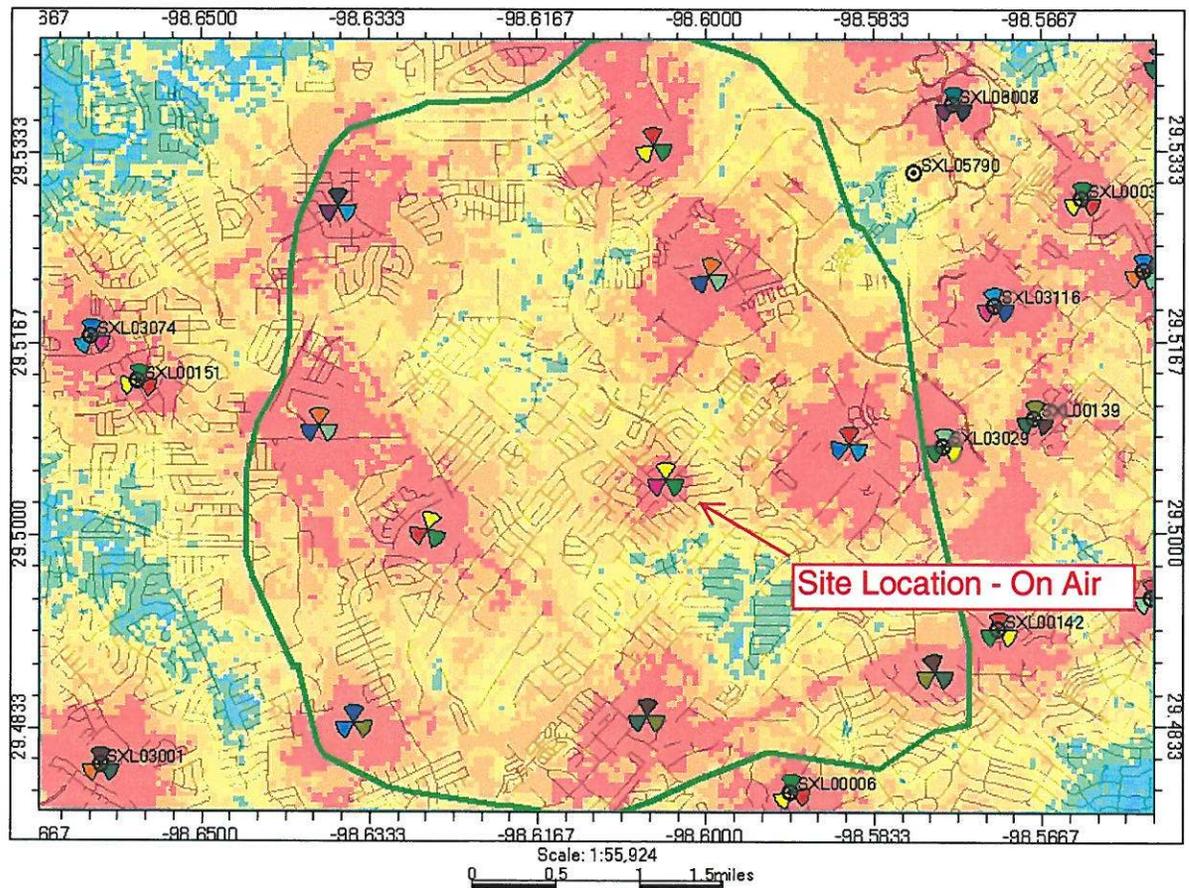
Before



- Baseline - RSPP (dBm) - Indoor**
- Best RSPP (PS EPRE) Level (dBm) >=-80
  - Best RSPP (PS EPRE) Level (dBm) >=-90
  - Best RSPP (PS EPRE) Level (dBm) >=-98
  - Best RSPP (PS EPRE) Level (dBm) >=-103
  - Best RSPP (PS EPRE) Level (dBm) >=-108
  - Best RSPP (PS EPRE) Level (dBm) >=-113
  - Best RSPP (PS EPRE) Level (dBm) >=-118
  - Best RSPP (PS EPRE) Level (dBm) >=-123

EXHIBIT D (12)

After



**After Optimization - RSPP (dBm) - Indoor**

- Best RSPP (PS EPRE) Level (dBm) >=-80
- Best RSPP (PS EPRE) Level (dBm) >=-90
- Best RSPP (PS EPRE) Level (dBm) >=-98
- Best RSPP (PS EPRE) Level (dBm) >=-103
- Best RSPP (PS EPRE) Level (dBm) >=-108
- Best RSPP (PS EPRE) Level (dBm) >=-113
- Best RSPP (PS EPRE) Level (dBm) >=-118
- Best RSPP (PS EPRE) Level (dBm) >=-123

EXHIBIT D (2/2)



# CITY OF SAN ANTONIO

## PARKS & RECREATION DEPARTMENT

### STAFF REPORT

### AGENDA ITEM NO. 17

#### **Public Hearing:**

Planning Commission  
October 9, 2013

#### **Applicant:**

Parks & Recreation Department, City  
of San Antonio

#### **Representative:**

Sandy Jenkins, Parks Project  
Manager, Park Project Services  
(210) 207-2721  
sandy.jenkins@sanantonio.gov

#### **Owner:**

Mr. Dan Parman with Sotano Partners  
Ltd.

#### **Staff Coordinator:**

Sandy Jenkins, Parks Project  
Manager, Park Project Services  
(210) 207-2721  
sandy.jenkins@sanantonio.gov

#### **Property Address/Location:**

22619 & 22635 Wilderness Oak  
Drive, San Antonio, TX.

#### **MAPSCO Map Grid (Ferguson):**

#### **Tract Size:**

7.3 acres

#### **Council District:**

District 9

#### **REQUEST**

The donation of land to the Parks and Recreation Department. The land consists of 7.3 acres, located inside the 100 year floodplain at 22619 & 22635 Wilderness Oak Drive, situated north of Loop 1604 North, in between Blanco Rd. and Hardy Oak Blvd., northeast of Panther Springs Park and in Council District 9.

#### **RECOMMENDED ACTION**

Parks & Recreation Department recommends **Approval** of the donation of land to the Parks and Recreation Department.

#### **CASE HISTORY**

An opportunity of donation and acquisition of property between Sotano Partners Ltd. and the Parks and Recreation Department; and the donation includes 7.3 acres of land for expansion of Panther Springs Park and the continued use of an open space destination in City Council District 9.

#### **ANALYSIS**

This 7.3 acre land donation meets the goals outlined in the Far North Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage to connect park to Wilderness Oak Drive and meet service goals in regards to expand and develop accessible neighbor, pocket and community parks.

#### **RECOMMENDATION**

**Approval**



**CITY OF SAN ANTONIO**  
**Request for Council Action**

Agenda Item #  
Council Meeting Date: 0/00/2013  
RFCA Tracking No: R-

---

**DEPARTMENT:** Parks & Recreation

**DEPARTMENT HEAD:** Xavier Urrutia

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 9

**SUBJECT:**

Park Land Acquisition/Donation

**SUMMARY:**

This ordinance authorizes the donation of 7.3 acres from Sotano Partners Ltd. to be designated as part of Panther Springs park. Located at 22619 & 22635 Wilderness Oak Drive, situated north of Wilderness Pointe Subdivision, north of Loop 1604, in between Blanco Rd. and Hardy Oak Blvd., northeast of Panther Springs Park and in City Council District 9.

**BACKGROUND INFORMATION:**

Mr. Dan Parman with Sotano Partners Ltd. contacted the parks department to express an interest in donating property abutting Panther Springs Park to incorporate into the park. The property will add access to Panther Springs Park and will become a dog park and trailhead to new trails being developed as part of the 2012 Bond.

**ISSUE:**

This ordinance will authorize the acceptance of donation of 7.3 acres from Sotano Partners Ltd. to be designated for parkland. This donation acquisition is consistent with the recommendations outlined for the Far North Subarea in the Parks and Recreation System Strategic Plan.

**ALTERNATIVES:**

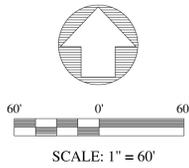
Should City Council decide not to accept the donation of property, Sotano Partners Ltd. will continue to own the property and a new area for the dog park and trailhead will need to be located.

**FISCAL IMPACT:**

This is a property donation and there will be no costs for property acquisition..

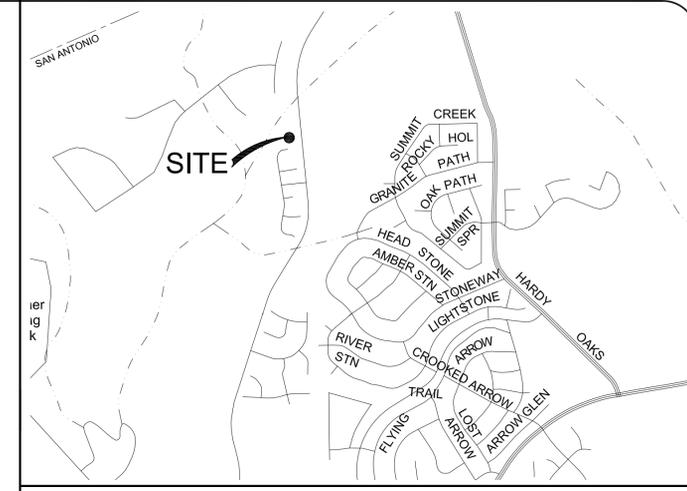
**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the donation of 7.3 acres from Sotano Partners Ltd. for parkland.



### LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "RPLS 5578" (UNLESS OTHERWISE NOTED)
- RECORD INFORMATION: N89°27'41"E 65.33'
- AS MEASURED IN FIELD
- S33°29'20"W 161.24'
- (VOLUME/PAGE)
- SSMH1 SANITARY SEWER MANHOLE
- WOOD FENCE
- WIRE FENCE
- STMH STORM MANHOLE
- IRON / WROUGHT IRON



LOCATION MAP NOT TO SCALE

### SURVEY OF:

7.314 ACRES OF LAND OUT OF THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NUMBER 7, ABSTRACT 175, COUNTY BLOCK 4932, AND THE RUDOLPH FROEBEL SURVEY NUMBER 6, ABSTRACT 927, COUNTY BLOCK 4934, AND BEING A PORTION OF A 10.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6895, PAGE 326, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 12.706 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6837, PAGE 1069, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS; SAID 7.314 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 49, BLOCK 10, THE PARK AT WILDERNESS OAK (PLANNED UNIT DEVELOPMENT), ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9538, PAGE 116, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS;

**THENCE** NORTH 09 DEGREES 24 MINUTES 56 SECONDS WEST 131.13 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** NORTH 53 DEGREES 06 MINUTES 45 SECONDS WEST 54.92 FEET TO A RR SPIKE FOUND;

**THENCE** SOUTH 21 DEGREES 01 MINUTES 40 SECONDS WEST 182.52 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 59 DEGREES 55 MINUTES 31 SECONDS WEST 187.94 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** NORTH 37 DEGREES 47 MINUTES 06 SECONDS WEST 384.09 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** NORTH 49 DEGREES 27 MINUTES 56 SECONDS WEST 306.52 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 56 DEGREES 22 MINUTES 51 SECONDS WEST 43.20 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 49 DEGREES 29 MINUTES 13 SECONDS EAST 270.72 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 47 DEGREES 53 MINUTES 59 SECONDS WEST 187.26 FEET TO A 1/2" IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF LOT 41, BLOCK 1, COUNTY BLOCK 4932, THE FOREST AT STONE OAK UNIT 2 SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9539, PAGE 110, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS;

**THENCE** NORTH 33 DEGREES 33 MINUTES 32 SECONDS WEST 351.50 FEET TO A 1/2" IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF LOT 40, BLOCK 1, COUNTY BLOCK 4932, SAID THE FOREST AT STONE OAK UNIT 2 SUBDIVISION;

**THENCE** NORTH 56 DEGREES 23 MINUTES 15 SECONDS EAST 119.33 FEET TO A 1/2" IRON ROD FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 19, BLOCK 1, COUNTY BLOCK 4932, THE FOREST AT STONE OAK UNIT 1, ACCORDING TO PLAT RECORDED IN VOLUME 9538, PAGES 12-13, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS;

**THENCE** NORTH 57 DEGREES 42 MINUTES 35 SECONDS EAST 98.17 FEET TO A 1/2" IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF LOT 18, BLOCK 1, COUNTY BLOCK 4932, SAID THE FOREST AT STONE OAK UNIT 1;

**THENCE** SOUTH 55 DEGREES 38 MINUTES 14 SECONDS EAST 649.35 FEET TO A POINT MARKING THE MOST SOUTHERLY CORNER OF LOT 16, BLOCK 1, COUNTY BLOCK 4932, SAID THE FOREST AT STONE OAK UNIT 1;

**THENCE** NORTH 44 DEGREES 37 MINUTES 05 SECONDS EAST 174.31 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16 TO A 1/2" IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF SAID LOT 16;

**THENCE** SOUTH 52 DEGREES 37 MINUTES 30 SECONDS EAST 82.95 FEET TO A 1/2" IRON ROD FOUND;

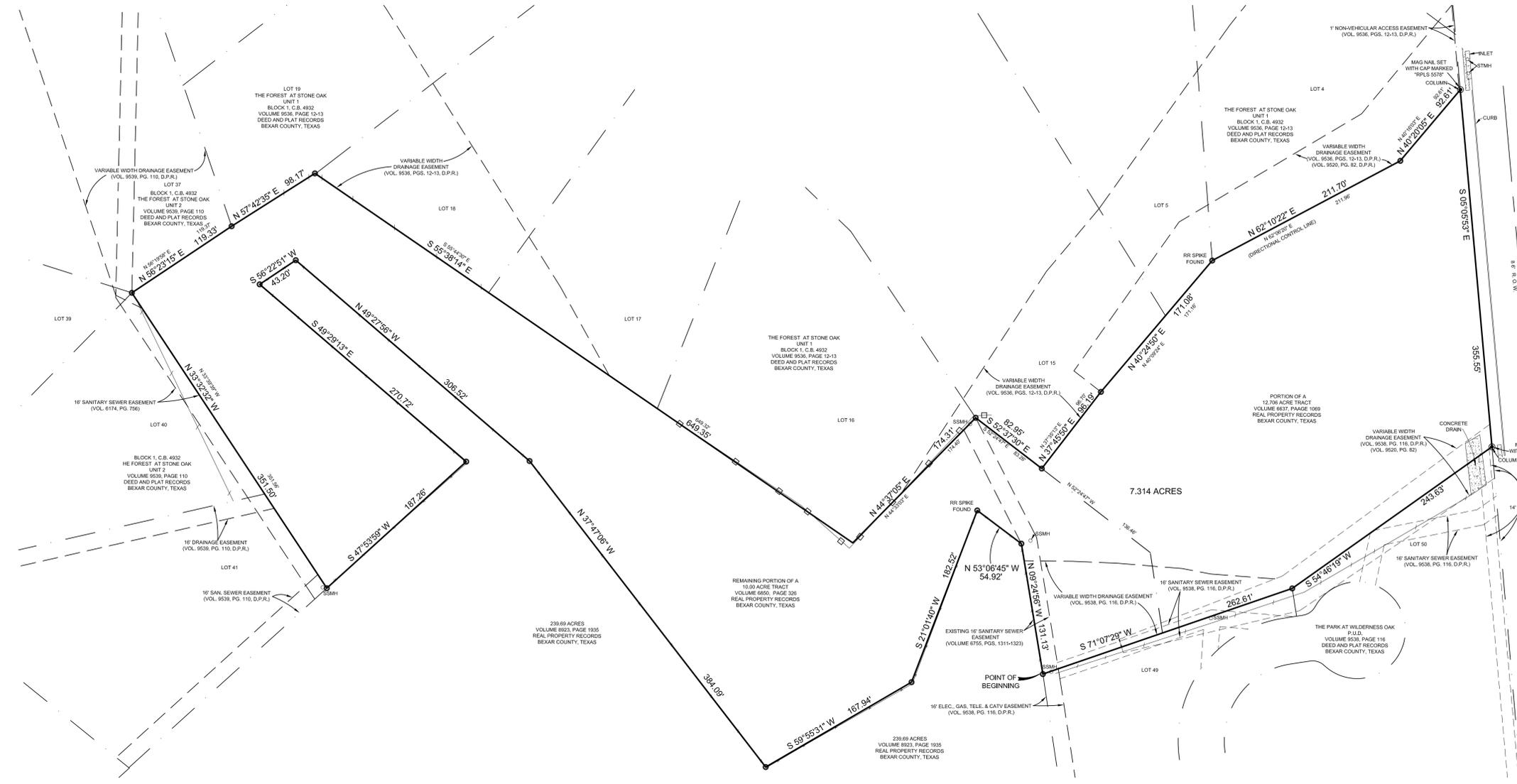
**THENCE** NORTH 37 DEGREES 45 MINUTES 50 SECONDS EAST 96.19 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** NORTH 40 DEGREES 20 MINUTES 05 SECONDS EAST 92.61 FEET TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" ON THE WEST RIGHT-OF-WAY LINE OF WILDERNESS OAK;

**THENCE** SOUTH 05 DEGREES 05 MINUTES 53 SECONDS EAST 355.55 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF WILDERNESS OAK TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" MARKING THE MOST NORTHERLY CORNER OF LOT 50, THE PARK AT WILDERNESS OAK P.U.D. SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9538, PAGE 116, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS;

**THENCE** SOUTH 54 DEGREES 38 MINUTES 04 SECONDS WEST 243.63 FEET ALONG THE NORTH LINE OF SAID THE PARK AT WILDERNESS OAK P.U.D. SUBDIVISION TO A 1/2" IRON ROD FOUND;

**THENCE** SOUTH 71 DEGREES 07 MINUTES 29 SECONDS WEST 262.61 FEET ALONG THE NORTH LINE OF SAID THE PARK AT WILDERNESS OAK P.U.D. SUBDIVISION TO THE **POINT OF BEGINNING** AND CONTAINING 7.314 ACRES OF LAND.



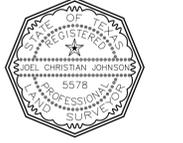
### NOTES

1. ACCORDING TO F.E.M.A. F.I.R.M. MAP NUMBER 48029C0120G WITH EFFECTIVE DATE OF SEPTEMBER 29, 2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE A AND ZONE X. THE LIMITS OF THESE AREAS ARE NOT DELINEATED HEREON. F.E.M.A. FLOODPLAIN MAPS AVAILABLE AT WWW.FEMA.GOV.
2. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS).
3. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPALITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
4. UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. OWNER SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO ANY CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THE PROPERTY.

### SURVEYOR'S CERTIFICATION

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND UNDER MY SUPERVISION.

*Joel Christian Johnson*  
 Joel Christian Johnson, R.P.L.S. #5578  
 Date: JULY 4, 2013



"Boundary Survey"  
 PREPARED BY:  
**JOHNSON SURVEYING, INC.**  
 Registered Professional Land Surveyor  
 17890 Blanco Rd. Ste. 306, San Antonio, Tx 78232  
 (210) 858-9838 • (210) 247-6138 fax

Parman Property Donation  
22635 & 22619 Wilderness Oak



# *Johnson Surveying, Inc.*

*Registered Professional Land Surveyor*

## **METES AND BOUNDS DESCRIPTION**

**7.314 ACRES OF LAND OUT OF THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NUMBER 7, ABSTRACT 175, COUNTY BLOCK 4932, AND THE RUDOLPH FROEBEL SURVEY NUMBER 6, ABSTRACT 927, COUNTY BLOCK 4934, AND BEING A PORTION OF A 10.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6850, PAGE 326, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 12.706 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6637, PAGE 1069, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS; SAID 7.314 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

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# Johnson Surveying, Inc.

Registered Professional Land Surveyor

## METES AND BOUNDS DESCRIPTION (PAGE 2 OF 2)

**THENCE** NORTH 40 DEGREES 24 MINUTES 50 SECONDS EAST 171.08 FEET TO A RR SPIKE FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 1, COUNTY BLOCK 4932, SAID THE FOREST AT STONE OAK UNIT 1;

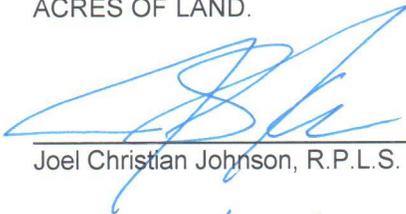
**THENCE** NORTH 62 DEGREES 10 MINUTES 22 SECONDS EAST 211.70 FEET TO A 1/2" IRON ROD FOUND;

**THENCE** NORTH 40 DEGREES 20 MINUTES 05 SECONDS EAST 92.61 FEET TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" ON THE WEST RIGHT-OF-WAY LINE OF WILDERNESS OAK;

**THENCE** SOUTH 05 DEGREES 05 MINUTES 53 SECONDS EAST 355.55 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF WILDERNESS OAK TO A MAG NAIL SET WITH WASHER MARKED "RPLS 5578" MARKING THE MOST NORTHERLY CORNER OF LOT 50, THE PARK AT WILDERNESS OAK P.U.D. SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9538, PAGE 116, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

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---

Joel Christian Johnson, R.P.L.S.

07/04/13  
Date



Basis of Bearings: Texas State Plane Coordinate System – South Central Zone (NAD 83) (C.O.R.S.)  
A survey drawing was prepared this date to accompany this Description  
Job No.: 373-003-000

**SAN ANTONIO PLANNING COMMISSION**

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

**RECOMMENDING THE ADOPTION AND APPROVAL OF THE DONATION AND ACQUISITION OF PROPERTY BETWEEN SOTANO PARTNERS LTD AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.**

**WHEREAS**, there is an opportunity of a property donation and acquisition of property between Sotano Partners Ltd. and the Parks and Recreation Department; and

**WHEREAS**, the donation includes the possibility of 7.3 acres of land for expansion of Panther Springs Park and the continued use of an open space destination in City Council District 9; and

**WHEREAS**, the proposed donation guides and places 7.3 acres in a unified manner and plays a critical role in protecting natural resources by retaining land in its current state; and

**WHEREAS**, this project is consistent with the recommendations outlined for the Far North Subarea in the Parks and Recreation System Strategic Plan which recommends the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means, and

**WHEREAS**, the donation and acquisition has been coordinated with and has the support of the Parks and Recreation Department, the District 9 City Council Office, and Sotano Partners Ltd.; **NOW THEREFORE**

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

1. That Sotano Partners Ltd.. and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_\_\_, 2013.**

\_\_Rob Rodriguez, Chair\_\_\_\_\_  
**Chairperson**

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



# CITY OF SAN ANTONIO

## PARKS & RECREATION DEPARTMENT

### STAFF REPORT

### AGENDA ITEM NO. 18

#### **Public Hearing:**

Planning Commission  
October 9, 2013

#### **Applicant:**

Parks & Recreation Department, City  
of San Antonio

#### **Representative:**

Sandy Jenkins, Parks Project  
Manager, Park Project Services  
(210) 207-2721  
sandy.jenkins@sanantonio.gov

#### **Owner:**

Phil Hardberger Park conservancy

#### **Staff Coordinator:**

Sandy Jenkins, Parks Project  
Manager, Park Project Services  
(210) 207-2721  
sandy.jenkins@sanantonio.gov

#### **Property Address/Location:**

Approx NW corner of Blanco Rd &  
Wurzbach Parkway

#### **MAPSCO Map Grid (Ferguson):**

#### **Tract Size:**

2.0 acres

#### **Council District:**

District 8

#### **REQUEST**

The donation of land to the Parks and Recreation Department. The land consists of 2.0 acres, located outside the 100 year floodplain at approximately the northwest corner of Blanco Rd. and Wurzbach Parkway. The Phil Hardberger Park abuts the property to the north and is in Council District 8.

#### **RECOMMENDED ACTION**

Parks & Recreation Department recommends **Approval** of the donation of land to the Parks and Recreation Department.

#### **CASE HISTORY**

An opportunity of donation and acquisition of property between Phil Hardberger Park conservancy and the Parks and Recreation Department; and the donation includes 2.0 acres of land for expansion of Phil Hardberger Park and the continued use of an open space destination in City Council District 8.

#### **ANALYSIS**

This 2.0 acre land donation meets the goals outlined in the Far North Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage allows access to Blanco Road and Wurzbach Parkway and meet service goals in regards to expand and develop accessible neighbor, pocket and community parks.

#### **RECOMMENDATION**

**Approval**



**CITY OF SAN ANTONIO**  
**Request for Council Action**

Agenda Item #  
Council Meeting Date: 0/00/2013  
RFCA Tracking No: R-

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**DEPARTMENT:** Parks & Recreation

**DEPARTMENT HEAD:** Xavier Urrutia

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 8

**SUBJECT:**

Park Land Acquisiton/Donation

**SUMMARY:**

This ordinance authorizes the donation of 2.0 acres from Phil Hardberger Park conservancy to be designated as part of Phil Hardberger Park. Located approximately at the northwest corner of Blanco Road and Wurzbach Parkway. The site abuts Phil Hardberger Park to the north and is in City Council District 8.

**BACKGROUND INFORMATION:**

Phil Hardberger Park conservancy contacted the parks department to express an interest in donating property abutting Phil Hardberger Park to incorporate into the park. This property acquisition will add access to Phil Hardberger Park and may be able to add additional parking off Blanco Road.

**ISSUE:**

This ordinance will authorize the acceptance of donation of 2.0 acres from Phil Hardberger Park conservancy to be designated for parkland. This donation acquisition is consistent with the recommendations outlined for the Far North Subarea in the Parks and Recreation System Strategic Plan.

**ALTERNATIVES:**

Should City Council decide not to accept the donation of property, Phil Hardberger Park conservancy will continue to own the property.

**FISCAL IMPACT:**

This is a property donation and there will be no costs for property acquisition.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the donation of 2.0 acres from Phil Hardberger Park conservancy for parkland.

NOTES:

- 1/2" iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
  - The bearings for this survey are based on the North American Datum of 1983 (NAD 83), from the Texas Coordinate System established for the South Central Zone.
  - The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 4802902450, dated September 29, 2010 for Bexar County, Texas and incorporated areas. This data is available on the website [www.msc.fema.gov](http://www.msc.fema.gov).
- ZONE X (unshaded), defined as: "Other Areas; Areas determined to be outside 0.2% annual chance floodplain."

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Report listed below.

Title Report: File #1202936829 Stewart Title Insurance Company  
Effective Date: December 05, 2012

Only those matters identified in the Title Report and those that the surveyor was aware of at the time of this survey are shown.

Schedule B

The following restrictive covenants of record itemized below:

Volume 15594, Page 1072 of the Real Property Records of Bexar County, Texas. (Does not Apply)

Easements, minerals and other exceptions:

- 20-foot electric easement, as shown on a plat recorded in Volume 7500, Pages 77-97, Deed and Plat Records of Bexar County, Texas. (Applies and shown hereon)
- Drainage easement along Blanco Road, as shown on a plat recorded in Volume 7500, Pages 77-97, Deed and Plat Records of Bexar County, Texas. (Applies and shown hereon)
- 30-foot setback line, as shown on plat recorded in Volume 7500, Pages 77-97, Deed and Plat Records of Bexar County, Texas. (Applies and shown hereon)

SYMBOL LEGEND

- ⊕ FIRE HYDRANT
- GUY ANCHOR
- SL STREET LIGHT
- UP UTILITY POLE

LINE LEGEND

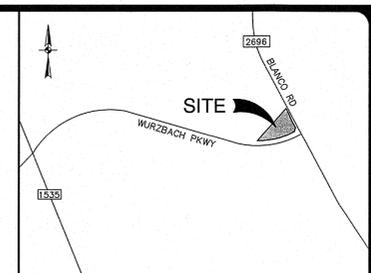
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC
- ADJACENT PROPERTY LINES

LEGEND

- FD. FOUND
- I.R. IRON ROD
- (P) PAPE-DAWSON CAP

DEED/PLAT REFERENCE

- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP  
MAPSCO 55082  
NOT-TO-SCALE

FIELD NOTES

A 2,000 acre, or 87,120 square feet more or less, tract of land being a portion of Lot 1, Block 3, of the North Castle Hills Subdivision, recorded in Volume 7500, Pages 77-97 of the Deed and Plat Records of Bexar County, Texas, in New City Block 16161 of the City of San Antonio, Bexar County, Texas. Said 2,000 acre tract of land being more fully described as follows, with bearings based on the North American Datum of 1983 (NAD 83), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found 1/2 inch iron rod in the southwest right-of-way line of Blanco Road, also known as F.M. 2696, a variable width right-of-way (120-foot minimum), at the north corner of said Lot 1, Block 3;

THENCE: S 27°48'24" E, along with the southwest right-of-way line of said Blanco Road, the northeast line of said Lot 1, a distance of 100.28 feet to a found 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 23°13'58" E, over and across said Lot 1, along and with the southwest right-of-way line of said Blanco Road, a distance of 82.20 feet to a set 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the southwest right-of-way line of said Blanco Road, continuing over and across said Lot 1, the following bearings and distances:

S 62°06'15" W, a distance of 222.01 feet to a set 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

S 41°05'07" W, a distance of 498.25 feet to a set 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

S 07°13'48" E, a distance of 43.03 feet to a set 1/2 inch iron rod with a yellow cap marked "Pape-Dawson" in the north right-of-way line of Wurzbach Parkway, a variable width right-of-way;

THENCE: Continuing over and across said Lot 1, along and with the north right-of-way line of said Wurzbach Parkway, the following bearings and distances:

S 82°46'12" W, a distance of 63.98 feet to a found 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along the arc of a tangent curve to the right, having a radius of 1672.08 feet, a central angle of 07°23'47", a chord bearing and distance of S 82°59'06" W, 12.54 feet, for an arc length of 12.54 feet to a found 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

N 06°48'01" W, a distance of 5.00 feet to a found 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along the arc of a non-tangent curve to the right, having a radial bearing of N 08°48'01" W, a radius of 1667.08 feet, a central angle of 03°15'25", a chord bearing and distance of S 84°49'42" W, 94.75 feet, for an arc length of 94.75 feet to a found 1/2 inch iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 41°05'07" E, departing the north right-of-way line of said Wurzbach Parkway, along and with the northwest line of said Lot 1, a distance of 528.04 feet to the POINT OF BEGINNING, and containing 2,000 acres in the City of San Antonio, Bexar County, Texas.

THE CITY OF SAN ANTONIO  
101.5 ACRES  
(VOL. 12359, PG. 2329 O.P.R.)

2,000 ACRES  
(87,120 SQUARE FEET MORE OR LESS)

PORTION OF LOT 1  
BLOCK 3  
NORTH CASTLE HILLS SUBDIVISION  
(VOL. 7500, PG. 77-97 D.P.R.)  
N.C.B. 16161

PORTION OF LOT 1  
BLOCK 3  
NORTH CASTLE HILLS SUBDIVISION  
(VOL. 7500, PG. 77-97 D.P.R.)  
N.C.B. 16161

LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | S27°48'24"E | 100.28' |
| L2   | S23°13'58"E | 82.20'  |
| L3   | N06°48'01"W | 5.00'   |

CURVE TABLE

| CURVE | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
|-------|----------|-----------|---------------|---------|---------|
| C1    | 1672.08' | 00°25'47" | S82°59'06"W   | 12.54'  | 12.54'  |
| C2    | 1667.08' | 03°15'25" | S84°49'42"W   | 94.75'  | 94.75'  |
| C3    | 1496.73' | 11°50'20" | S66°25'06"W   | 308.71' | 309.26' |
| C4    | 1714.53' | 9°22'27"  | S78°04'56"W   | 280.20' | 280.51' |



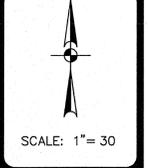
I hereby certify to Phil Harberger Park Conservancy, Wal-Mart Real Estate Business Trust and Stewart Title

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

This 18th day of DECEMBER 2012, A.D.

David A. Coburn  
Registered Professional Land Surveyor No. 4251

| NO. | REVISION            | DATE     | NO. | REVISION | DATE |
|-----|---------------------|----------|-----|----------|------|
| 1   | TITLE REPORT UPDATE | 07/16/13 |     |          |      |



**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.275.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION # 210

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS: FIRM REGISTRATION # 102288-00

LAND TITLE SURVEY

A 2,000 ACRE, OR 87,120 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 3, OF THE NORTH CASTLE HILLS SUBDIVISION, RECORDED IN VOLUME 7500, PAGES 77-97 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 16161 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 9377-12

DATE DEC 2012

CHECKED DAC DRAWN AMC

CIVIL JOB NO. 7401-02

REFERENCE: 9011-12

SHEET 1 OF 1

Date: Jan 17, 2013, 6:58am User ID: Wrlatong  
File: R:\Survey\212-3000\9377-12\9377-12.dwg





**SAN ANTONIO PLANNING COMMISSION**

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

**RECOMMENDING THE ADOPTION AND APPROVAL OF THE DONATION AND ACQUISITION OF PROPERTY BETWEEN PHIL HARDBERGER PARK CONSERVANCY AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.**

**WHEREAS**, there is an opportunity of a property donation and acquisition of property between Phil Hardberger Park conservancy and the Parks and Recreation Department; and

**WHEREAS**, the donation includes 2.0 acres of land for expansion of Phil Hardberger Park and the continued use of an open space destination in City Council District 8; and

**WHEREAS**, the proposed donation guides and places 2.0 acres in a unified manner and plays a critical role in protecting natural resources by retaining land in its current state; and

**WHEREAS**, this project is consistent with the recommendations outlined for the Far North Subarea in the Parks and Recreation System Strategic Plan which recommends the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means, and

**WHEREAS**, the donation and acquisition has been coordinated with and has the support of the Parks and Recreation Department, the District 8 City Council Office, and Phil Hardberger Park conservancy.; **NOW THEREFORE**

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

1. That Phil Hardberger Park conservancy and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_\_\_, 2013.**

\_\_\_\_\_  
\_Rob Rodriguez, Chair\_\_\_\_\_  
**Chairperson**

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



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 19

**Planning Commission:**

October 9, 2013

**Parcel Number:**

19127

**Applicant:**

Capital Improvements Management Services  
c/o Mike Etienne, Asst. Director  
Capital Improvements Management Services  
(210) 207-7114

**Staff Coordinator:**

Carroll Coston, Sr. Real Estate Specialist  
(210) 207-4024  
carroll.coston@sanantonio.gov

**Property Address/Location:**

2210 Orr Drive in NCB 16524

**Tract Size:**

Approximately 0.1939 acres

**Council District:**

6

**REQUEST**

A request for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property containing approximately 8,450 square feet (0.1939 acres) located in NCB 16524, near the intersection of Pinn Road and Orr Drive in Council District 6. The acquisition is related to the Westwood Village Drainage (Pinn Road to Old Highway 90) Phase I Project..

**RECOMMENDED ACTION**

**Approval** for this item.

**ALTERNATIVE ACTIONS**

Planning Commission could choose not to authorize the acquisition of this property; however, this action would not resolve the flooding issues for this property owner and the property owner would remain in the 100-year floodplain and be subject to future flooding issues.

## **I. BACKGROUND INFORMATION**

In 2011 the Westwood Village Drainage (Pinn Road to Old Highway 90) Phase I Project was initiated. City Council approved the acquisition of 10 parcels of privately-owned real property as part of that project. The project was designed to improve the existing box culvert drainage system located at Old Highway 90 . The Project was started in December 2011 and completed in November 2012.

The subject property, located at 2210 Orr Drive, was not designated as one of the 10 required properties to be acquired for the project in 2011. The property owners have since approached the City with the request to purchase their property due to continued flooding issues.

The acquisition of this parcel of land will remove the landowner from the floodplain.

## **II. RECOMMENDATION**

Staff recommends approval for this item.

## **III. ATTACHMENTS**

1. Resolution
2. Exhibit A – Map View of 1 Parcel in NCB 16524.
3. Exhibit B – Aerial View of 1 Parcel in NCB 16524

# Exhibit A – Map View 1 Parcel located in NCB 16524



# Exhibit B – Aerial View 1 Parcel located in NCB 16524



# **Request for Resolution to Acquire Fee Simple Title to one Parcel related to the Westwood Village Drainage (Pinn Road to Old Highway 90) Project**

**Petitioner: Capital Improvements Management Services**

- 1 Parcel out of NCB 16524

# Background

## 1 Parcel in NCB 16524 for Westwood Village Drainage (Pinn Road to Old Highway 90) Project

A resolution recommending the acquisition of fee simple title to one parcel of privately-owned real property containing approximately 8,450 square feet (0.1939 acres) located in NCB 16524, near the intersection of Pinn Road and Orr Drive, located in Council District 6 related to the Westwood Village Drainage (Pinn Road to Old Highway 90) Project.

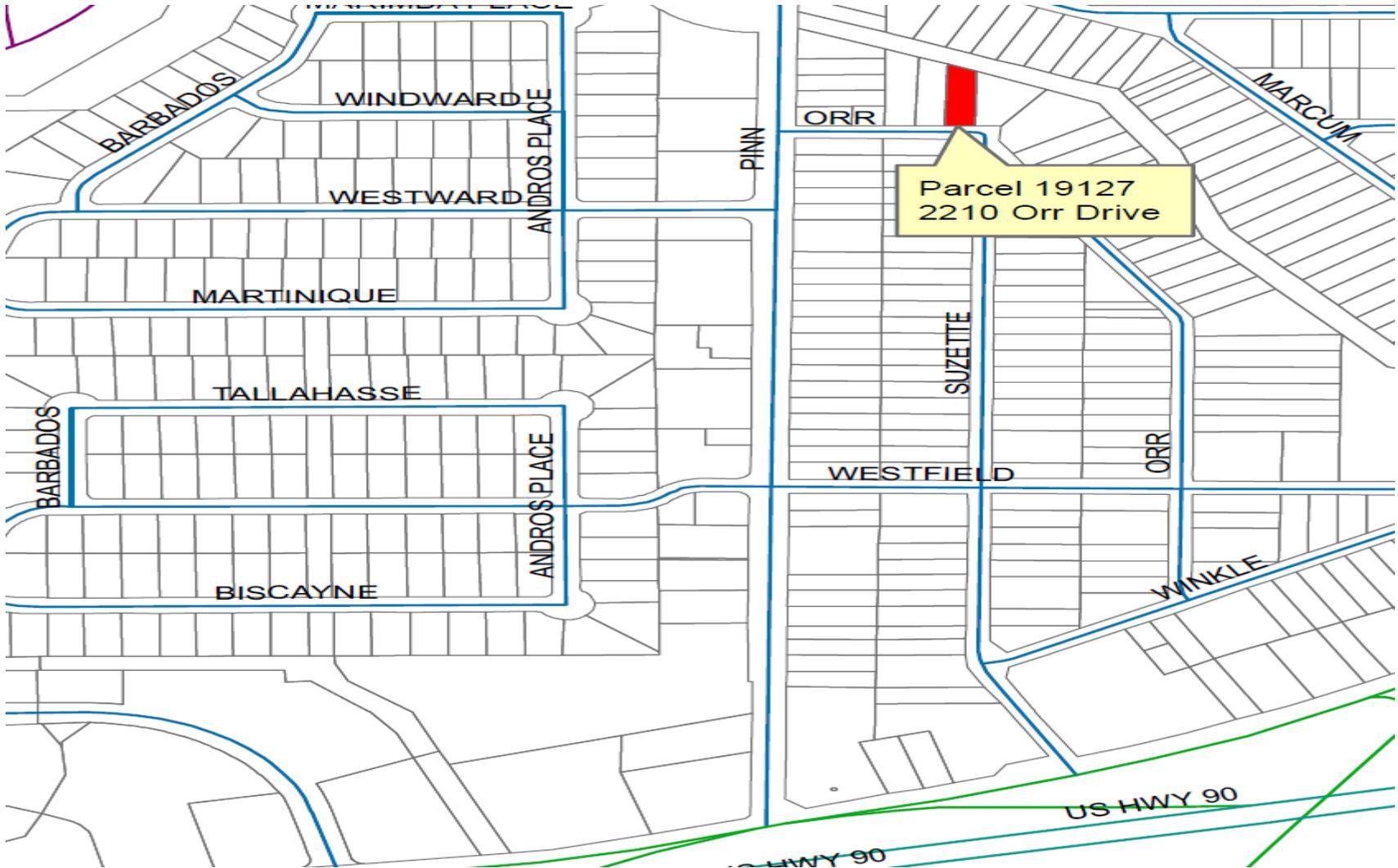
# Background Continued

## 1 Parcel in NCB 16524 for Westwood Village Drainage (Pinn Road to Old Highway 90) Project

- Resolve flooding issues in the Westwood Village neighborhood
- The acquisition is related to Phase I and II presently under design
- The acquisition will remove the landowner from the floodplain

# Exhibit A – Map View

## 1 Parcel located in NCB 16524



# Exhibit B – Aerial View

## 1 Parcel located in NCB 16524



# Fiscal Impact & Recommendation

## Fiscal Impact:

This is a one-time capital improvement expenditure in the amount of \$50,000.00 which is included in the project funding. Funds are available from previously authorized 2007-2012 General Obligation Bonds and included in the FY 2014-2019 Capital Improvement Program Budget.

## Recommendation:

Staff recommends approval for this item.

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

**A RESOLUTION SUPPORTING THE ACQUISITION OF FEE SIMPLE TITLE TO ONE PARCEL OF PRIVATELY-OWNED REAL PROPERTY CONTAINING APPROXIMATELY 8,450 SQUARE FEET (0.1939 ACRES) LOCATED IN NCB 16524 NEAR THE INTERSECTION OF PINN ROAD AND OLD HIGHWAY 90, RELATED TO THE WESTWOOD VILLAGE DRAINAGE (PINN ROAD TO OLD HIGHWAY 90) PHASE I PROJECT, A 2007-2012 BOND PROGRAM PROJECT.**

\* \* \* \* \*

**WHEREAS**, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

**WHEREAS**, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Planning Commission recommends City Council approve the acquisition of the abovementioned properties.

**PASSED AND APPROVED** this 9<sup>th</sup> day of October, 2013.

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

**ATTEST:**

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM No. 20

**Public Hearing:**

Planning Commission  
October 9, 2013

**Petitioner:**

Office of Urban Redevelopment  
(Urban Renewal Agency)

**Staff Coordinator:**

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

**Property Information**

**TRACT 1 - LOT S 36  
FEET OF 7 & 8 AND N 8  
FEET OF THE S 45 FEET  
OF THE E 28 FEET OF 7,  
BLOCK 3, NCB 2576,  
COMMONLY KNOWN AS  
214 STARK**

**TRACT 2 - LOT 12,  
BLOCK 10, NCB 481,  
COMMONLY KNOWN AS  
1819 HACKBERRY**

**TRACT SIZE (acres)**

**TRACT 1 - 0.0808 acres**

**TRACT 2 - 0.0781 acres**

**Council District:**

**TRACT 1 - DISTRICT 1**

**TRACT 2 - DISTRICT 2**

**REQUEST**

A resolution to declare as surplus and dispose of two tracts of real property comprising of (Tract 1) approximately 0.0808 acres with the legal description of **Lot S 36 feet of 7 & 8 and the N 8 feet of the S 45 feet of the E 28 feet of 7, Block 3, New City Block 2576** in Council District 1; (Tract 2) and approximately 0.0781 acres legally described as **Lot 12, Block 10, New City Block 481** in Council District 2.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

Disposition by the Office of Urban Redevelopment will allow these properties to be developed in accordance with the Neighborhood Plans associated with each tract. Disapproval of this request would disallow the development of these properties which would remain unproductive and encumber the revitalization of key areas in the City.

## **I. BACKGROUND**

The Office of Urban Redevelopment San Antonio (OUR SA) acquired 214 Stark in 1995; and 1819 Hackberry in 1997.

These properties have remained vacant and unproductive since acquisition. Approval of this resolution will allow OUR SA to dispose of these surplus properties for residential development in compliance with the neighborhood plans associated with each tract.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the properties as legally described as:

**TRACT 1- LOT S 36 FEET OF 7 & 8 AND N 8 FEET OF THE S 45 FEET OF THE E 28 FEET OF 7, BLOCK 3, NEW CITY BLOCK 2576, COMMONLY KNOWN AS 214 STARK**

**TRACT 2- LOT 12, BLOCK 10, NEW CITY BLOCK 481, COMMONLY KNOWN AS 1819 HACKBERRY**

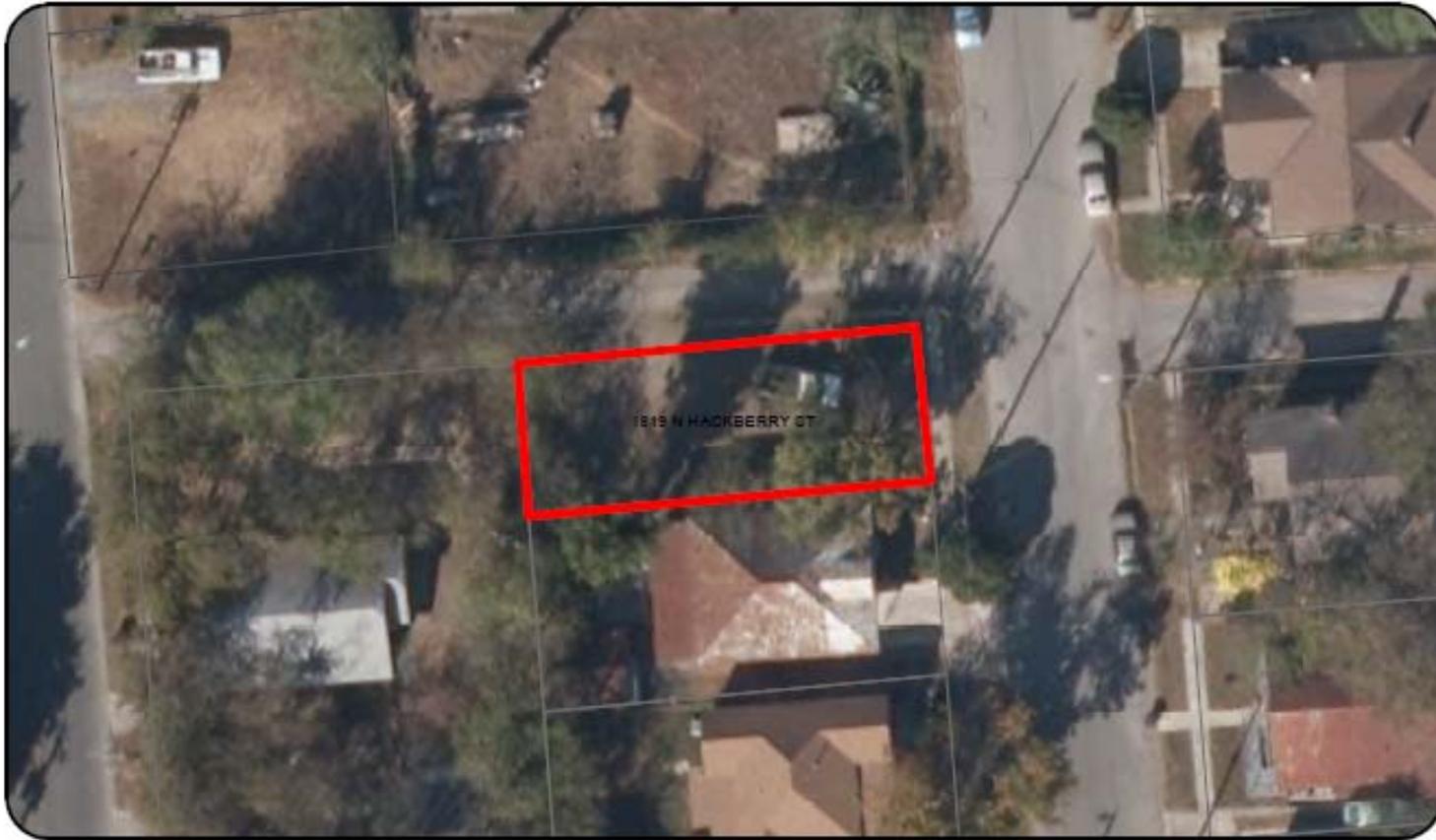
## **IV. ATTACHMENTS**

1. Exhibit A – 214 Stark Aerial
2. Exhibit B – 1819 Hackberry Aerial
3. Resolution



214 STARK

Exhibit "A"



1819 N HACKBERRY ST

Exhibit "B"



## **Planning Commission**

October 9, 2013

Agenda Item ----

**Disposition of two separate tracts of land commonly known  
as Tract 1 - 214 Stark; and Tract 2 - 1819 Hackberry**

**City of San Antonio**

**Office of Urban Redevelopment  
Center City Development Office**

# Legal Descriptions

- **TRACT 1 - CONSISTING OF APPROXIMATELY 0.0808 ACRES LEGALLY DESCRIBED AS LOT S 36 FEET OF 7 & 8 AND N 8 FEET OF THE S 45 FEET OF THE E 28 FEET OF 7, BLOCK 3, NEW CITY 2576, COMMONLY KNOWN AS 214 STARK – LOCATED IN COUNCIL DISTRICT 1;**
- **TRACT 2 - CONSISTING OF APPROXIMATELY 0.0781 ACRES LEGALLY DESCRIBED AS LOT 12, BLOCK 10, NEW CITY BLOCK 481, COMMONLY KNOWN AS 1819 HACKBERRY – LOCATED IN COUNCIL DISTRICT 2.**

# Background

- The Office of Urban Redevelopment San Antonio (OUR SA) acquired 214 Stark in 1995; and 1819 Hackberry in 1997.
- Property descriptions:

Tract 1 -            214 STARK  
                          0.0808 acres  
                          No improvements  
                          Zoned R6

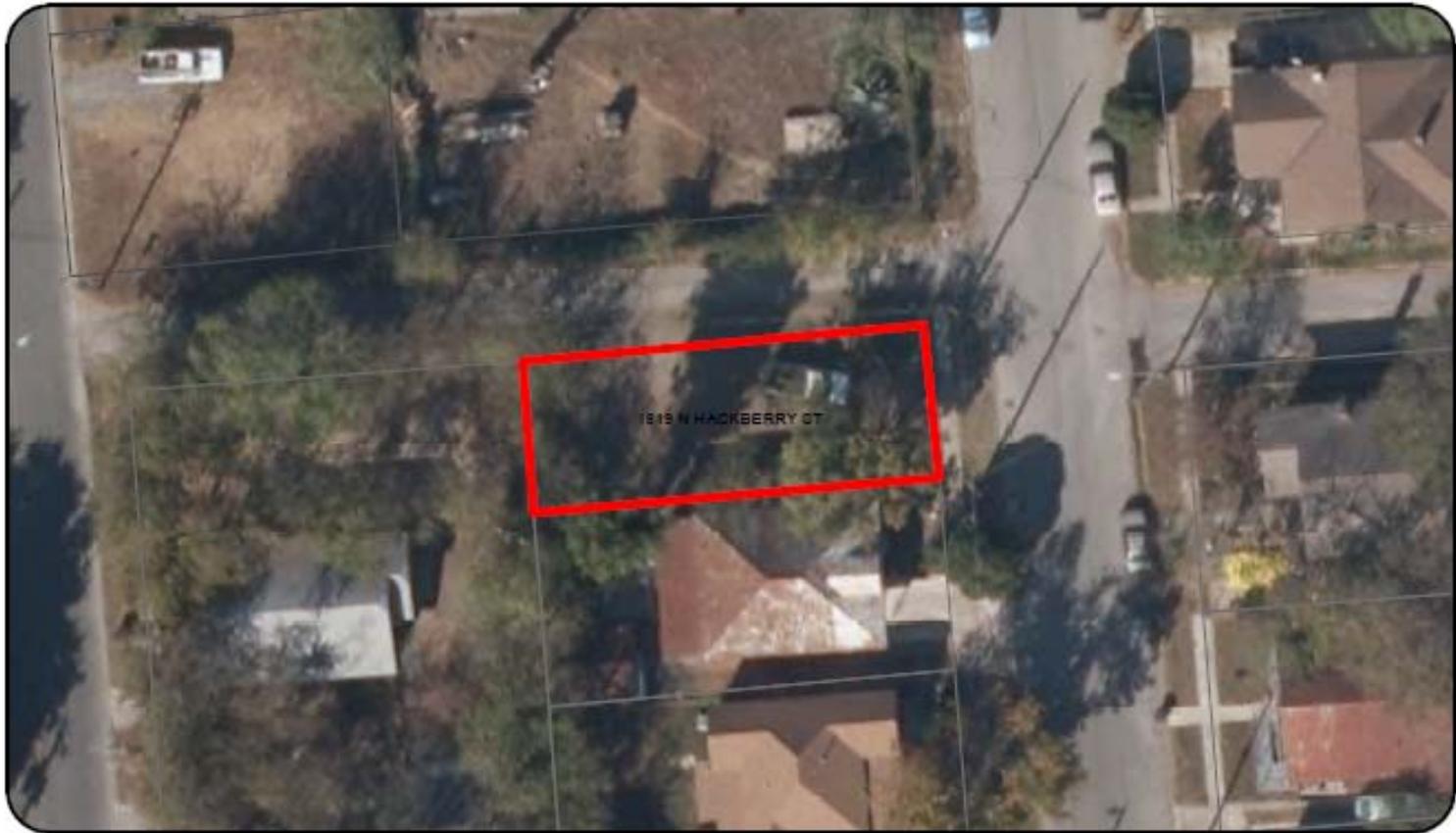
Tract 2 -            1819 Hackberry  
                          0.0781 acres  
                          No improvements  
                          Zoned RM6

# Site Map – 214 Stark



214 STARK

# Site Map – 1819 Hackberry



1819 N HACKBERRY ST

# Conclusion

- These properties were canvassed by OUR SA in accordance with CIMS canvassing guidelines and received approval subject to the delineation of all required utility easements (if any).
- The disposition of these underutilized properties will provide new development and construction and revitalize the neighborhood.
- The development of these properties will enhance the tax base of the City.
- Staff recommends the approval of this request.

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL TWO VACANT PARCELS OF REAL PROPERTY OWNED BY THE URBAN RENEWAL AGENCY FOR THE CITY OF SAN ANTONIO dba OFFICE OF URBAN REDEVELOPMENT SAN ANTONIO (OUR SA) CONSISTING OF 0.0808 ACRES LEGALLY DESCRIBED AS LOT S 36 FEET OF 7 & 8 AND N 8 FEET OF THE S 45 FEET OF THE E 28 FEET OF 7, BLOCK 3, NEW CITY BLOCK 2576, COMMONLY KNOWN AS 214 STARK – COUNCIL DISTRICT 1; AND 0.0781 ACRES LEGALLY DESCRIBED AS LOT 12, BLOCK 10, NEW CITY BLOCK 481, COMMONLY KNOWN AS 1819 HACKBERRY – COUNCIL DISTRICT 2.**

\* \* \* \* \*

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, OUR SA desires to dispose of (Tract 1), approximately 0.0808 acres with the legal description of **Lot S 36 feet of 7 & 8 and the N 8 feet of the S 45 feet of the E 28 feet of 7, Block 3, New City Block 2576** in Council District 1 as shown on attached Exhibit “A”; and (Tract 2), approximately 0.0781 acres legally described as **Lot 12, Block 10, New City Block 481** in Council District 2 as shown on attached Exhibit “B”.

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the Office of Urban Redevelopment San Antonio disposition strategy for these properties and recommends its hearing and approval by City Council;

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

**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited properties.

**PASSED AND APPROVED ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013.**

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

Attest:

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM No. 21

**Public Hearing:**

Planning Commission  
October 9, 2013

**Petitioner:**

Office of Urban Redevelopment  
(Urban Renewal Agency) on behalf of  
the City of San Antonio

**Staff Coordinator:**

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

**Property Information**

**LOT 22, BLOCK 13, NCB  
15986, COMMONLY  
KNOWN AS 8523 BIG  
CREEK**

**TRACT SIZE (acres)**

**0.1194 acres**

**Council District:**

**DISTRICT 4**

**REQUEST**

A resolution to declare as surplus and dispose of one tract of real property comprising of approximately 0.1194 acres of property with the legal description of **Lot 22, Block 13, New City Block 15986** located in Council District 4.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

Disposition by the Office of Urban Redevelopment will allow these properties to be developed in accordance with the Neighborhood Plans associated with each tract. Disapproval of this request would disallow the development of these properties which would remain unproductive and encumber the revitalization of key areas in the City.

## **I. BACKGROUND**

8523 Big Creek was originally acquired by the now defunct non-profit Alamo City Urban Homestead (ACUH) in 1996. ACUH was subsequently dissolved, which in turn transferred ownership to the City of San Antonio. Chapter 37, Section C of the Municipal Code states that all properties suitable for single family affordable housing can be sold by the housing and neighborhood services department, or its successor - the Office of Urban Redevelopment (OUR SA).

This property has remained undeveloped and unproductive since acquisition following a fire that destroyed the existing home in 1998. Approval of this resolution will allow OUR SA to dispose of this surplus property for residential development in compliance with the neighborhood plans associated with this tract.

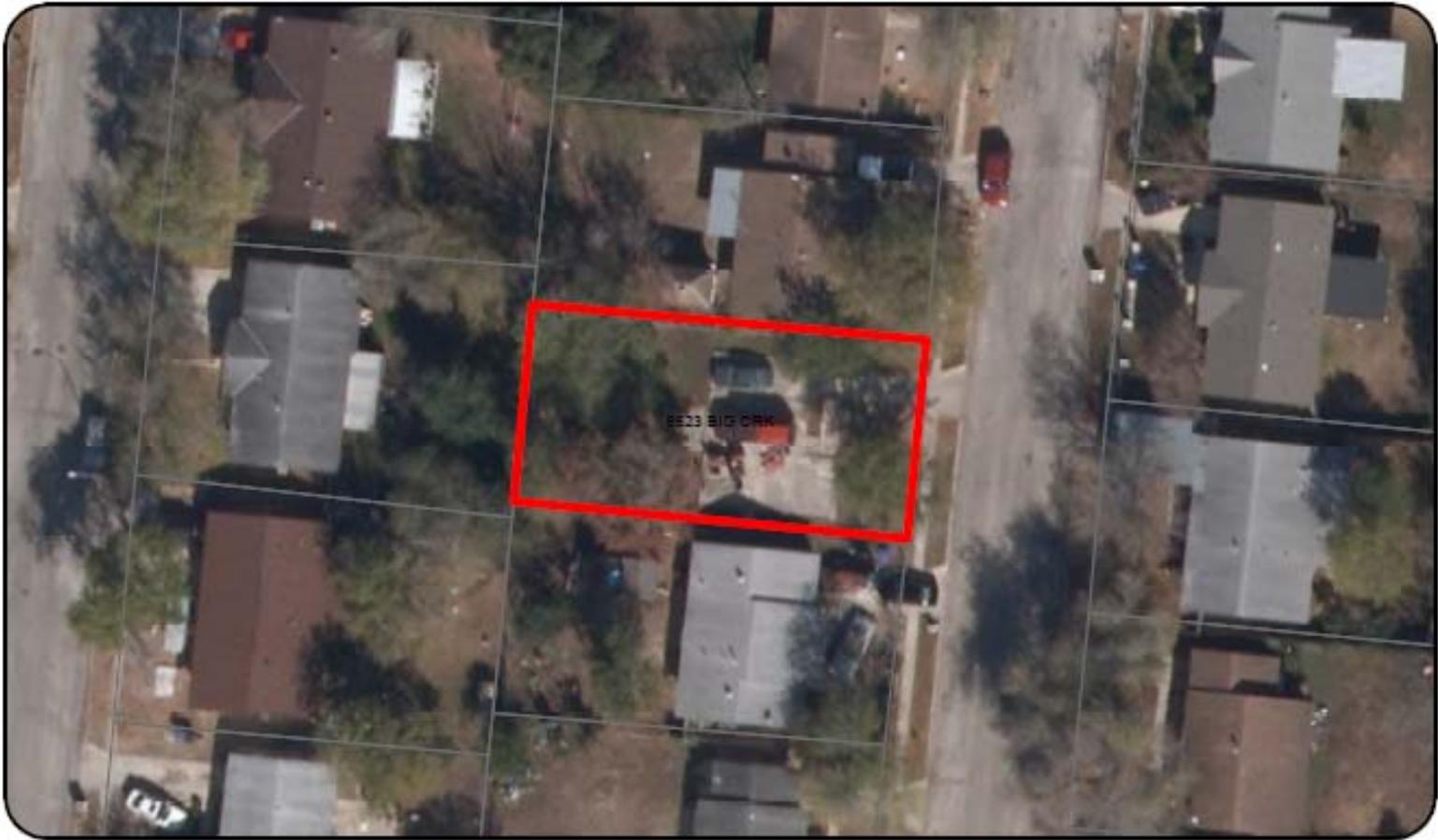
## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of this property as legally described as:

**LOT 22, BLOCK 13, NEW CITY BLOCK 15986, COMMONLY KNOWN AS 8523 BIG CREEK**

## **IV. ATTACHMENTS**

1. Exhibit A – 8523 Big Creek Aerial
2. Resolution



8523 BIG CRK

Exhibit "A"



## **Planning Commission**

October 9, 2013

Agenda Item ----

**Disposition of a tract of land  
commonly known as 8523 Big Creek;**

**City of San Antonio**

**Office of Urban Redevelopment**

**Center City Development Office**

# Legal Description

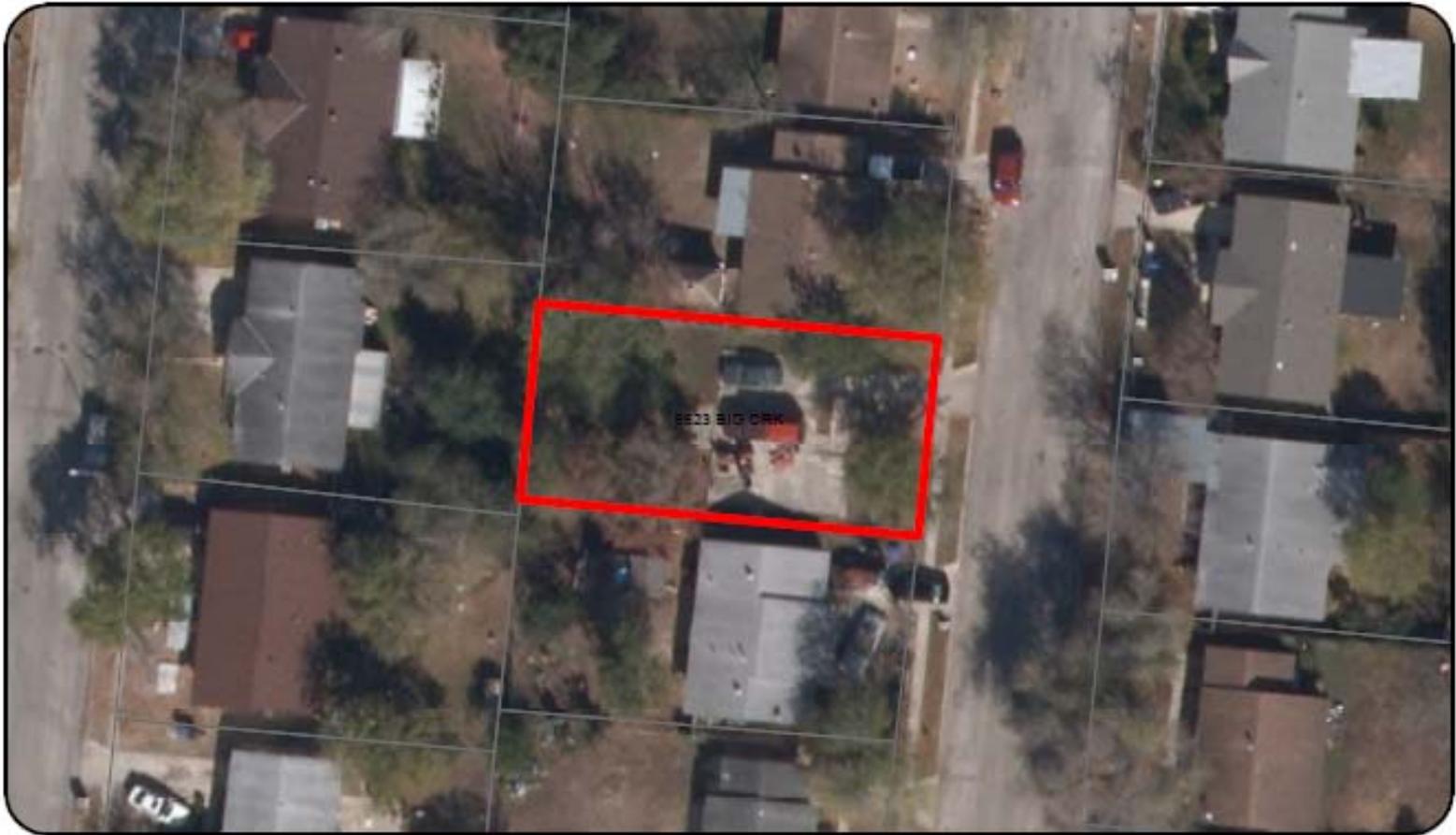
- **Consisting of approximately 0.1194 acres legally described as Lot 22, Block 13, New City Block 15986, commonly known as 8523 Big Creek located in Council District 4**

# Background

- 8523 Big Creek was originally acquired by the now defunct non-profit Alamo City Urban Homestead (ACUH) in 1996. ACUH was subsequently dissolved, which in turn transferred ownership to the City of San Antonio. Chapter 37, Section C of the Municipal Code states that all properties suitable for single family affordable housing can be sold by the housing and neighborhood services department, or its successor - the Office of Urban Redevelopment (OUR SA).
- Property descriptions:

8523 Big Creek  
0.1194 acres  
Existing slab on site  
Zoned R6

# Site Map – 8523 Big Creek



8523 BIG CRK



# Conclusion

- This property were canvassed by OUR SA in accordance with CIMS canvassing guidelines and received approval subject to the delineation of all required utility easements (if any).
- The disposition of this underutilized property will provide new development and construction and revitalize the neighborhood.
- The development of this properties will enhance the tax base of the City.
- Staff recommends the approval of this request.

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL A VACANT PARCEL OF REAL PROPERTY OWNED BY THE CITY OF SAN ANTONIO CONSISTING OF 0.1194 ACRES LEGALLY DESCRIBED AS LOT 22, BLK 13, NEW CITY BLOCK 15986, COMMONLY KNOWN AS 8523 BIG CREEK – COUNCIL DISTRICT 4**

\* \* \* \* \*

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, Office of Urban Redevelopment San Antonio (OUR SA), on behalf of the City of San Antonio, desires to dispose of approximately 0.1194 acres of property with the legal description of **Lot 22, Block 13, New City Block 15986** in Council District 4 as shown on attached Exhibit “A”.

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the disposition strategy of OUR SA, on behalf of the City of San Antonio, for this property and recommends its hearing and approval by City Council;

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

**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited property.

**PASSED AND APPROVED ON THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013.**

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

Attest:

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



# CITY OF SAN ANTONIO

(CAPITAL IMPROVEMENTS MANAGEMENT SERVICES)

(REAL ESTATE/DISPOSITION)

STAFF REPORT

AGENDA ITEM NO. 22

**Public Hearing:**

Planning Commission  
October 9, 2013

**Special Project Number:**

1728

**Applicant:**

IDEA Public Schools

**Representative:**

Big Red Dog Engineering|Consulting  
Steve Lin

**Staff Coordinator:**

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

**Property Address/Location:**

An unimproved portion of 38<sup>th</sup> Street right-of-way between Commerce Street and Pharis Street (Between NCB 8244 and NCB 8245)

**Tract Size:**

0.64 acres

**Council District(s):**

6

**Notification:**

Not applicable per Sec. 37-11.  
Closure, vacation, and abandonment of public right-of-way. (f) (g)  
Undeveloped (“paper”) public right-of-way or slivers not affecting public travel do not require signs and letters.

**REQUEST**

IDEA Public Schools is requesting the city close, vacate and abandon an unimproved portion of 38<sup>th</sup> Street between Commerce Street and Pharis Street (NCB 8244 and NCB 8245).

**RECOMMENDED ACTION**

Staff recommends **approval**.

**SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner’s request has been canvassed through interested City departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through this canvassing.

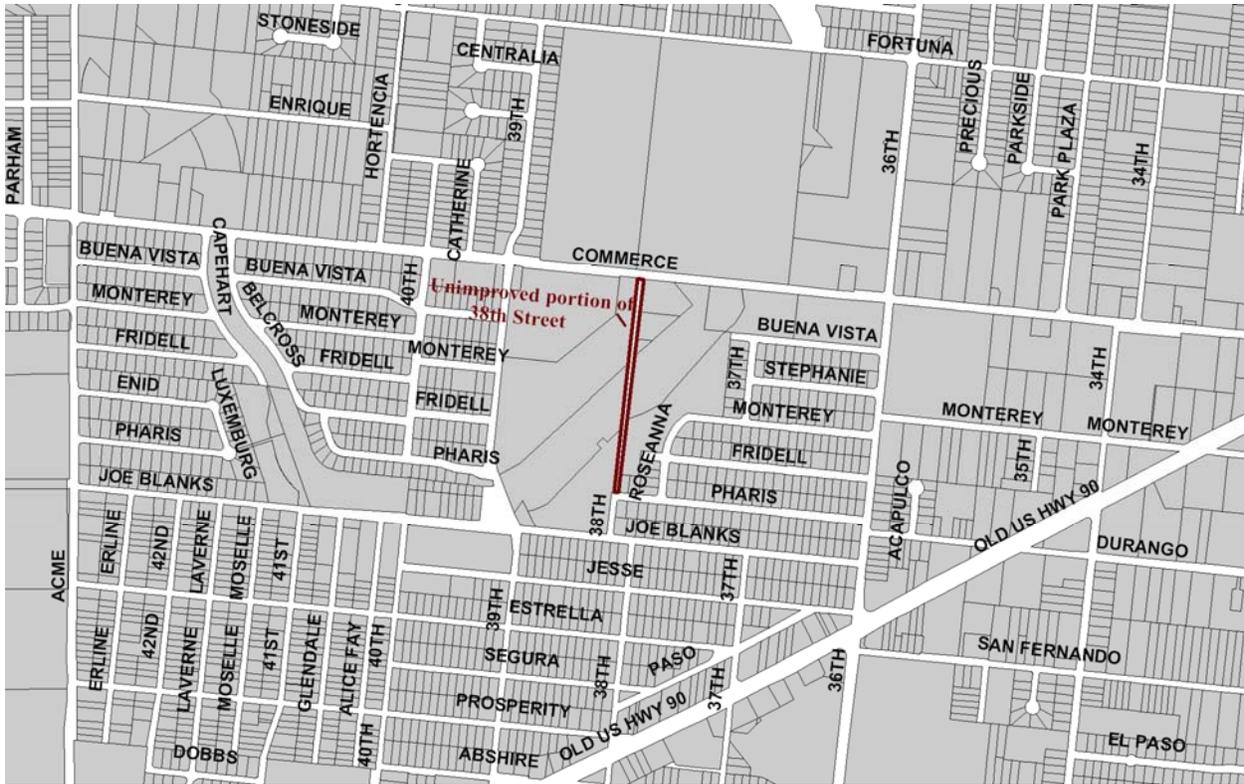
**ANALYSIS**

IDEA Public Schools owns property at and is constructing a +/- 100,000 square feet K-12 school on 39<sup>th</sup> Street south of Commerce Street at a proposed level of investment of \$15,000,000.00. This campus will employ between sixty to seventy-five people. The tentative completion date is Fall, 2014.

There is an unimproved portion of 38<sup>th</sup> Street right-of-way that separates the petitioner’s properties. The petitioner requests the city close, vacate and abandon a 0.64 acre unimproved portion of 38<sup>th</sup> Street located between Commerce Street and Pharis Street. If approved, IDEA Public Schools will incorporate the right-of-way into its school campus.

**ATTACHMENTS**

- Plat and Field Notes for 38<sup>th</sup> Street unimproved right-of-way between NCB 8244 and NCB 8245 for 0.29 acre and 0.35 acre
- Map
- Conceptual Plan
- Letter of Agreement
- Resolution



**S.P. 1728 IDEA Public Schools**  
**Request to close, vacate and abandon an unimproved portion of 38<sup>th</sup> Street**  
**between Commerce Street and Pharis Street**

## 0.29 of an Acre

Field notes of a 0.29 of an acre, 30.0 foot wide strip of land situated in the City of San Antonio, Bexar County, Texas and being a portion of Southwest 38th Street being more particularly described by metes and bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped Baker Surveying.

**Beginning** at a 1/2" iron pin set in the north Right-of-Way line of Pharis Street at the northeast intersection with the east Right-of-Way line of SW 38th Street for the southeast corner of this tract and a southwest corner of Lot 1, Block 7, Western Hills Addition, Unit 2 of record in Volume 4600, Pg. 163, Deed and Plat Records of Bexar County, Texas.

Thence N 83° 46' 06" W. 45.05 feet with the north Right-of-Way line Pharis Street, the south line of this tract and crossing the Right-of-Way of SW 38th Street to a 1/2" iron pin set in the west Right-of-Way of SW 38th Street and in the east line of a 4.33 acre tract of land, called Tract C, previously surveyed by Baker Surveying, Inc. on February 19, 2013 for the southwest corner of this tract.

Thence N 06° 01' 50" E. 397.69 feet with the west Right-of-Way line of SW 38th Street, this tract and the east line of Tract C to a 1/2" iron pin set in the southeast line of a 6.5271 acre tract of land as conveyed to the City of San Antonio of record in Volume 3973, Page 1509, Official Public Records of Bexar County, Texas for the north corner of Tract B and the west corner of this tract.

Thence N 45° 21' 18" E. 47.34 feet with the southeast line of the 6.5271 acre tract, the northwest line of this tract and crossing the Right-of-Way line of SW 38th Street to a 1/2" iron pin set in the east Right-of-Way line of SW 38th Street for the north corner of this tract and the west corner of a 5.07 acre tract of land, called Tract D, previously surveyed by Baker Surveying, Inc. on February 19, 2013.

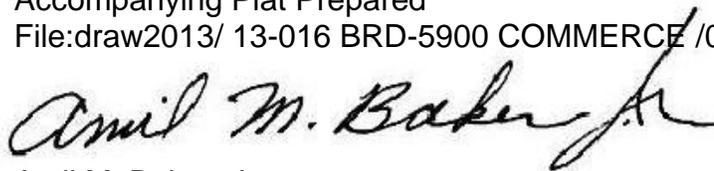
Thence with the east Right-of-Way line of SW 38th Street, this tract, the west line of Tract D and Lot 1, the following calls:

1. S 06° 01' 50" W. 419.47 feet to a 1/2" iron pin set for an angle point and
2. a curve to the left having a radius of 15.00 feet, a delta angle of 90° 10' 50", an arc length of 23.61 feet and a chord that bears S 39° 03' 35" E. 21.25 feet to the **Place of Beginning** and containing 0.29 of an acre of land according to a survey on the ground on February 19, 2013 and drawn on June 18, 2013 by Baker Surveying Inc.

Job # 13-016 BRD-5900 COMMERCE

Accompanying Plat Prepared

File:draw2013/ 13-016 BRD-5900 COMMERCE /0.29AC\_M&B.doc



Amil M. Baker, Jr.

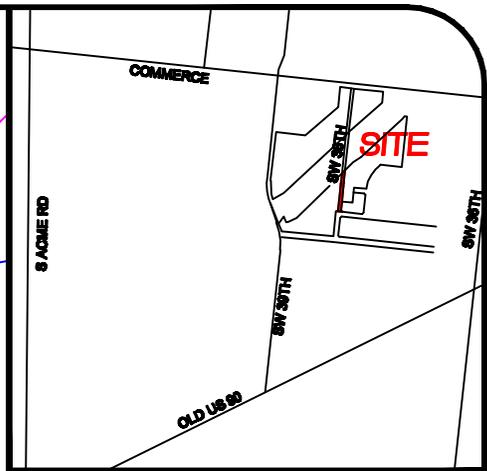
Register Professional Land Surveyor

RPLS# - 1469



**NOTES:**

- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
- 2) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83.
- 3) NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
- 4) CORRESPONDING METES AND BOUNDS DESCRIPTION ARE PREPARED.
- 5) IMPROVEMENTS ARE NOT SHOWN.
- 6) PROPERTY IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
- 7) THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE AE, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP 48029C0390G, DATED SEPTEMBER 29, 2010.



**LOCATION MAP (N.T.S.)**

SCALE:  
1"=60'



**LEGEND**

- = FOUND 1/2" IRON PIN UNLESS NOTED OTHERWISE
- ⊗ = 1/2" IRON PIN SET

CITY OF SAN ANTONIO  
6.6271 ACRES  
VOL. 3973, PG 1509

TRACT "D"  
5.07 AC  
BOYD WATKINS  
TRACT II  
VOL. 6529, PG 110

TRACT "C"  
4.33 AC  
BOYD WATKINS  
TRACT II  
VOL. 6529, PG 110

TRACT "D"  
5.07 AC  
BOYD WATKINS  
TRACT II  
VOL. 6529, PG 110

**PLAT SHOWING: A SURVEY OF A 0.29 OF AN ACRE, 30.0 FOOT WIDE STRIP OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF SOUTHWEST 38TH STREET.**

ZARZAMORA CREEK

28' SANITARY SEWER EASMT.  
VOL. 4161, PG. 119

N 06°01'50" E

0.29 ACRE  
SW 38TH STREET (30' ROW)

S 06°01'50" W

LOT 1, BLK 7

LOT 2, BLK 7

LOT 6, BLK 7

LOT 5, BLK 7

LOT 4, BLK 7

LOT 3, BLK 7

I=90°10'50"  
R=15.00'  
A=23.61'  
CHBRG=S39°03'35"E  
CHDST=21.25'

WESTERN HILLS ADDITION  
UNIT 2  
VOL. 4600, PG. 163

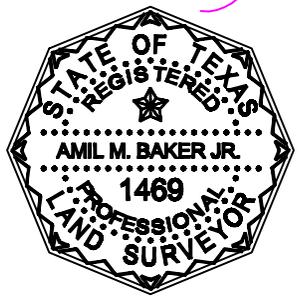
N 84°09'00" W  
20.60'

45.05'  
N 83°46'6" W

POB

PHARIS ST (50' ROW)

SW 38TH ST.  
(30' ROW)



STATE OF TEXAS :  
COUNTY OF BLANCO:

I, AMIL M. BAKER JR., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

*Amil M. Baker Jr.*  
**AMIL M. BAKER JR.**

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469  
DRAWN: JUNE 18, 2013  
SURVEYED: FEBRUARY 19, 2013  
PROJECT NO.: 13-016 BRD-5900 COMMERCE  
DWG No.: N:\Draw 2013\13-016 BRD-5900 COMMERCE

**BAKER**  
SURVEYING, INC.

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



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### 0.35 of an Acre

Field notes of a 0.35 of an acre, 30.0 foot wide strip of land situated in the City of San Antonio, Bexar County, Texas and being a portion of Southwest 38th Street being more particularly described by metes and bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped Baker Surveying.

**Beginning** at a 1/2" iron pin set in the south Right-of-Way line of Commerce Street at the southwest intersection of the west Right-of-Way line of SW 38th Street for the northeast corner of a 9.27 acre tract of land, called Tract A, previously surveyed by Baker Surveying, Inc. on February 19, 2013 and the northwest corner of this tract, from which a 1/2" iron pin set for a northwest corner of Tract A, bears N 84° 14' 21" W. 103.92 feet.

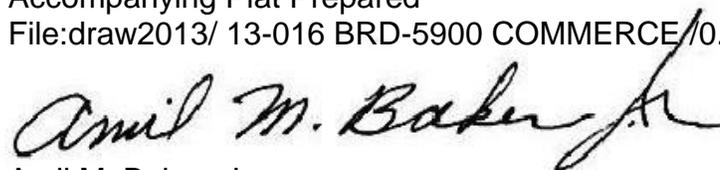
Thence S 84° 14' 21" E. 30.00 feet with the south Right-of-Way line of Commerce Street, the north line of this tract and crossing the Right-of-Way of SW 38th Street to a 5/8" iron pin found in the east Right-of-Way line of SW 38th Street at the southeast intersection with the south Right-of-Way line of Commerce Street for the northeast corner of this tract and the northwest corner of a 2.43 acre tract of land, called Tract B, previously surveyed by Baker Surveying, Inc. on February 19, 2013.

Thence S 05° 58' 08" W. 485.56 feet with the east Right-of-Way line of SW 38th Street, this tract and the west line of Tract B to a 1/2" iron pin found in the northwest line of a 6.5271 acre tract of land as conveyed to the City of San Antonio of record in Volume 3973, Page 1509, Official Public Records of Bexar County, Texas for the south corner of Tract B and the east corner of this tract.

Thence S 45° 59' 13" W. 46.65 feet with the northwest line of the 6.5271 acre tract, the southeast line of this tract and crossing the Right-of-Way line of SW 38th Street to a 1/2" iron pin set in the west Right-of-Way line of SW 38th Street for the south corner of this tract and the east corner of Tract A.

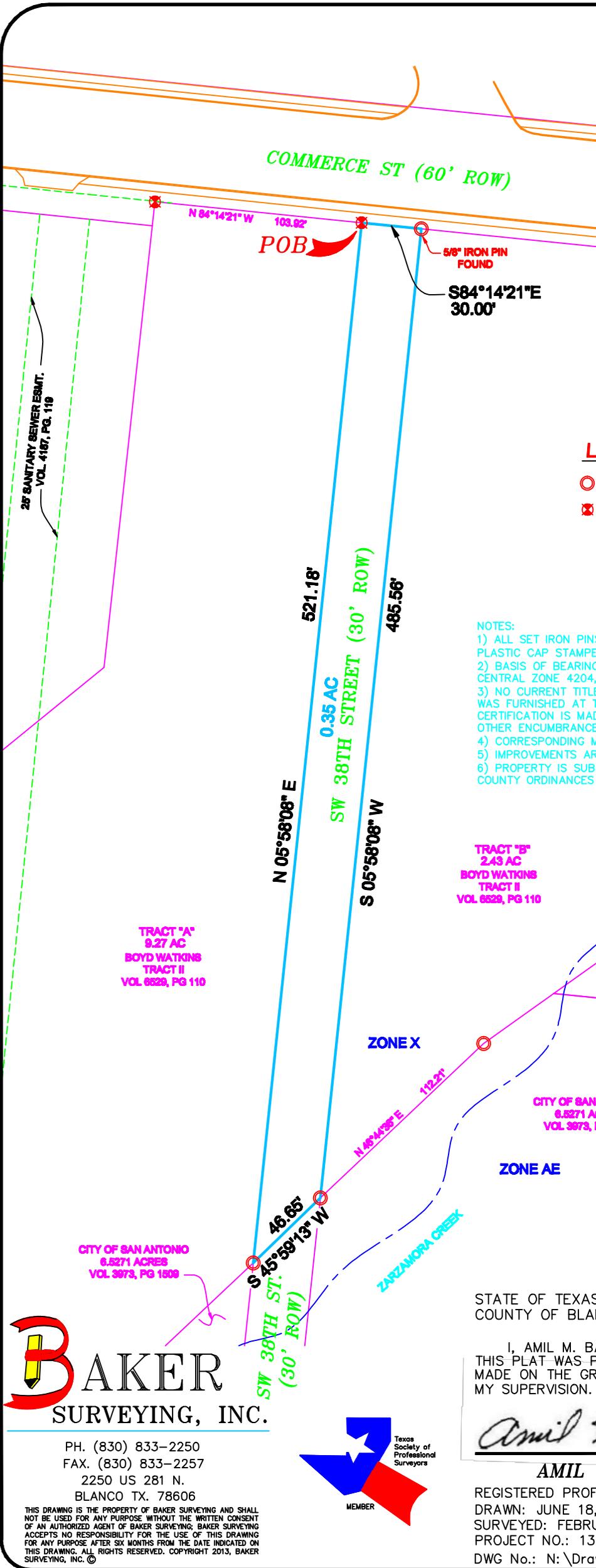
Thence N 05° 58' 08" E. 521.18 feet with the west Right-of-Way line of SW 38th Street, this tract and the east line of Tract A to the **Place of Beginning** and containing 0.35 of an acre of land according to a survey on the ground on February 19, 2013 and drawn on June 18, 2013 by Baker Surveying Inc.

Job # 13-016 BRD-5900 COMMERCE  
Accompanying Plat Prepared  
File:draw2013/ 13-016 BRD-5900 COMMERCE/0.35AC\_M&B.doc



Amil M. Baker, Jr.  
Register Professional Land Surveyor  
RPLS# - 1469





SCALE:  
1"=60'

**LEGEND**

- = FOUND 1/2" IRON PIN UNLESS NOTED OTHERWISE
- ⊗ = 1/2" IRON PIN SET



**NOTES:**

- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
- 2) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83.
- 3) NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
- 4) CORRESPONDING METES AND BOUNDS DESCRIPTION ARE PREPARED.
- 5) IMPROVEMENTS ARE NOT SHOWN.
- 6) PROPERTY IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

**PLAT SHOWING: A SURVEY OF A 0.35 OF AN ACRE, 30.0 FOOT WIDE STRIP OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF SOUTHWEST 38TH STREET.**

TRACT "B"  
2.43 AC  
BOYD WATKINS  
TRACT II  
VOL 6529, PG 110

TRACT "A"  
9.27 AC  
BOYD WATKINS  
TRACT II  
VOL 6529, PG 110

ZONE X

CITY OF SAN ANTONIO  
6.5271 ACRES  
VOL 3973, PG 1509

ZONE AE

CITY OF SAN ANTONIO  
6.5271 ACRES  
VOL 3973, PG 1509



STATE OF TEXAS :  
COUNTY OF BLANCO:

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# CITY OF SAN ANTONIO

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

September 12, 2013

**IDEA Public Schools**  
**c/o Big Red Dog Engineering|Consulting**  
**Attn: Steve Lin**  
**5811 University Heights Blvd. Suite 108**  
**San Antonio, Texas 78249**

[Via Email: [steve.lin@bigreddog.com](mailto:steve.lin@bigreddog.com)]

Re: S.P. 1728 IDEA Public Schools request to close, vacate and abandon an unimproved portion of 38<sup>th</sup> Street between Commerce Street and Pharis Street

Dear Mr. Lin,

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

### **Development Services**

- The site must be platted, as applicable, in the Unified Development Code, per Section 35-240.

### **City Public Service Energy**

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

### **Public Works**

- Planning & Engineering: Portion of property that is within 1% annual chance flood hazard area is required to be retained as a drainage easement. Right of Way: Contact & confirm with all utilities that there are no conflicts.

### **San Antonio Water System (SAWS)**

- SAWS has existing facilities located within the public right-of-way of 38<sup>th</sup> Street between Commerce Street and Pharis Street, and more particularly where Petitioner is requesting the city to close, vacate and abandon (see attached Geocortex Map). We request the City of

San Antonio reserve all rights necessary for SAWS to maintain, operate, repair, inspect, patrol, realign, reconstruct its facilities. Petitioner shall, at its sole expense, insure that SAWS has access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing and removing of said facilities. Should SAWS incur any damage to or failure in its facilities due to Petitioner's activities, Petitioner shall, upon notice, promptly reimburse SAWS for any and all damages, and for any expense incurred by SAWS in repairing and/or replacing its facilities. SAWS shall have no obligation to restore and/or replace any of petitioner's property damaged or destroyed by SAWS during the above operations, and Petitioner must agree to allow SAWS perpetual access over, across and through the right-of-way property and/or Petitioner's adjacent property for inspection, operation, maintenance, construction, reconstruction and realignment of its facilities located on the right-of-way property, Petitioner's adjacent property and/or on the adjoining property.

### **Environmental Management**

- Please coordinate with Public Works (ROW).

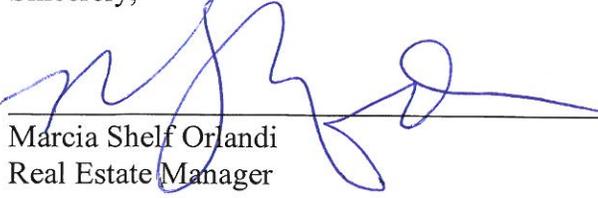
### **Capital Improvements Management Services**

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- Petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.
- ***Petitioner agrees to remit a total closure fee of \$18,700.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.*** [Appraised fee: \$35,000.00. Staff recommended fee waiver of 50% or \$17,500.00 based on the property being located within the ICRIP and the petitioner is a 501(c)3. Cost of Appraisal: \$1,200.00]. If for some reason the closure is not approved by City Council, the closure fee will be refunded.
- The ***Discretionary Contracts Disclosure*** form should be completed and returned with this letter and fee. The form can be found at:  
<https://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf>

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

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

Sincerely,



---

Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

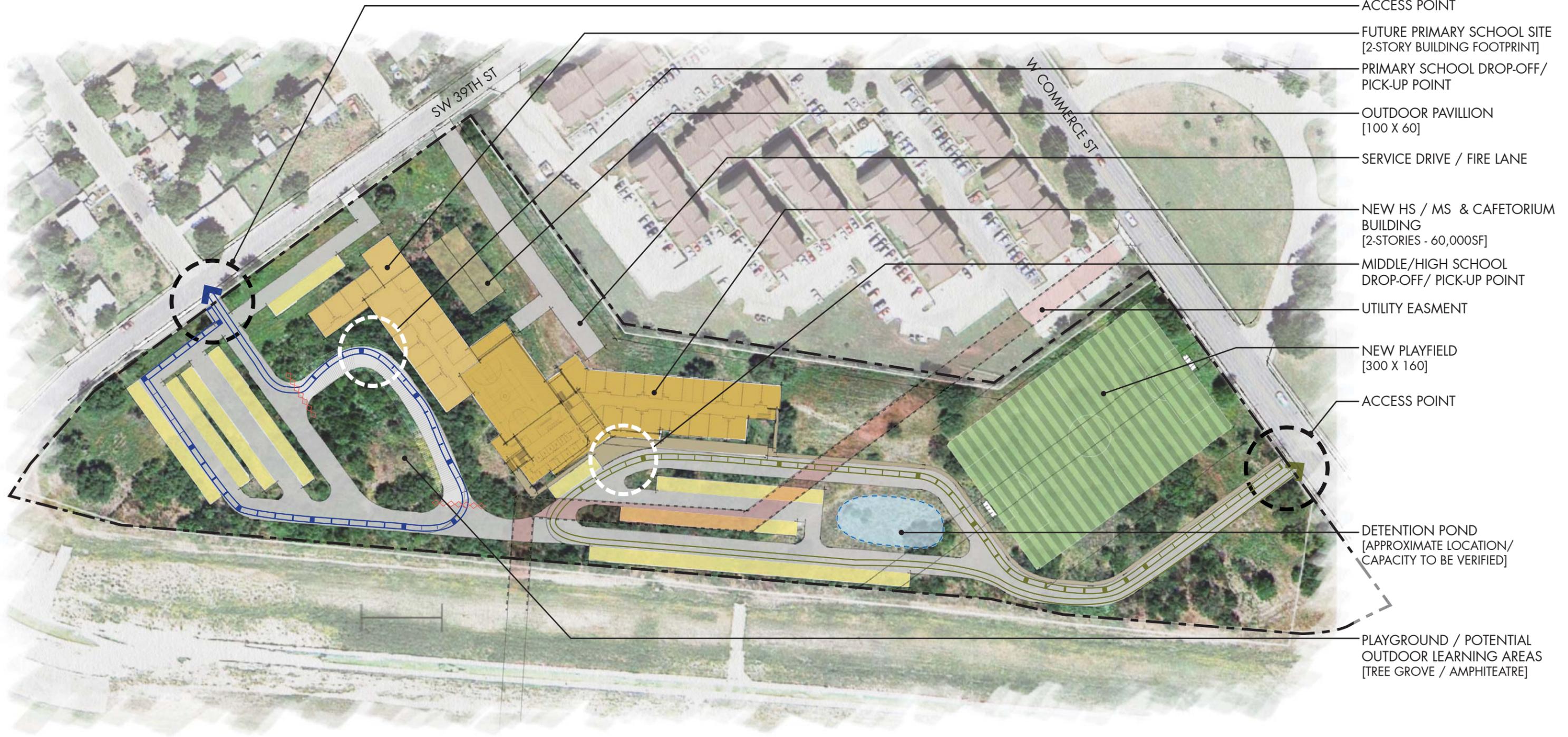
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By Title

---

Print Name Date





- ACCESS POINT
- FUTURE PRIMARY SCHOOL SITE [2-STORY BUILDING FOOTPRINT]
- PRIMARY SCHOOL DROP-OFF/ PICK-UP POINT
- OUTDOOR PAVILLION [100 X 60]
- SERVICE DRIVE / FIRE LANE
- NEW HS / MS & CAFETORIUM BUILDING [2-STORIES - 60,000SF]
- MIDDLE/HIGH SCHOOL DROP-OFF/ PICK-UP POINT
- UTILITY EASMENT
- NEW PLAYFIELD [300 X 160]
- ACCESS POINT
- DETENTION POND [APPROXIMATE LOCATION/ CAPACITY TO BE VERIFIED]
- PLAYGROUND / POTENTIAL OUTDOOR LEARNING AREAS [TREE GROVE / AMPHITREATRE]

- PARKING [190 SPACES]
- MS/HS QUEUE [1 144 LF / 52 CARS]
- PS QUEUE [1 320 LF / 60 CARS]







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

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF AN UNIMPROVED PORTION OF 38<sup>TH</sup> STREET BETWEEN COMMERCE STREET AND PHARIS STREET (NCB 8244 AND NCB 8245) IN COUNCIL DISTRICT 6;**

\* \* \* \* \*

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

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

WHEREAS, IDEA Public Schools filed an application requesting the city close, vacate and abandon an unimproved portion of right-of-way; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking the city close, vacate and abandon its interest in an unimproved portion of 38<sup>th</sup> Street.

**SIGNED this 9<sup>th</sup> day of October, 2013.**

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

Attest:

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 23

**Public Hearing:**

Planning Commission  
October 9, 2013 (Continued from  
September 25, 2013)

**Case Number:**

PA 13048

**Applicant:**

Brown & Ortiz, P.C.

**Representative:**

Brown & Ortiz, P.C.

**Owner:**

Karta Real Estate , LP

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
racosta@sanantonio.gov

**Property Address/Location:**

10.0 acres of land out of NCB 34034  
located at the northeast corner of  
Milsa Lane and Stonewall Parkway

**Legal Description:**

10.0 acres of land out of NCB 34034

**Tract Size:**

10.0 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial  
Recorder 9/6/2013  
Notices Mailed 9/12/2013

- 28 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 10/ 4/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Suburban Tier to Mixed Use Center.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the North Sector Plan to change the future land use classification of the subject property from Suburban Tier to Mixed Use Center.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The change to Mixed Use Center is inappropriate as it would allow development that is not consistent with the surrounding properties to south and west which are single-family residential uses.

**Transportation:**

The requested land use change could generate more traffic that can safely be accommodated by Milsa Lane and Stonewall Parkway. Furthermore, because one of the principal accesses to this site is from Milsa Lane it is expected to significantly increase vehicular traffic creating an adverse condition for the adjacent residences. The requested change would create a significant impact to the existing transportation infrastructure.

**Community Facilities:**

The requested land use change could create an additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

| <b>Comprehensive Plan Analysis</b>  |                             |
|---|-----------------------------|
| <b>Comprehensive Plan Component:</b> North Sector Plan  |                             |
| <b>Plan Adoption Date:</b> August 5, 2010   | <b>Update History:</b> None |
| <p><b>Goal HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</b></p> <p><b>HOU-2.1 Focus High Density Residential near activity centers.</b></p> <p>A Mixed Use Center at this location is not consistent with the recommended criteria for location of high intensity and density uses at a major intersection as recommended in the North Sector Plan. The Mixed Use Center land use classification would not support the goals of the North Sector Plan of protecting the quality of life of residents and promoting commercial development along major arterials or where existing commercial areas have been established.</p> |                             |

| <b>Comprehensive Land Use Categories</b>  | <b>Example Zoning Districts</b>  |
|---|--|
| <p><b>Suburban Tier:</b> Suburban Tier land use includes both residential and non-residential uses. <b>Residential</b> uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. <b>Non-residential</b> uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p> | <p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P,RD</p> |
| <p><b>Mixed Use Center: RESIDENTIAL:</b> Very High Density<br/>Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses<br/><b>NON-RESIDENTIAL:</b> Community Commercial, Office, Mixed Use<br/>Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses<br/><b>LOCATION:</b> Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.</p>   | <p>MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD</p>                             |

| Land Use Overview |                                |  |
|-------------------|--------------------------------|--|
|                   | Future Land Use Classification | Current Use  |
| Subject Property  | Suburban Tier                  | Undeveloped land                                     |
| North             | Suburban Tier                  | Undeveloped land                                     |
| East              | Suburban Tier                  | Undeveloped land and 2 vacant buildings              |
| South             | Suburban Tier                  | Single-Family Homes and Contractors Storage Facility |
| West              | Suburban Tier                  | Single-family Homes                                  |

**Land Use:** The subject property is located along the east side of Milsa Lane at the intersection of Milsa Lane and Stonewall Parkway, within the North Sector Plan. The subject property consists of undeveloped land and has undeveloped land to the north, two vacant buildings to the east, single family-homes to the south and west. The North Sector Plan classifies the subject property and the areas to north, south, east, and west as Suburban Tier. The applicant requests to change the future land use from Suburban Tier to Mixed Use Center.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. The change to Mixed Use Center is inappropriate as it would allow development that is not consistent with the surrounding properties to south and west which are single-family residential uses. The type of development allowed by Mixed Use Center typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. A Mixed Use Center at this location is not consistent with the recommended criteria for location of high intensity and high density uses at a major intersection as recommended in the North Sector Plan. In addition, the existing roadway network is not currently built to handle the additional capacity that could potentially result from a Mixed Use development. The Mixed Use Center land use classification would not support the goals of the North Sector Plan of encouraging compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

**Transportation:** Stonewall Parkway is a Secondary Arterial Type A. IH-10 is a Freeway. Milsa Lane and Stonewall Street are local streets. The neighboring area does not have sidewalks or mass transit service. The requested land use change could generate more traffic that can safely be accommodated by Milsa Lane and Stonewall Parkway. Furthermore, because one of the principal accesses to this site is from Milsa Lane it is expected to significantly increase vehicular traffic creating an adverse condition for the adjacent residences. The requested change would create a significant impact to the existing transportation infrastructure.

**Community Facilities:** Friedrich Park, Woodland Hills Park and Bonnie Ellison Elementary School, currently under construction, are within walking distance. Leon Springs Elementary School and City of San Antonio Fire Station 47 are within close proximity. The requested land use change could create an additional demand for community facilities.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** C-3 MSAO-1 GC-1 and C-2 MSAO-1 GC-1

**Proposed Zoning:** MF-40

**Corresponding Zoning Case:** Z2013198

**Zoning Commission Public Hearing Date:** October 15, 2013

## III. RECOMMENDATION

The change to Mixed Use Center is inappropriate as it would allow development that is not consistent with the surrounding properties to south and west which are single-family residential uses. The type of

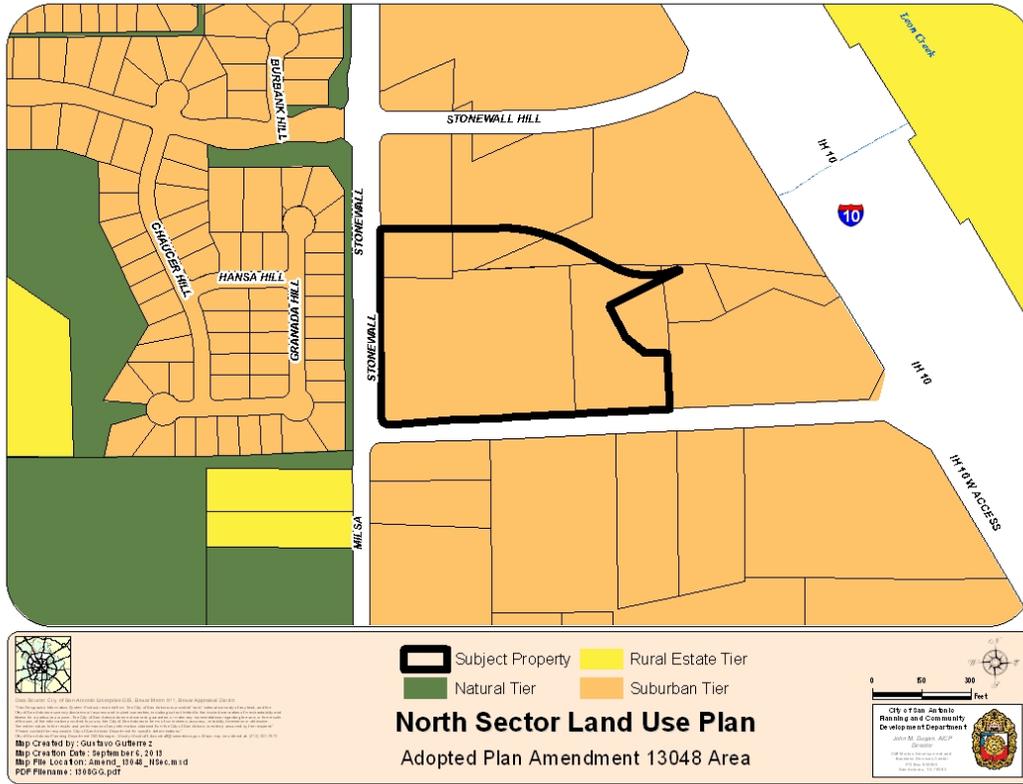
development allowed by Mixed Use Center typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. A Mixed Use Center at this location is not consistent with the recommended criteria for location of high intensity and density uses at a major intersection as recommended in the North Sector Plan. In addition, the existing roadway network is not currently built to handle the additional capacity that could potentially result from a Mixed Use development. The Mixed Use Center land use classification would not support the goals of the North Sector Plan of encouraging compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

#### **IV. ATTACHMENTS**

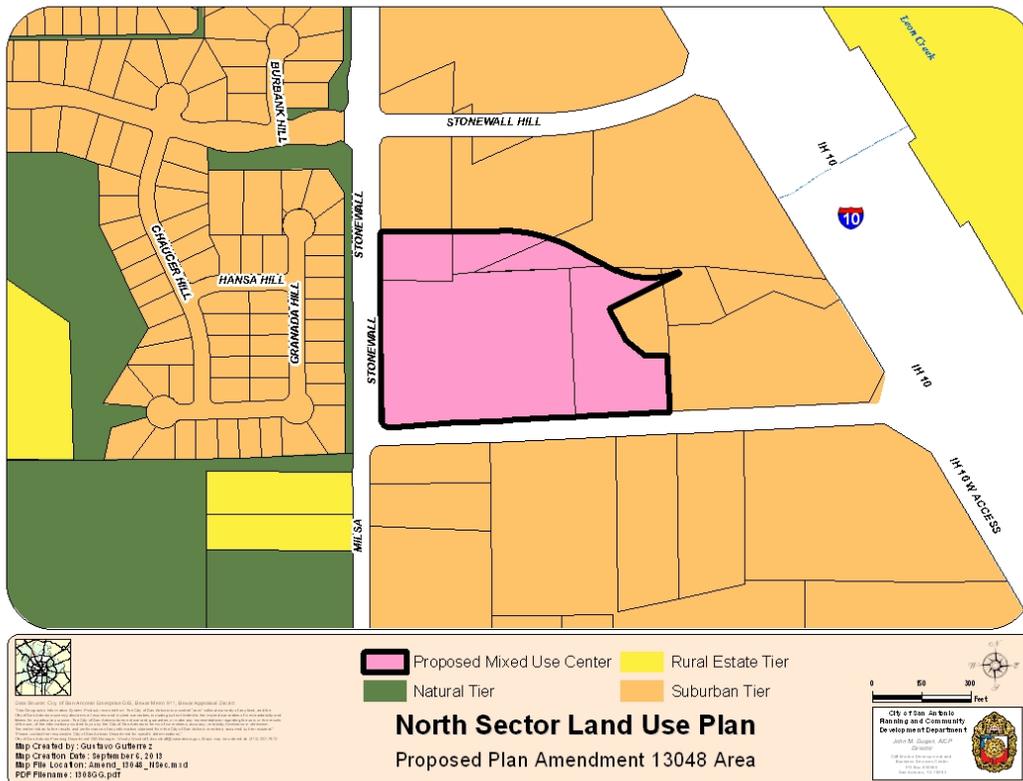
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2012 Aerial

Data Source: City of San Antonio Geographic GIS, Aerial Photo 011, Aerial Aerial Data  
 This map was prepared by the City of San Antonio, Texas. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map.

Map Created by: Gustavo Gutierrez  
 Map Creation Date: September 6, 2013  
 Map File Location: Amend\_13048\_NSector.mxd  
 PDF Filename: 1306GG.pdf

 Subject Property

**North Sector Land Use Plan**  
 Proposed Plan Amendment 13048 Area



City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, ACP  
 Director  
 1000 Marbach Road, Suite 1000  
 San Antonio, TX 78203



## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO MIXED USE CENTER FOR AN AREA OF APPROXIMATELY 10 ACRES OF LAND OUT OF NCB 34034 LOCATED AT THE CORNER OF MILSA LANE AND STONEWALL PARKWAY.**

**WHEREAS**, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the 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 October 9, 2013 and **DENIED** the amendment on October 9, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **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 North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF OCTOBER 2013.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 24

**Public Hearing:**

Planning Commission  
October 9, 2013

**Case Number:**

PA 13050

**Applicant:**

Brown & Ortiz, P.C.

**Representative:**

Brown & Ortiz, P.C.

**Owner:**

100 SA Pleasanton, Ltd

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

**Property Address/Location:**

20.79 acres of land out NCB  
11156 located at the NE corner of  
the intersection of Walhalla  
Avenue and Southeast Loop 410

**Legal Description:**

20.79 acres of land out NCB  
11156 located at the NE corner of  
the intersection of Walhalla  
Avenue and Southeast Loop 410

**Tract Size:**

20.79 acres

**Council District(s):**

District 3

**Notification:**

Published in Daily Commercial  
Recorder 9/20/2013

Notices Mailed 9/26/2013

- 54 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 16 to planning team members

Internet Agenda Posting 10/4/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Stinson Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Low Density Residential and Community Commercial to High Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Stinson Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Low Density Residential and Community Commercial to High Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Stinson Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land. The proposed use should have minimal impact, if any, on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

The requested land use change could create an additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

| <b>Comprehensive Plan Analysis</b>  |                             |
|---|-----------------------------|
| <b>Comprehensive Plan Component:</b> Stinson Airport Vicinity Land Use Plan   |                             |
| <b>Plan Adoption Date:</b> April 2, 2009  | <b>Update History:</b> None |
| <b>Objective 1.1 Protect integrity of exiting residential neighborhoods</b><br><b>Objective 1.2 Discourage developments of incompatible uses on vacant land</b>   |                             |
| <p>A High Density Residential classification at this location is consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.</p> |                             |

| <b>Comprehensive Land Use Categories</b>  | <b>Example Zoning Districts</b>         |
|---|---|
| <b>Low Density Residential:</b> Low Density Residential land use classification includes single-family houses on individual lots. Accessory dwelling units (Carriage houses, granny flats, etc.) are allowed. Certain lower impact community oriented uses such as schools, churches, parks or community center are appropriate.  | R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15 |
| <b>Community Commercial:</b> Community Commercial includes medium intensity uses that serve two or more neighborhoods. These uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls. Examples include cafes, offices, restaurants, neighborhood groceries or markets, and medical clinics. | NC, C-1, C-2, C-2P, UD,O-1              |
| <b>High Density Residential:</b> All residential uses, including apartments, condominiums and assisted living facilities. Typically located along or near major arterials or collectors May be used as a transitional buffer between lower density residential uses and non-residential uses.   | MF-25, MF-33, MF-40, MF-50              |

| <b>Land Use Overview</b> |  |   |
|--------------------------|--|---|
|                          | <b>Future Land Use Classification</b>            | <b>Current Use</b>                              |
| Subject Property         | Low Density Residential and Community Commercial | Undeveloped land                                |
| North                    | Low Density Residential                          | Single-Family Homes                             |
| East                     | Community Commercial                             | undeveloped land                                |
| South                    | Civic Center/Heritage South Sector Plan I        | Public Right-of-Way, San Antonio Police Academy |
| West                     | Community Commercial                             | Undeveloped land                                |

**Land Use:** The subject is located along the north side of Southeast Loop 410 at the intersection of Walhalla Avenue and Southeast Loop 410, within the Stinson Airport Vicinity Land Use Plan. The subject property consists of undeveloped land and has undeveloped land to the east and west, single-family homes to the north and abuts Southeast Loop 410 to the south. The Stinson Airport Vicinity Land Use Plan classifies the subject property and the areas to the east and west as Community Commercial and the area to the north as Low Density Residential. The Heritage South Sector Plan classifies the area to the south as Civic Center.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. The change to High Density Residential would be appropriate as it would serve as a transitional buffer between Southeast Loop 410 and the existing single-family residential uses to the north. A High Density Residential classification at this location would be consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. Since the primary access to this site would be from Southeast Loop 410 it is not expected to significantly increase vehicular traffic to the adjacent residences and Southeast Loop 410 could handle the additional capacity that could potentially result from a High Density Residential development. The High Density Residential land use classification would support the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

**Transportation:** Pleasanton Road and Moursund Road are Secondary Arterial Type. Southeast Loop 410 is a freeway. Tidewide Street and Walhalla Avenue are local streets. The neighboring area has no sidewalks. There is a VIA bustop on the corner of Moursund Road and Southeast Loop 410. Since the primary entrance to the proposed development will be from Southeast Loop 410 it is not expected to significantly increase vehicular traffic to the adjacent residences. The requested change would not create a significant impact to the existing transportation infrastructure.

**Community Facilities:** The Frank Tejada Academy is within walking distance. The San Antonio Police Academy, Kingsborough Park, Kingsborough Elementary and the Jewel C. Wietzel Center are within close proximity. The requested change could create an additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-4

**Proposed Zoning:** MF-33

**Corresponding Zoning Case:** Z2013208

**Zoning Commission Public Hearing Date:** October 15, 2013

## **III. RECOMMENDATION**

The change to High Density Residential is appropriate as it would serve as a transitional buffer between Southeast Loop 410 and the existing single-family residential uses to the north. A High Density Residential classification at this location is consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. Since the primary access to this site would be from Southeast Loop 410 it is not expected to significantly increase vehicular traffic to the adjacent residences and Southeast Loop 410 could handle the additional capacity that could potentially result from a High Density Residential development. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan to protect the existing residential neighborhoods and discourage developments of incompatible uses on vacant land.

## **IV. ATTACHMENTS**

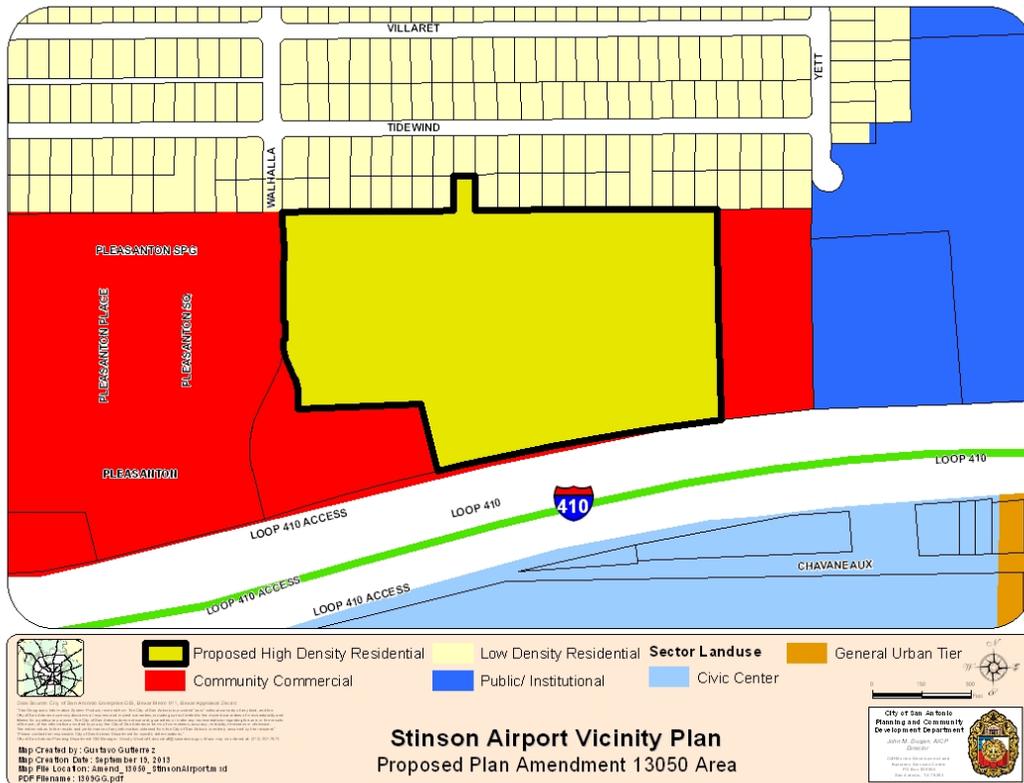
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## 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 COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY AND COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 20.79-ACRES OF LAND OUT OF NCB 11156 LOCATED AT THE NE CORNER OF THE INTERSECTION OF WALHALLA AVENUE AND SOUTHEAST LOOP 410.**

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

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

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the 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 October 9, 2013 and **APPROVED** the amendment on October 9, 2013; and

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

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

SECTION 1: The amendment to the 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 9<sup>th</sup> DAY OF OCTOBER 2013.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 25

**Public Hearing:**

Planning Commission  
October 9, 2013

**Case Number:**

PA 13051

**Applicant:**

Paul Fletcher

**Representative:**

Paul Fletcher

**Owner:**

Joy Learning Center LLC

**Staff Coordinator:**

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

**Property Address/Location:**

244 and 250 Sherwood Drive

**Legal Description:**

Lot 51, 52 and 12 feet East of 9,  
Block 2, NCB 8417

**Tract Size:**

2.0131 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 9/20/2013  
Notices Mailed 9/26/2013

- 17 to property owners within 200 feet
- Los Angeles Heights Neighborhood Association is registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 10/4/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification for the property subject to this application from Urban Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the Near Northwest Community Plan to change the future land use classification of the subject property from Urban Low Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the Near Northwest Community Plan, as presented above. As an alternate, staff recommends approval of Neighborhood Commercial.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The requested Community Commercial land use classification would allow uses that are too intense for this location. In addition, the subject property does not meet the location criteria of the requested land use classification.

**Transportation:**

Interstate Highway 10 is one block north of the subject property. Vance Jackson Road is located west and it is a Secondary Arterial Type B with VIA bus service. Sherwood Drive is a local street.

**Community Facilities:**

Post office is located at the corner of Vance Jackson Road and Sherwood Drive; Whittier Academy and Junior High School is approximately one mile south of the subject property.

**CASE HISTORY**

This is the first public hearing of this case.

I. ANALYSIS

| <b>Comprehensive Plan Analysis</b>   |                            |
|--|----------------------------|
| <b>Comprehensive Plan Component:</b> Near Northwest Community Plan   |                            |
| <b>Plan Adoption Date:</b> February 14, 2002   | <b>Update History:</b> N/A |
| <b>Goal 2, Objective 2.2: Business Development</b> - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments. |                            |
| Expansion of the existing commercial node at the corner of Vance Jackson and Sherwood to the east is consistent with this objective of the Near Northwest Community Plan.                  |                            |

| <b>Comprehensive Land Use Categories</b>   | <b>Example Zoning Districts</b> |
|--|---------------------------------|
| <p><b>Urban Low Density Residential:</b> Urban Low-Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>   | R3, R4, R5, R6                  |
| <p><b>Community Commercial:</b> Community Commercial development includes medium and high intensity land uses that draw its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible.</p>  | NC, C1, C2P, C2, O1             |
| <p><b>Neighborhood Commercial</b> provides for offices, professional services, and shopfront retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.</p> | NC, C1                          |

| Land Use Overview |                                |                            |
|-------------------|--------------------------------|----------------------------|
|                   | Future Land Use Classification | Current Use                |
| Subject Property  | Urban Low Density Residential  | Former church and day care |
| North             | Community Commercial           | Office/Commercial          |
| East              | Urban Low Density Residential  | Office                     |
| South             | Urban Low Density Residential  | Single-Family Homes        |
| West              | Urban Low Density Residential  | Single-Family Home         |

**Land Use:** The subject property is located on Sherwood Drive between Vance Jackson Road and the Interstate Highway 10 Access Road, immediately east of the Post Office located at the corner of Vance Jackson Road and Sherwood Drive. The subject property is classified as Urban Low Density Residential in the Near Northwest Community Plan, as are most of the surrounding properties. However, properties across Sherwood Drive are classified as Community Commercial.

The subject property is located on a block of Sherwood Drive that is surrounded with land uses that are Community Commercial in nature to the north. The intersections at Vance Jackson Road and Sherwood Drive, and the IH-10 Access Road and Sherwood are also developed with land uses that are Community Commercial in nature. The entire northern portion of Sherwood Drive is developed with intense uses that are facing the IH-10 and they use Sherwood Drive as a secondary access corridor. Urban Low Density Residential land uses are only found mid-block on the south side of Sherwood Drive. The subject property, even though it was developed with a Low Density Residential character, was previously used as a church and a day care facility. The applicant wants to continue to use the subject property as a childcare facility in addition to associated medical care, therapy and treatment for disabled children.

The subject property is one parcel away from the post office that is located at the intersection of Vance Jackson Road and Sherwood Drive. The properties at this intersection are classified with Community Commercial land use in the Plan and are developed with uses Community Commercial in nature such as a post office, a restaurant and a hotel. The property which is located in between the subject property and the post office is also requesting plan amendment from Urban Low Density Residential to Community Commercial. In conjunction with the adjacent application, this request becomes part of a contiguous commercial node from the intersection of Vance Jackson Road and Sherwood Drive.

Given the aforementioned description of Community Commercial uses such as shopping centers, drive-through restaurants, gas stations etc., and the location criteria of major arterials and intersections for Community Commercial uses, the applicant's request for Community Commercial land use classification for this location is inappropriate. The uses that are allowed under this land use classification will be too intense for this location and it may lead to developments that would completely change the character of the neighborhood on this side of the block. In addition, Sherwood Drive, a local street, does not have sufficient capacity to accommodate traffic generated by this land use classification.

On the other hand, Neighborhood Commercial uses would be more appropriate for this location due its less intense allowable uses and the requirements related to building size and location of parking areas. The uses allowed in Neighborhood Commercial land use classification would help maintaining the character of the neighborhood. In addition, the uses that are allowed in the Neighborhood Commercial land use classification can be located on minor arterials and on local streets that have non-residential characteristics.

**Transportation:** Vance Jackson Road, located west of the subject property, is a Secondary Arterial Type B roadway. IH-10 is an Expressway. Sherwood Drive is a local street. The intersection of Vance Jackson Road and IH-10 Expressway is less than a quarter mile from the subject property. VIA bus route 96 serves along Vance Jackson Road. The existing transportation infrastructure may not support additional traffic generated by the requested land use change to Community Commercial. However,

additional traffic generated by Neighborhood Commercial land uses is less than that from Community Commercial land uses, maybe accommodated by the existing infrastructure.

**Community Facilities:** There is no community facility located in the immediate surrounding of the subject property. Whittier Academy and Junior High School is approximately one mile south of the subject property. The requested land use change should not create any additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-5

**Proposed Zoning:** C-2

**Corresponding Zoning Case:** Z2013211

**Zoning Commission Public Hearing Date:** October 15, 2013

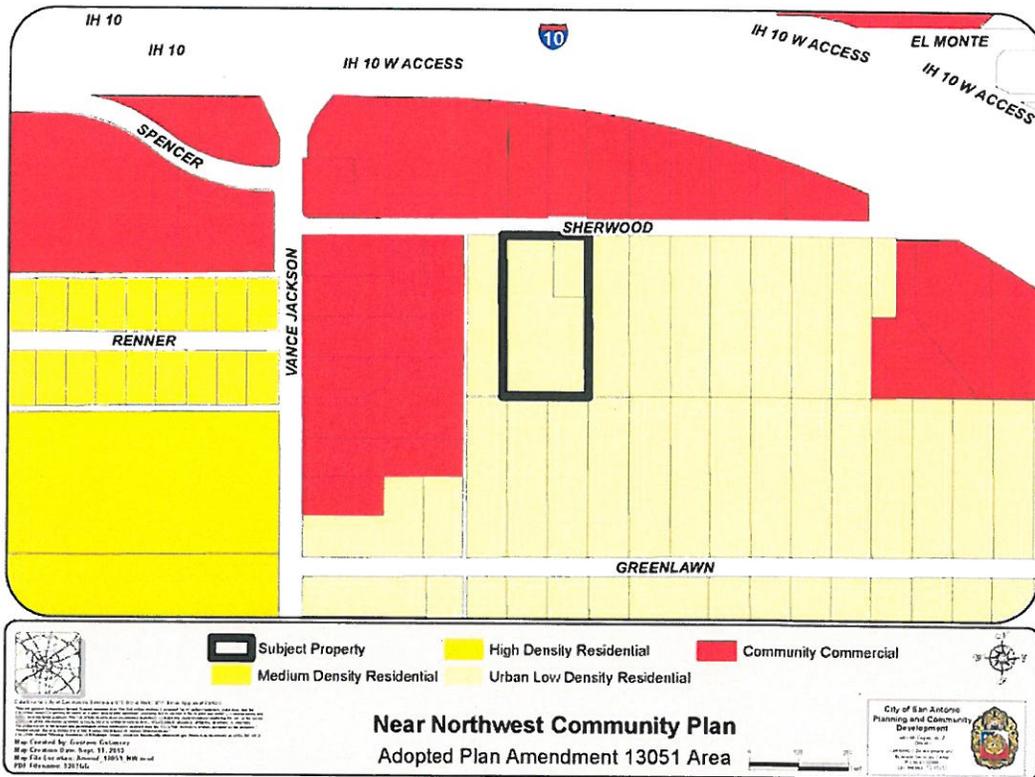
## **III. RECOMMENDATION**

Denial of Community Commercial. As an alternate, staff recommends approval of Neighborhood Commercial. The uses that are allowed in Community Commercial land use classification are too intense for this part of Sherwood Drive. Community Commercial uses may lead to types of development that would alter the character of the neighborhood in the future. Additionally, the subject property does not meet the recommended location criteria for the requested classification, which is most appropriate at intersections and along arterial roadways where traffic can easily be facilitated in an efficient manner. On the other hand, Neighborhood Commercial uses would be more appropriate for this location due its less intense allowable uses and more flexible location criteria.

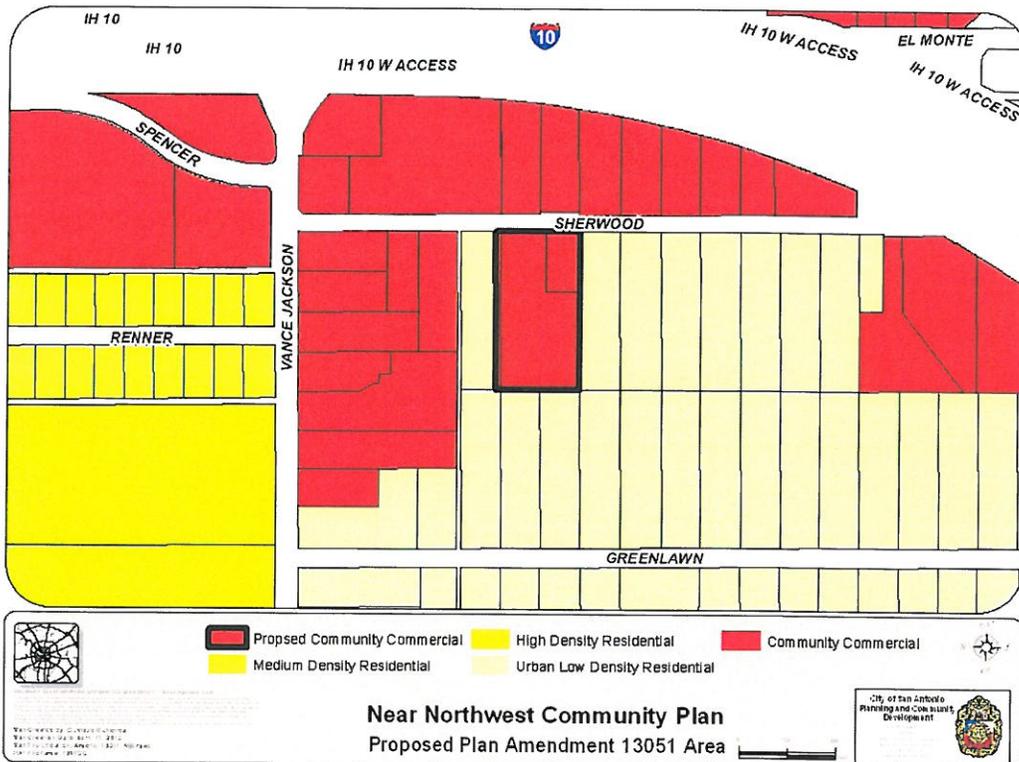
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



### Near Northwest Community Plan Proposed Plan Amendment 13051 Area



Map Created by: Gustavo Guzman  
Map Created: June 2013  
Map File Location: Amapa\_13051\_NW.aprx  
Map File Name: 130510

## RESOLUTION NO.

**RECOMMENDING DENIAL OF AN AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, TO CHANGE THE USE FROM URBAN LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 2.0131 -ACRES LOCATED AT 244 AND 250 SHERWOOD DRIVE.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 9, 2013 and considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be inconsistent with City policies, plans and regulations;

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

SECTION 1: This Commission recommends **DENIAL** of the Community Commercial amendment to the Near Northwest Community Plan attached hereto and incorporated herein by reference to the City Council.

SECTION 2: This Commission recommends **APPROVAL** of an alternate recommendation of the Planning and Community Development Department of Neighborhood Commercial as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF OCTOBER 2013.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 26

**Public Hearing:**

Planning Commission  
October 9, 2013

**Case Number:**

PA 13052

**Applicant:**

Eleno Delgado

**Representative:**

Eleno Delgado

**Owner:**

Eleno Delgado

**Staff Coordinator:**

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

**Property Address/Location:**

256 Sherwood Drive

**Legal Description:**

90 feet west of Lot 9, Block 2, NCB  
8417

**Tract Size:**

0.8368 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 9/20/2013  
Notices Mailed 9/26/2013

- 17 to property owners within 200 feet
- Los Angeles Heights Neighborhood Association is registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 10/4/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification for the property subject to this application from Urban Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the Near Northwest Community Plan to change the future land use classification of the subject property from Urban Low Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the Near Northwest Community Plan, as presented above. As an alternate, staff recommends approval of Neighborhood Commercial.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The requested Community Commercial land use classification would allow uses that are too intense for this location. In addition, the subject property does not meet the location criteria of the requested land use classification.

**Transportation:**

Interstate Highway 10 is one block north of the subject property. Vance Jackson Road is located west and it is a Secondary Arterial Type B with VIA bus service. Sherwood Drive is a local street.

**Community Facilities:**

Post office is located at the corner of Vance Jackson Road and Sherwood Drive; Whittier Academy and Junior High School is approximately one mile south of the subject property.

**CASE HISTORY**

This is the first public hearing of this case.

I. ANALYSIS

| <b>Comprehensive Plan Analysis</b>   |                            |
|--|----------------------------|
| <b>Comprehensive Plan Component:</b> Near Northwest Community Plan   |                            |
| <b>Plan Adoption Date:</b> February 14, 2002   | <b>Update History:</b> N/A |
| <b>Goal 2, Objective 2.2: Business Development</b> - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments. |                            |
| Expansion of the existing commercial node at the corner of Vance Jackson and Sherwood to the east is consistent with this objective of the Near Northwest Community Plan.                  |                            |

| <b>Comprehensive Land Use Categories</b>   | <b>Example Zoning Districts</b> |
|--|---------------------------------|
| <p><b>Urban Low Density Residential:</b> Urban Low-Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>   | R3, R4, R5, R6                  |
| <p><b>Community Commercial:</b> Community Commercial development includes medium and high intensity land uses that draw its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible.</p>  | NC, C1, C2P, C2, O1             |
| <p><b>Neighborhood Commercial</b> provides for offices, professional services, and shopfront retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.</p> | NC, C1                          |

| Land Use Overview |                                |                            |
|-------------------|--------------------------------|----------------------------|
|                   | Future Land Use Classification | Current Use                |
| Subject Property  | Urban Low Density Residential  | Former church and day care |
| North             | Community Commercial           | Hotel/Commercial           |
| East              | Urban Low Density Residential  | Office                     |
| South             | Urban Low Density Residential  | Single-Family Homes        |
| West              | Urban Low Density Residential  | Single-Family Home         |

**Land Use:** The subject property is located on Sherwood Drive between Vance Jackson Road and the Interstate Highway 10 Access Road, immediately east of the Post Office located at the corner of Vance Jackson Road and Sherwood Drive. The subject property is classified as Urban Low Density Residential in the Near Northwest Community Plan, as are most of the surrounding properties. However, properties across Sherwood Drive are classified as Community Commercial.

The subject property is located on a block of Sherwood Drive that is surrounded with land uses that are Community Commercial in nature to the north. The intersections at Vance Jackson Road and Sherwood Drive, and the IH-10 Access Road and Sherwood are also developed with land uses that are Community Commercial in nature. The entire northern portion of Sherwood Drive is developed with intense uses that are facing the IH-10 and they use Sherwood Drive as a secondary access corridor. Urban Low Density Residential land uses are only found mid-block on the south side of Sherwood Drive. The subject property is adjacent to the post office that is located at the intersection of Vance Jackson Road and Sherwood Drive. The properties at this intersection are classified with Community Commercial land use in the Plan and are developed with uses Community Commercial in nature such as a post office, a restaurant and a hotel.

Given the aforementioned description of Community Commercial uses such as shopping centers, drive-through restaurants, gas stations etc., and the location criteria of major arterials and intersections for Community Commercial uses, the applicant's request for Community Commercial land use classification for this location is inappropriate. The uses that are allowed under this land use classification will be too intense for this location and it may lead to developments that would completely change the character of the neighborhood on this side of the block. In addition, Sherwood Drive, a local street, does not have sufficient capacity to accommodate traffic generated by this land use classification.

On the other hand, Neighborhood Commercial uses would be more appropriate for this location due its less intense allowable uses and the requirements related to building size and location of parking areas. The uses allowed in Neighborhood Commercial land use classification would help maintaining the character of the neighborhood. In addition, the uses that are allowed in the Neighborhood Commercial land use classification can be located on minor arterials and on local streets that have non-residential characteristics.

**Transportation:** Vance Jackson Road, located west of the subject property, is a Secondary Arterial Type B roadway. IH-10 is an Expressway. Sherwood Drive is a local street. The intersection of Vance Jackson Road and IH-10 Expressway is less than a quarter mile from the subject property. VIA bus route 96 serves along Vance Jackson Road. The existing transportation infrastructure may not support additional traffic generated by the requested land use change to Community Commercial. However, additional traffic generated by Neighborhood Commercial land uses is less than that from Community Commercial land uses, maybe accommodated by the existing infrastructure.

**Community Facilities:** There is no community facility located in the immediate surrounding of the subject property. Whittier Academy and Junior High School is approximately one mile south of the subject property. The requested land use change should not create any additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-5

**Proposed Zoning:** No zoning change has been requested.

**Corresponding Zoning Case:**

**Zoning Commission Public Hearing Date:**

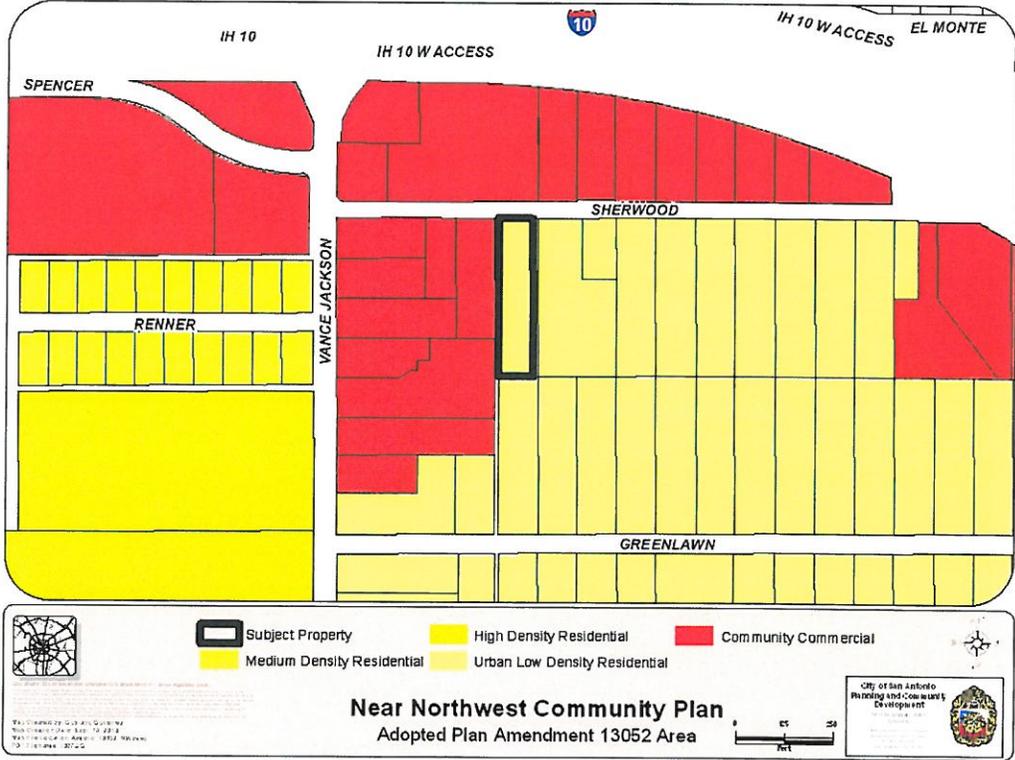
## **III. RECOMMENDATION**

Denial of Community Commercial. As an alternate, staff recommends approval of Neighborhood Commercial. The uses that are allowed in Community Commercial land use classification are too intense for this part of Sherwood Drive. Community Commercial uses may lead to types of development that would alter the character of the neighborhood in the future. Additionally, the subject property does not meet the recommended location criteria for the requested classification, which is most appropriate at intersections and along arterial roadways where traffic can easily be facilitated in an efficient manner. On the other hand, Neighborhood Commercial uses would be more appropriate for this location due its less intense allowable uses and more flexible location criteria.

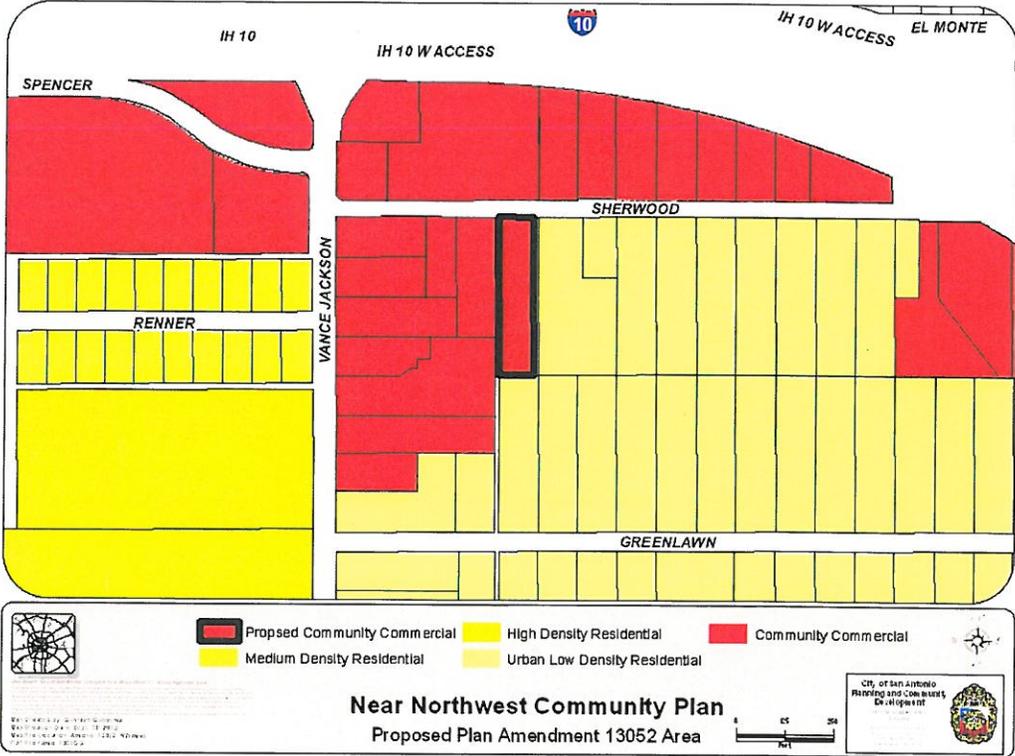
## **IV. ATTACHMENTS**

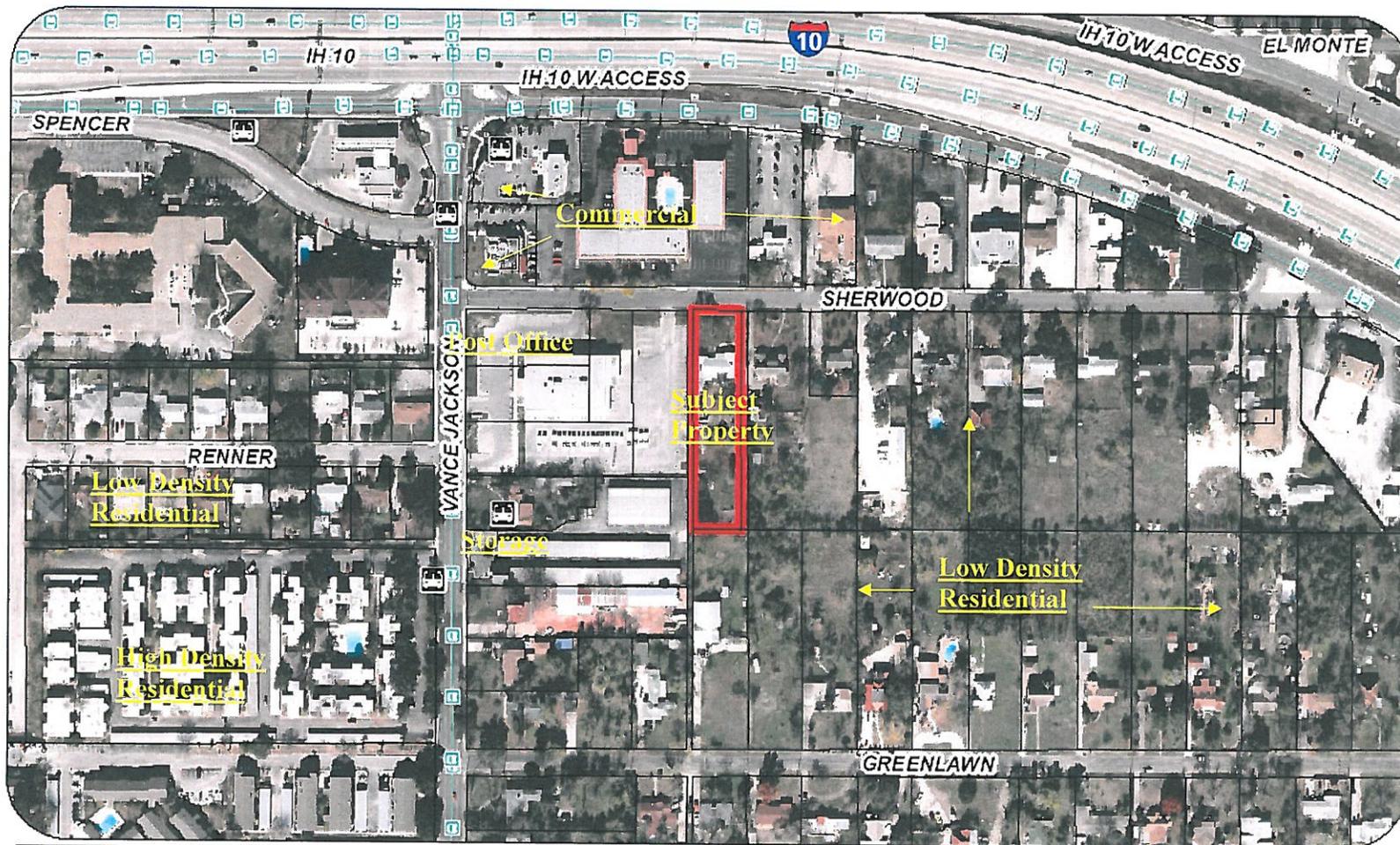
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

Subject Property VIA Bus Stops VIA Bus Routes

**Near Northwest Community Plan**  
Proposed Plan Amendment 13052 Area

0 125 250  
Feet

City of San Antonio  
Planning and Community  
Development

Map Created by: Guadalupe Guzman  
Map Created Date: 05/19/2012  
Map File Location: \\Ameyro\13052\_NW\maps  
Map File Name: 13052.apx

**RESOLUTION NO.**

**RECOMMENDING DENIAL OF AN AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, TO CHANGE THE USE FROM URBAN LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.8368 -ACRES LOCATED AT 256 SHERWOOD DRIVE.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 9, 2013 and considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be inconsistent with City policies, plans and regulations;

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

SECTION 1: This Commission recommends **DENIAL** of the Community Commercial amendment to the Near Northwest Community Plan attached hereto and incorporated herein by reference to the City Council.

SECTION 2: This Commission recommends **APPROVAL** of an alternate recommendation of the Planning and Community Development Department of Neighborhood Commercial as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF OCTOBER 2013.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

Agenda Item No. 27

**Public Hearings:**

*Planning Commission:*

October 9, 2013

*(Continued - August 14, 2013;*

*Postponed August 28, 2013)*

**Applicant:**

"Committee for Incorporation of Sandy Oaks"

**Representative:**

Art Martinez de Vara

**Staff Coordinator:**

Rudy Nino, Jr., AICP

Planning Manager

(210) 207-8389

[Rninojr@sanantonio.gov](mailto:Rninojr@sanantonio.gov)

**Property Address/Location:**

Located in the southeast quadrant of Bexar County

**Size:**

Approximately four (4) square miles

**Council District(s):**

Subject Property is located in City of San Antonio's Extraterritorial Jurisdiction (ETJ)

*\*Nearest City Council District - 3*

**Notification:**

Internet Agenda Posting October 4, 2013

**SUMMARY**

A request for authorization to initiate incorporation proceedings by the "Committee for the Incorporation of Sandy Oaks" for approximately four (4) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA).

The subject area is generally described as territory located in the southeast quadrant of Bexar County, inclusive of portions of the east side of the intersection of South Loop 1604 and Interstate Highway 37 South and extending south along Interstate Highway 37 South. Staff recommends **Denial** of the request and *Approval of an alternate recommendation* (see "Proposed Alternative Action" below).

**PROPOSED ALTERNATIVE ACTION**

Staff recommends **Approval** of authorization to initiate incorporation proceedings for the portion of the requested area on the east side of I.H.-37 South that totals approximately 2.4 square miles.

Incorporation of this portion of the request does not impede the future strategic expansion of the City of San Antonio in a southward direction. The proposed alternative would alleviate conflict with COSA's Annexation Program Study Areas for future, near-term annexation.

**SYNOPSIS OF ANALYSIS**

The request was evaluated based on the City's adopted (1) Master Plan Policies, (2) Annexation Policies, (3) best growth management practices and (4) current level of public services in this quadrant of Bexar County. Additionally, feedback from other City Departments and agencies has been considered.

**I. BACKGROUND**

Pursuant to *Section 41.041: Municipal Incorporation in*

*Extraterritorial Jurisdiction Generally*, on March 30 2012, the “Committee for the Incorporation of Sandy Oaks” formally submitted their initial request to COSA seeking authorization to initiate incorporation proceedings with the goal of incorporating the proposed “City of Sandy Oaks.” The subject area is located in the southeast quadrant of Bexar County and is wholly contained within the COSA’s ETJ. The committee’s initial formal request included only territory to the south of South Loop 1604. At a meeting on May 3, 2013, the applicants and their representative expressed interest in expanding their request to include territory on the north side of South Loop 1604 at its intersection with I.H.-37 South (the northwest portion of the commercial/industrial node). Soon thereafter, the representative formally amended their request.

**This incorporation request is newly amended as of August 21, 2013** to include a reduction in size to approximately four square miles on the east side of I.H.-37 South. The proposed boundaries of the applicant’s request now include a predominately dense residential neighborhood (Waterwood Subdivision) with a small enclave of directly adjacent commercial uses. This request also includes commercial uses on the east side of the intersection of I.H.-37 South and South Loop 1604, and also includes a number of industrial uses, to include the San Martin Gas Processing Plant owned by Enterprise Hydrocarbons, LP.

This amended subject area is approximately four (4) square miles in size and would contain a population of approximately 3,868<sup>1</sup>. The proposed “City of Sandy Oaks” would, pursuant to the Local Government Code (LGC), qualify to incorporate as a “Type A” General Law City. It should be noted, as stated in a previous paragraph, the subject area would be wholly located within the COSA ETJ; thus, COSA would also have to consent to the release of additional ETJ in order for a new municipality to increase its boundaries.

**The requested consent would allow the “Committee” to conduct an election to determine if a majority of qualified voters approve of incorporation<sup>2</sup>.**

## **II. ISSUES AND ANALYSIS**

COSA’s Master Plan Policies and Annexation Policies provide guidance for policy decisions within the ETJ. The request was also evaluated based on adopted policies and best planning practices and included feedback received from other city departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney’s Office, CPS Energy, Bexar County and SAWS.

## **ADOPTED CITY OF SAN ANTONIO POLICIES**

### **City of San Antonio’s Master Plan Policies (adopted 1997)**

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<sup>1</sup> Local Government Code Chapter 5. Sec. 5.901 (3). *a community with 5,001 to 9,999 inhabitants must have not more than nine square miles of surface area.*

<sup>2</sup> If the City of San Antonio consents to the proposed incorporation, the “Committee” must initiate the incorporation within six (6) months of the date of COSA’s consent. The incorporation proceedings must be completed within eighteen (18) months or the consent is terminated. LGC §42.041 (d).

**(A)(Goal 3)(Policy 3b):** Oppose the creation of new municipalities, special purpose districts and water or wastewater utilities within the extraterritorial jurisdiction except where the City cannot provide the necessary services.

City of San Antonio's Annexation Policies (adopted 2013)

**(Part Two))(IV.)(D.):** *The City of San Antonio should:*

1. **Protect its ability to expand its City limits.**
3. **Consider annexation to preclude the creation of other competing political jurisdictions.**
4. **Consider the impact on the City's ability to expand in the future and potential economic competition when evaluating requests for incorporations of new cities or expansion of existing cities within San Antonio's ETJ.**
7. **Consider the following factors prior to releasing any portion of its corporate limits or ETJ to another jurisdiction, or accepting territory from another jurisdiction:**
  - f. **The long-term effects of cumulative ETJ releases to other jurisdictions.**

COSA is currently conducting the requisite analysis to determine the most appropriate and strategic locations to annex as part of the 10-year Annexation Evaluation Program. Further, COSA has prepared annexation study areas within, and near, the jurisdiction of the CitySouth Management Authority, with the goal of implementing Goal #2 of the *Effectiveness Study and Economic Strategic Plan for the City South Management Authority* by the end of 2013. The non-residential node at the intersection of I.H.-37 South and South Loop 1604 has been identified as a critical Regional Node and should be located within the municipal limits of COSA in the short-term. Pursuant to the COSA Master Plan Policies, adopted City of San Antonio policy recommends that COSA oppose the creation of new municipalities except where the city cannot provide the necessary services. As such, COSA is projecting to make investments in public services upon annexation, as required by the LGC.

Currently, essential services are provided by the San Antonio Water System (SAWS), City Public Service (CPS), the Bexar County Sherriff's Office, and the City of San Antonio (animal care nuisance-related services provided via contract with Bexar County), and the Bexar County Emergency Services District No. 6. Pursuant to the Master Plan Policies, the applicant has the burden of demonstrating to COSA that the current levels of service, as provided by the aforementioned entities, is insufficient.

**Analysis**

*Effects of cumulative ETJ releases*

Consent to incorporate would further erode COSA's current and future planning efforts in the ETJ and would undermine the city's ability to strategically expand to the southeast; an area currently being considered in an effort to balance growth throughout Bexar County and to incorporate uses related to the region's fast-growing energy economy. COSA is currently undertaking the 10-year annexation program evaluation process and CSMA Effectiveness Study implementation. The Department of Planning & Community Development will be recommending significant portions of the subject area for annexation; thus, the area is recommended to remain in COSA's ETJ for this purpose.

*Encourage Well-planned, orderly and efficient development*

- Land use

The subject area is located within the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City. Thus, it should be recognized that COSA has already invested significantly in long-range planning for the subject area; communities along gateway entrances to a municipality provide a "first impression". Further, portions of the subject area are proposed to be annexed pursuant to the current implementation efforts of the CSMA Effectiveness Study Implementation.

The ETJ is a community asset with economic potential. COSA would lose the ability to continue to effectively engage in future land use planning in the ETJ to encourage long-term economic development if continued releases of ETJ occur. As COSA pursues the 10-year annexation program, the incorporation of "Sandy Oaks", as proposed, would prove to be a barrier to efficiently address compatible land uses in the southeast sector of Bexar County.

- Subdivision Development

Through the regulatory authority afforded a city in the ETJ, COSA strives to maintain infrastructure and development standards compatible with our City standards in the event the area were to be annexed. COSA would lose the authority to manage future development in this quadrant of Bexar County should the subject area be incorporated into a new municipality.

- Transportation Network

The COSA Major Thoroughfare Plan (MTP) is a region-wide transportation plan that encourages proper transportation planning and efficient circulation throughout the city and in the ETJ. There are two (2) major thoroughfares proposed within the subject area. COSA would lose the right to enforce the MTP and ensure efficient traffic circulation in the region.

- Economic Development

This area remains a fast growing region of our county due to private-sector investments related to developments serving Eagle/Ford Shale formation-serving businesses. This fact is evident in the fast-rising valuations of property within the "Sandy Oaks" proposed municipal boundaries. This level of increase in appraised value demonstrates that COSA is pursuing the appropriate annexation strategy by proposing annexation to the south and southeast.

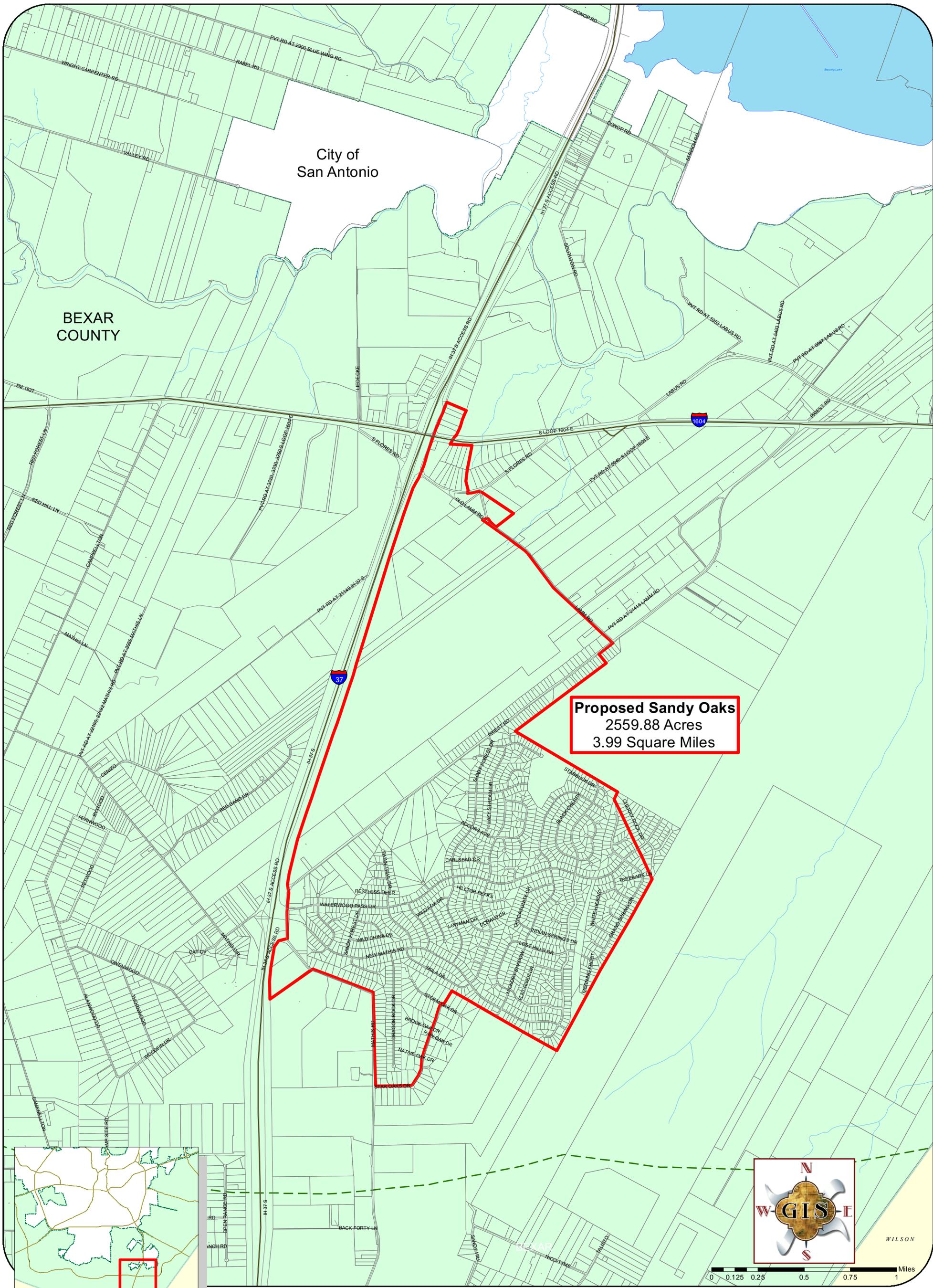
### **III. RECOMMENDATION**

The Department of Planning & Community Development recommends **Denial** of the applicant's request as submitted by the "Committee for the Incorporation of Sandy Oaks" with an alternate

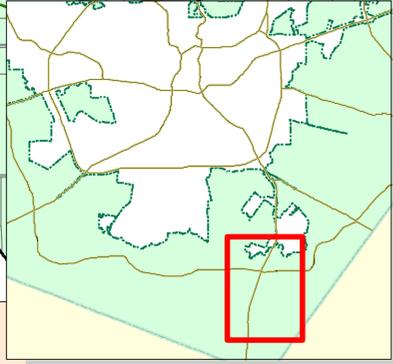
recommendation of **Approval** of authorization to initiate incorporation proceedings for the portion of the requested area on the east side of I.H.-37 South that totals approximately 2.4 square miles.

In accordance with the Local Government Code, the following options are available to City Council for consideration:

- *Approval of the applicant's request* – approval of the applicant's request would permit the "Committee" to submit the requisite written request to Bexar County requesting an election for incorporation be conducted. The incorporation process must be completed within 18 months or the consent is terminated, per the Local Government Code.
- *Denial of the applicant's request* – pursuant to the Local Government Code Section 42.041, a denial of the request would terminate the incorporation process. The applicants may petition COSA to annex the subject area. Should such a petition be submitted, COSA would have 6 months to annex the subject area. Refusal or failure to annex within 6 months of receiving the aforementioned petition would constitute consent to incorporate.
- *Approval of staff's recommendation* – approval of staff recommendation would allow the applicant to initiate incorporation proceedings for the area for which consent was obtained.



**Proposed Sandy Oaks**  
 2559.88 Acres  
 3.99 Square Miles



0 0.125 0.25 0.5 0.75 1 Miles

- Proposed Sandy Oaks Boundary
- Expressways
- 2013 BCAD Parcels
- Extraterritorial Jurisdiction Line

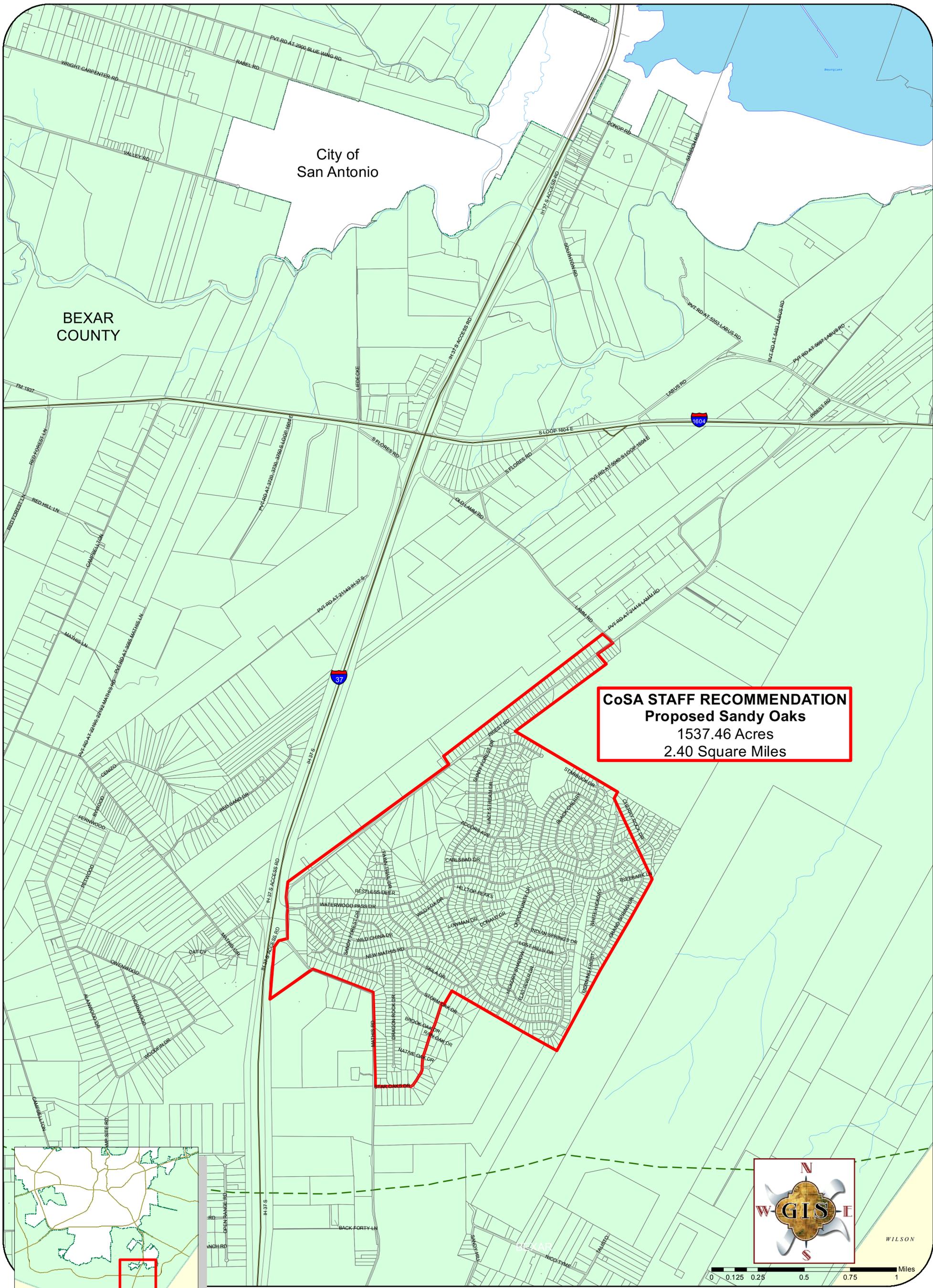
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 Map Last Edited: August 1, 2013  
 PDF Filename: 1308GD01.pdf

**City of San Antonio**  
 Proposed Sandy Oaks Municipal Incorporation





**CoSA STAFF RECOMMENDATION**  
**Proposed Sandy Oaks**  
 1537.46 Acres  
 2.40 Square Miles

- Proposed Sandy Oaks Boundary
- Expressways
- 2013 BCAD Parcels
- Extraterritorial Jurisdiction Line

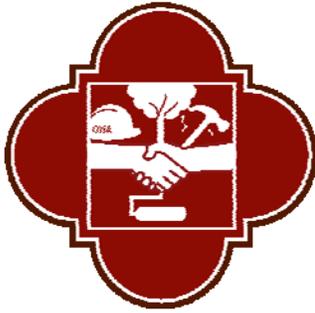
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**City of San Antonio**  
**STAFF RECOMMENDATION**





**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT**

**TO:** Planning Commission  
**FROM:** Melissa Ramirez, Planning Manager  
**COPIES:** Roderick Sanchez, Director; John Jacks, Assistant Director; File  
**SUBJECT:** Planning Commission Holiday Schedule for 2013 - 2014  
**DATE:** September 30, 2013

As you are aware, the upcoming 2013 Holiday Season is fast approaching. To ensure a quorum of Commissioners is maintained, Staff recommends the following minor changes to the scheduled meetings of the Planning Commission. Staff recommendation takes into consideration the importance of applicable project timelines and notifications in accordance with the Unified Development Code and State Law.

Please note, this year a conflict may exist between the November holiday schedule and the scheduled Planning Commission meeting. The meeting is scheduled for November 27<sup>th</sup> and City holidays are on November 28<sup>th</sup> and 29<sup>th</sup>.

Additionally, a conflict exists with the December holiday schedule. The regularly scheduled meeting falls on December 25<sup>th</sup> and the City is scheduled to be closed December 23<sup>rd</sup> – January 1<sup>st</sup>.

Staff recommendations are listed below:

Preferred Option: (eliminates meetings on November 27<sup>th</sup>, December 11<sup>th</sup> and 25<sup>th</sup>)

- Wednesday, December 4<sup>th</sup> Board Room and Tobin Room are available between 9-2.
- Wednesday, December 18<sup>th</sup> Board Room and Tobin Room are available between 9-2.

Alternative options as needed: (please note that these dates have time and room constraints)

- Monday, November 25<sup>th</sup> Board Room and Tobin Room are available between 11-2.
- Friday, December 20<sup>th</sup> Board Room is available between 9-2  
Tobin room is not available.

After Commission consideration the outcome will be sent to the development community describing the changes.

Thank you for your consideration.