

# SAN ANTONIO PLANNING COMMISSION AGENDA



October 10, 2012



2:00 P.M.

Jose R. Limon, *Chair*  
Marcello Diego Martinez, *Vice Chair*  
Rob Rodriguez, *Chair Pro Tem*  
Andrea Rodriguez  
Daniel D. Kossl  
Jody R. Sherrill  
Donald Oroian

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

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

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

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

## 1. PRELIMINARY ITEM(S):

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 110298	Napa Oaks, Unit-4 PUD * (East of the intersection of Sonoma Ambre and Elkhorn Knoll)	OCL	447 B-3
B. 120056	Monte Viejo Unit 6R (South of the intersection of Monte Seco and Puente)	3	652 C-8

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

- C. 120190      **Texas Auto Salvage 3**      5      649 E-5  
(On the north side of Southcross Boulevard, west of Somerset Road)

**PLAN UNIT DEVELOPMENT:**

- D. 12-002      **Mountain Terrace**      OCL 512 A-3  
(West of State Highway 16, on the north side of Ranch Parkway)

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**CONSENT AGENDA**

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

**PUBLIC HEARINGS FOR ITEMS 6-9 HELD ABOVE:**

6.      110298      **Napa Oaks, Unit-4 PUD \***      OCL 447 B-3  
(East of the intersection of Sonoma Ambre and Elkhorn Knoll)
7.      120056      **Monte Viejo Unit 6R**      3      652 C-8  
(South of the intersection of Monte Seco and Puente)
8.      120190      **Texas Auto Salvage 3**      5      649 E-5  
(On the north side of Southcross Boulevard, west of Somerset Road)

**PLAN UNIT DEVELOPMENT:**

9.      12-002      **Mountain Terrace**      OCL 512 A-3  
(West of State Highway 16, on the north side of Ranch Parkway)

**PLAT:**

10.      120312      **Grissom Trails Phase 5A P.U.D.**      6      579 C-6  
(Extending Grissom Pass eastward from Grissom Trails Phase 3)

**DEFERRAL:**

11.      120432      **SD Subdivision**      OCL 655 D-3  
(On the northeast corner of Rakowitz Road and Ford Road)

## INDIVIDUAL CONSIDERATION

### PLAT:

12. 110269 Alamo Ranch Unit 33B, Enclave OCL 577 D-7  
(On the east side of Alamo Parkway, south of Cottonwood Way)

### VARIANCE:

13. TPV 12-006 Zootennial Plaza San Antonio Zoo (Pending) 9 583 B-7  
(Southeast of the intersection of Highway 281 and East Hildebrand)

### COMPREHENSIVE MASTER PLANS:

14. PA 12076 – Public hearing and consideration of a resolution amending the land use plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.937 acres located at 3510 North Main Avenue from Public Institutional to Neighborhood Commercial land use. (Planning and Community Development Department by Robert Acosta)
15. PA 12078 – Public hearing and consideration of a resolution amending the future land use plan contained in the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 17.306 acres located at 2001 South Zarzamora and 300 Gante Walk from Low Density Residential to High Density Mixed Use. (Department of Planning and Community Development by Tyler Sorrells)

### OTHER ITEMS:

16. Approval of the minutes for the September 26, 2012 Planning Commission meeting
17. Director's report - City Council Action Update (Planning Commission Items sent to Council)
18. The Planning Commission will meet October 10, 2012 at 1111 South Alamo, following the Planning Commission meeting, to recognize the service of former Commissioners. No official business will be considered by the Planning Commission.
19. **ADJOURNMENT**

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.

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

**AGENDA ITEM NO: 5A & 6 October 10, 2012**

NAPA OAKS, UNIT – 4 PUD  
**SUBDIVISION NAME**

MAJOR PLAT

110298  
**PLAT #**

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

**FERGUSON MAP GRID:** 447 B-3

**OWNER:** NAPA Oaks SA, Ltd., c/o James Japhet

**ENGINEER:** Macina Bose Copeland and Associates, Inc., c/o Robert A. Liesman, P.E.

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

**Date filed with Planning Commission:** September 17, 2012

**Location:** East of the intersection of Sonoma Ambre and Elkhorn Knoll

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 041A-06, Arthur Tract, accepted on November 10, 2010

PUD 09-001A, Napa Oaks, approved on November 2, 2010

**Proposed Use:** Single-Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **5.054**-acre tract of land that will consist of twenty eight (**28**) single-family lots, and seven hundred seven (**707**) linear feet of private streets.

**DISCUSSION:**

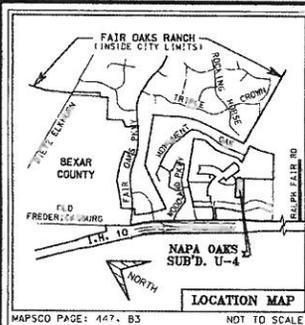
**PUBLIC HEARING NOTE:**

Two (2) notice were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Napa Oaks Home Owners Association. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

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

**STAFF RECOMMENDATION:**

Approval



MAPSCO PAGE: 447, B3  
LOCATION MAP  
NOT TO SCALE

**CPS NOTES:**

- 1) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE BASEMENTS AND ROOF-TOP FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC BASEMENT", "GAS BASEMENT", "ANCHOR BASEMENT", "SERVICE BASEMENT", "OVERHEAD BASEMENT", "UTILITY BASEMENT" AND "TRANSFORMER BASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POLES, MASTS, OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH THE NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INSTALL AND ERECT SUCH GRANTOR'S REQUIRED LINES, THE RIGHT TO REMOVE SAID FACILITIES WITHIN SAID BASEMENT AND ROOF-TOP AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES THEREON, AND UNDERGROUND LINES, NO TELEPHONE, CONCRETE, STAKES, OR WALLS WILL BE PLACED WITHIN SAID BASEMENT AREAS.
- 2) CONCRETE DRIVEWAY APPROXIMATIONS ARE ALLOWED WITHIN THE 6" TO 7" FOOT WIDE ELECTRIC AND GAS BASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 3) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS BASEMENTS WHEN DUTY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE BASEMENTS.
- 4) ANY COST MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID BASEMENT DUE TO CHANGE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGE CHANGES OF GROUND ELEVATION ALTERATIONS.
- 5) THIS PLAN DOES NOT AFFECT, ALTER, REMOVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE TELEPHONE, CABLE LINES OR ANY OTHER FACILITIES FOR UTILITIES OTHER THAN THE UTILITIES TO WHICH FACILITIES ARE REFERRED TO IN THIS PLAN.

**IMPACT FEE PAYMENT DUE:**  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLANNING FOR THIS PLAN. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WATER SERVICE CONNECTION AS PER SAWS REGULATION (114.43).

**WASTE WATER EDU NOTE:**  
THE NUMBER OF WASTE WATER EQUIVALENT UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN MAY VARY FROM FEE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE GSE/DEVELOPMENT SERVICES DEPARTMENT.

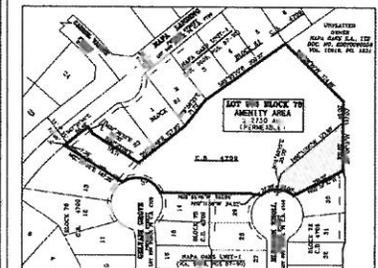
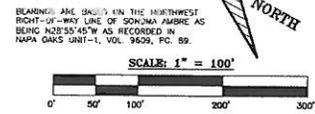
**DRAINAGE NOTES:**  
NO SIGNATURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT OR BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN, AND NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INSTALL AND ERECT SUCH GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

**NOTES:** FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISH ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

**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 1,000 GPM AT 15 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT. THIS PLAN IS UNPLANNED.

**NOTES:**

- 1) LOT 918, BLOCK 10, C.B. 4709 (FRONT CORNER) UNIT 4 CORNERS A TOTAL OF 10.35 ACRES AND 14 COMBINATION USE LOTS AREA.
- 2) A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND CONTAINMENT OF THE COMMON AREAS/ FACILITIES DISCLOSED ON THIS PLAN IS BEING RECORDED ON THE SAME DAY AS THIS PLAN.
- 3) PRIVATE STREETS ARE ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WASTEWATER AND DRAINAGE EASEMENT. THE MAINTENANCE OF PRIVATE STREET, DRAINAGE EASEMENTS, OVERHEADS AND OPEN FRANKLIN SPACIAL SURVEY HEREON SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OR HOLDINGS OF THE ADJACENT LOTS AND THEIR SUCCESSORS IN INTEREST AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 4) PRIVATE STREETS (LOT 918, BLOCK 10) AND DRAINAGE EASEMENTS OF ANY NATURE.
- 5) NO GARAGE FACINGS SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE BACK OF SIDEWALKS.
- 6) THE DEVELOPER DESIGNATES THE SANITARY SEWER MAINS UPON LOCATION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM SHALL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAN.
- 7) 20 NEW SINGLE-FAMILY RESIDENTIAL LOTS ARE HEREBY ESTABLISHED.
- 8) FROM RED MEN MISC CAP SET AT ALL CORNERS FOR THE PERIMETER BOUNDARY, UNLESS OTHERWISE NOTED.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION**

BEING A PORTION OF LOT 903, BLOCK 78 (AMENITY AREA - 0.244 ACRES) AS PLATTED WITH NAPA OAKS, UNIT-1 REPLAT (I.D. NO. 100299), RECORDED IN VOLUME 9657, PAGES 184 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED HAS PREVIOUSLY BEEN PLATTED ON PLAT NAPA OAKS, UNIT-1, REPLAT, WHICH IS RECORDED IN VOLUME 9612, PAGE 184, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON \_\_\_\_\_ HELD A PUBLIC HEARING WHICH ADVISED 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 AFFECT OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: NAPA OAKS SA, LTD.

OWNER'S DULY AUTHORIZED AGENT: \_\_\_\_\_

GIVEN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF Sept.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**BEARING & DISTANCE TABLE**

NO.	BEARING	DIST.
11	N28°52'45"W	44.00'
12	T1°04'15"W	3.71'
13	S11°04'15"E	45.00'
14	S11°00'15"E	72.42'
15	N18°55'45"W	19.43'
16	N28°55'45"W	43.03'
17	S11°04'15"W	20.00'
18	N28°55'45"W	44.00'
19	N18°55'45"W	20.00'
110	N61°04'15"E	12.00'
111	N18°55'45"W	20.00'
112	N18°55'45"W	130.20'

**CURVE DATA**

NO.	RADIUS	DELTA	TANGENT	LEN. T.M.	CHORD	PERC. DIST.
1	48.00'	43°27'48"	19.13'	36.41'	64.94-43.88'	35.54%
2	58.00'	40°55'23"	23.30'	49.00'	80.92-52.03'	39.16%
3	58.00'	78°77'55"	54.95'	96.23'	117.78-73.78'	39.16%
4	320.00'	30°47'41"	3.68'	7.21'	167.40-42.42'	7.31%
5	17.00'	41°52'41"	8.31'	12.19'	84.32-20.00'	11.93%
6	21.00'	80°00'00"	77.00'	42.41'	70.74-95.45'	38.18%

THIS PLAN OF NAPA OAKS, UNIT-4 P.U.D. 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 THE CITY CHARTER AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

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

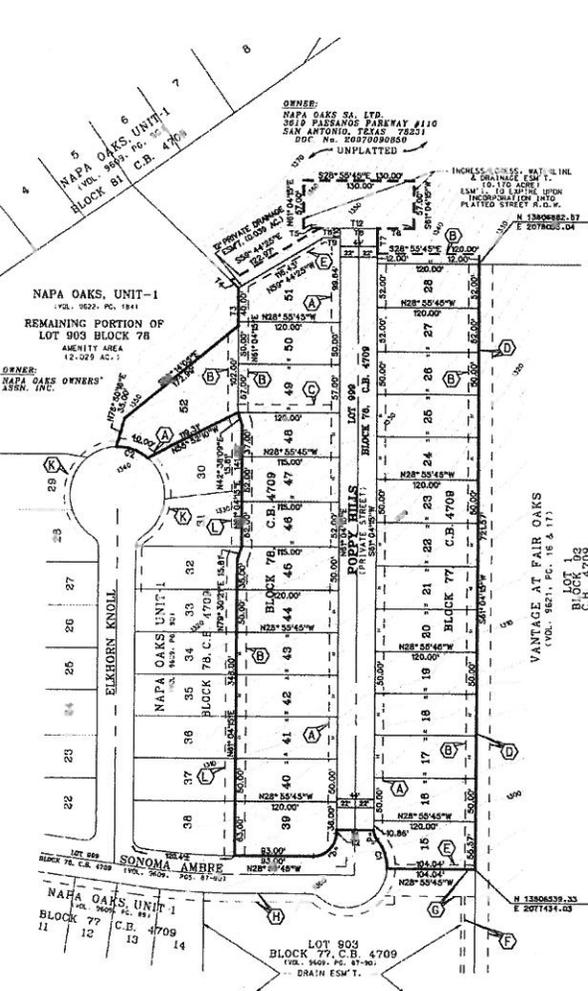
BY: \_\_\_\_\_ SECRETARY

**LEGEND:**

- EXIST. --- EXISTING
- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CATV --- CABLE TELEVISION
- SAN. SWR. --- SANITARY SEWER
- CSM --- CEMENT
- R.O.W. --- RIGHT-OF-WAY
- IRREGULAR --- IRREGULAR
- C.B. --- COUNTY BLOCK
- N.C.B. --- NEW CITY BLOCK
- VOL. --- VOLUME
- PAGE --- PAGE

**KEY LEGEND:**

- (A) --- 16" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
- (B) --- 12" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
- (C) --- 10" PRIVATE SANITARY SEWER SERVICE EASEMENT FOR THE BENEFIT OF LOT 32, BLOCK 78
- (D) --- 16" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGES 87-90)
- (E) --- 8" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
- (F) --- 24" ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT (VOLUME 9609, PAGES 87-90)
- (G) --- 30" ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATER MAIN, & TRUNKS/PIEGESS EASEMENT (VOLUME 9609, PAGES 87-90)
- (H) --- 16" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (LOT 903, BLOCK 78 ONLY) (VOLUME 9609, PAGES 87-90)
- (I) --- 7" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGES 87-90)
- (J) --- 12" ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGES 87-90)



PLAT NO. 110298  
REPLAT AND SUBDIVISION PLAT ESTABLISHING  
**NAPA OAKS, UNIT-4**  
PLANNED UNIT DEVELOPMENT

BEING 5.0641 ACRES COMPRISED OF 2,8101 ACRES OUT OF THE REMAINDER, PORTION OF A CALLED 163.22 ACRES TRACT, DOCUMENT NO. 200707002 (VOLUME 12818, PAGE 1573) AND 0.244 ACRES OF LOT 903, BLOCK 78 (AMENITY AREA), NAPA OAKS, UNIT-1 REPLAT SUBDIVISION AS RECORDED IN VOLUME 9612, PAGE 184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MACMA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1032 Central Expressway North, San Antonio, Texas 78232  
(210) 349-1122 Fax (210) 349-8082 www.mbc-engineers.com  
TEXAS REGISTERED ENGINEERING FIRM F-794

DATE: 09/26/2011 JOB NO.: 30566/0790

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAN, BY PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIGNATES TO THE USE OF THE PUBLIC, LOT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, CALCULATED AND PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPLICITLY.

OWNER/DEVELOPER: NAPA OAKS SA, LTD.  
3810 PASSEANOS PARKWAY #110  
SAN ANTONIO, TEXAS 78211  
TELEPHONE No. (210) 448-0000

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF Sept. 2012.

JESSE H. VALDEZ, JR.  
Notary Public  
State of Texas  
My Commission Expires 08-18-2016

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK 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 THAT STATE'S LAWS AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

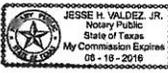
STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 AT \_\_\_\_\_ M. IN THE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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

AGENDA ITEM NO: **5B & 7** October 10, 2012

MONTE VIEJO UNIT 6R  
SUBDIVISION NAME

MAJOR PLAT

120056  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 652 C-8

**OWNER:** Armadillo Construction Company, LTD, c/o Jeffery Czar, Jr.

**ENGINEER:** Denham-Ramones Engineering, c/o Paul W. Denham, P.E.

**CASE MANAGER:** Luz M. Gonzales, Planner (210) 207-7898

**Date filed with Planning Commission:** September 18, 2012

**Location:** South of the intersection of Monte Seco and Puente

**Services Available:** SAWS Water and Sewer

**Zoning:** "RM4" Residential Mixed District

**Plat is associated with:**

MDP 723-D, Monte Viejo, accepted on June 26, 2012

**Proposed Use:** Single-Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **13.642**-acre tract of land that will consist of sixty-five (**65**) single-family lots, and two (**2**) non-single family lots, and two thousand one hundred-fifty (**2,150**) linear feet of public streets

**DISCUSSION:**

Twenty-four (24) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Highland Hills Neighborhood Association. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

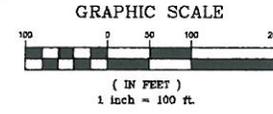
Approval

63 LOTS & REPLAT OF 2 LOTS = 65 TOTAL LOTS

REPLAT & SUBDIVISION PLAT ESTABLISHING

**SUBDIVISION UNIT 6R**

BEING 13.642 ACRES OF LAND, CONSISTING OF A REPLAT OF 2.146 ACRES OUT MONTE VIEJO SUBDIVISION UNIT 11, RECORDED IN VOLUME 9560, PAGES 201-205 AND OUT OF MONTE VIEJO SUBDIVISION UNIT 5, RECORDED IN VOLUME 9567, PAGES 149-150 AND ALL BEING OUT OF THE REMAINDER OF A 226.574 ACRE TRACT RECORDED IN VOLUME 9137, PAGES 1205-1211 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT No. 213, N.C.B. 10879, SAN ANTONIO BEAR COUNTY, TEXAS.



**Denham-Ramones Engineering and Associates, Inc.**  
1360 Parthorn Way, Suite 290  
San Antonio, TX 78232  
(210) 480-3100 Office  
(210) 480-3122 Fax  
Firm Registration Number: T.A.P.E. F-9181 & T.A.P.L.S. 10023700

**DEVELOPER/OWNER:**  
ARMADILLO CONSTRUCTION COMPANY LTD.  
14200 NORTHBRIDGE DRIVE  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 662-0068  
FAX (210) 798-5062

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

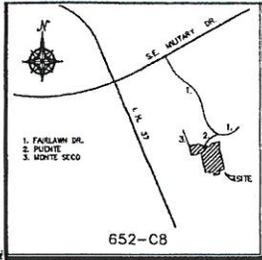
STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
**LETTER CAR, JR.** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 14th DAY OF September A.D., 2012.  
*Courtney Chappell*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

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

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



**LOCATION MAP**  
NOT TO SCALE

- LEGEND & NOTES**
- BUILDING SETBACK LINE
  - ELECTRIC TELEPHONE OR CABLE TELEVISION EASEMENT
  - VEHICULAR NON-ACCESS EASEMENT
  - VEHICULAR ACCESS EASEMENT
  - GAS, ELECTRIC, TELEPHONE OR CABLE TELEVISION EASEMENT
  - WADSWORTH, BOSE & CORP. LAND
  - D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
  - U.L.F. = UNRELATED
  - U.L.S. = UNLAWFUL
  - PROPOSED FINISHED CONTOUR
  - THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVER DATA IS HAD AS TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
  - SCALE FACTOR IS 1:2000.00
  - ROTATION GRID TO PLAT IS 01523°
  - CONFORMANCE WITH THE PRACTICE OF ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION
  - U.L.S. = UNLAWFUL
  - U.L.F. = UNRELATED

**MONUMENT NOTE:**  
● = 1/2" I.R.F. W/CAP AS NOTED  
○ = 1/2" I.R.F. W/D-R E CAP  
○ = 1/2" I.R.F. W/D-R E CAP

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

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

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS MONTE VIEJO SUBDIVISION UNIT 5, RECORDED IN VOLUME 9567, PAGES 149-150 AND ALSO ON A PLAT KNOWN AS MONTE VIEJO SUBDIVISION UNIT 11, RECORDED IN VOLUME 9560, PAGES 201-205, DEED AND PLAT RECORDS BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MONTE VIEJO SUBDIVISION UNIT 5, WHICH IS RECORDED IN VOLUME 9567, PAGES 149-150 AND ON PLAT MONTE VIEJO SUBDIVISION UNIT 11, RECORDED IN VOLUME 9560, PAGES 201-205, BEAR COUNTY PLAT AND DEED RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 2012, 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 INSTRUMENT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ADOPT OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER'S DULY AUTHORIZED AGENT  
SHOWN AND SUBSCRIBED BEFORE ME THIS 14th DAY OF September A.D., 2012.  
*Courtney Chappell*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

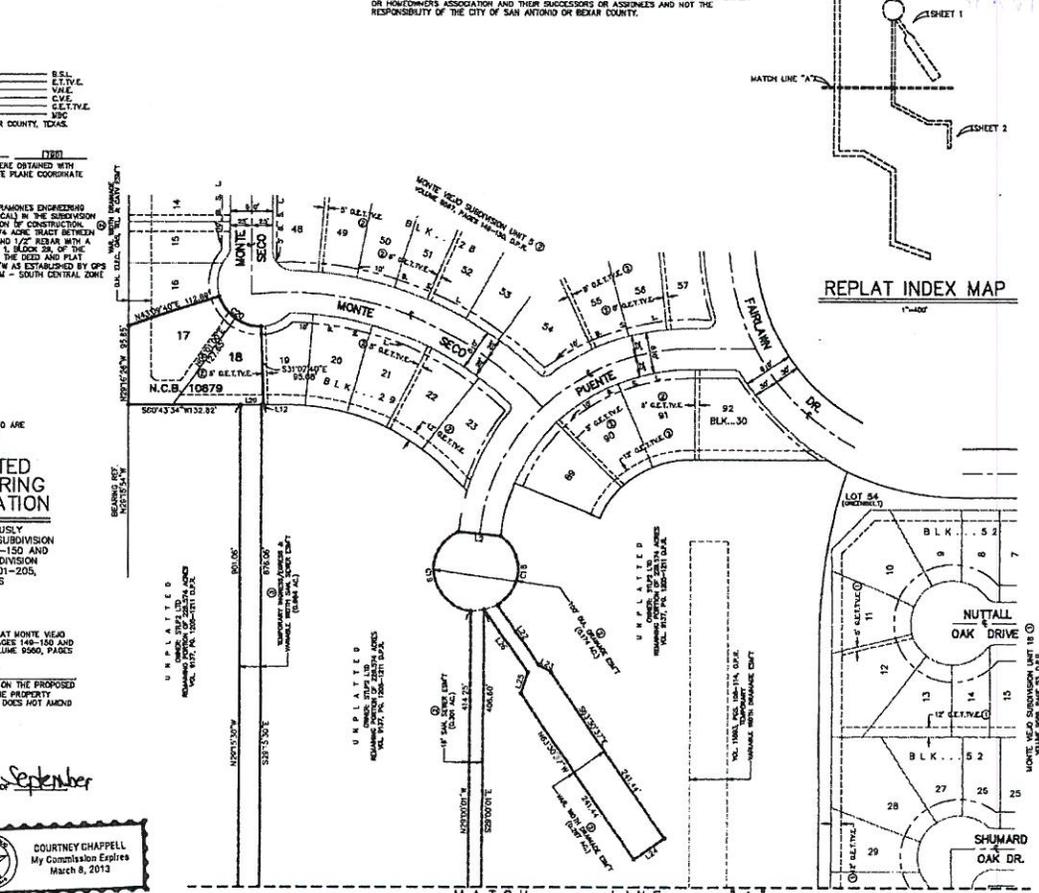
STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NELL

- "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 RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE "COMMON EASEMENT" SERVICE EASEMENT "PROPERTY EASEMENT" "UTILITY EASEMENT" AND "TRAVELWAY EASEMENT" ARE HEREBY DEDICATED TO THE CITY OF SAN ANTONIO FOR THE PURPOSES OF ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES. EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND FORCE OF EJECTMENT HEREON, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND PARTS THEREOF, SAID FACILITIES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO REPAIRS, REPAIRS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - 2.) ANY GPS MONUMENTARY MARKS INCLUDING FROM MODIFICATIONS REQUIRED BY GPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO DRAINAGE CHANGE OR GROUND ELEVATION A CHANGE SHALL BE COMPLIED TO THE PERSON OR PERSONS DESIGNATED BY THE SAN ANTONIO PLANNING COMMISSION. ALL MONUMENTARY MARKS INCLUDING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES SHALL BE CHANGED TO "SAN EASEMENTS" ARE HEREBY WELCOMED.
  - 3.) CONVEYANCE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT NEIGHBORING ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE SET-BACK EASEMENTS WHEN ON UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THE FIVE (5) FOOT SET-BACKS.

- OTHER NOTES:**
- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
  - 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
  - 3.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
  - 4.) ALL OPENSPACES ARE ALSO DRAINAGE EASEMENTS. (LOT 80, BLK. 28 & LOT 80, BLK. 30)
  - 5.) 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 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
  - 6.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTION WHICH ALTERS THE CROSS-SLOTTING OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY INTERFERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - 7.) THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, OPENWAYS, AND OPEN PENETRABLE 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 OR BEAR COUNTY.

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



**REPLAT INDEX MAP**

MATCH LINE SEE SHEET 2 OF 4

**PLAT REFERENCE**

①	MONTE VIEJO SUBDIVISION UNIT 18 VOLUME 9568, PAGE 52, D.P.R.
②	MONTE VIEJO SUBDIVISION UNIT 8 VOLUME 9567, PAGES 149-150, D.P.R.
③	MONTE VIEJO SUBDIVISION UNIT 11 VOLUME 9560, PAGES 201-205, D.P.R.



DATE: Sep 12, 2012, 3:22pm User: G:\Information\Plat 120056\Drawings\Plat 120056\Drawings\Map Unit 6R.dwg







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

AGENDA ITEM NO: **5C & 8** October 10, 2012

TEXAS AUTO SALVAGE 3  
**SUBDIVISION NAME**

MINOR PLAT

120190  
**PLAT #**

**COUNCIL DISTRICT: 5**

**FERGUSON MAP GRID: 649 E-5**

**OWNER: H.K.H., LLC, c/o Daniel Hack**

**ENGINEER: Gomez-Garcia and Associates, Inc., c/o Alejandro R. Gomez, P.E.**

**CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898**

**Date filed with Planning Commission: September 14, 2012**

**Location: On the north side of Southcross Boulevard, west of Somerset Road.**

**Services Available: SAWS Water and Sewer**

**Zoning: "RM4" Residential Mixed District**

**Proposed Use: Single-Family Residential**

**Major Thoroughfare: Southcross Blvd. is a Secondary Arterial, Type B, minimum 70 feet right-of-way (R.O.W.)**

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **0.475**-acre tract of land that will consist of one **(1)** single family lot.

**DISCUSSION:**

Twelve (12) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Quintana Community Neighborhood Association. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP NOT TO SCALE



SCALE 1" = 400'

AREA BEING REPLATED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

THE AREA BEING REPLATED WAS PREVIOUSLY RECORDED IN VOLUME 980, PAGE 387, BEING A PORTION OF LOT 20, BLOCK 7, NEW CITY BLOCK 8733, ARTESIAN GARDENS, AS RECORDED IN VOLUME 980, PAGE 387, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - EXISTING CONTOURS
  - B.S.L. BUILDING SETBACK LINE
  - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
  - C.B. COUNTY BLOCK
  - N.C.B. NEW CITY BLOCK
  - R.O.W. RIGHT-OF-WAY
  - E.S.M.T. EASEMENT
  - V.H.A.E. VEHICULAR NON-ACCESS EASEMENT
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
  - D.P.R. DEED & PLAT RECORDS OF BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT ARTESIAN GARDENS WHICH IS RECORDED IN VOLUME 980, PAGE 387, BEAR COUNTY PLAT RECORDS. THE AREA BEING REPLATED IS A PORTION OF LOT 20, BLOCK 7, NEW CITY BLOCK 8733, ARTESIAN GARDENS, AS RECORDED IN VOLUME 980, PAGE 387, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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.

*George C. A. Manilova Elias*  
OWNER'S SILENT AUTHORIZED AGENT

SHOWN AND SIGNED BEFORE ME THIS 12 DAY OF SEP 2012  
*Jandra Sue Depue*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-23-2013

STATE OF TEXAS  
COUNTY OF BEAR

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

*Thomas C. Hauber* Aug 29, 2012  
DATE

THOMAS C. HAUBER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4350

STATE OF TEXAS  
COUNTY OF BEAR

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

*Alejandro R. Gomez* 3-29-2012  
DATE

ALEJANDRO R. GOMEZ  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 90145

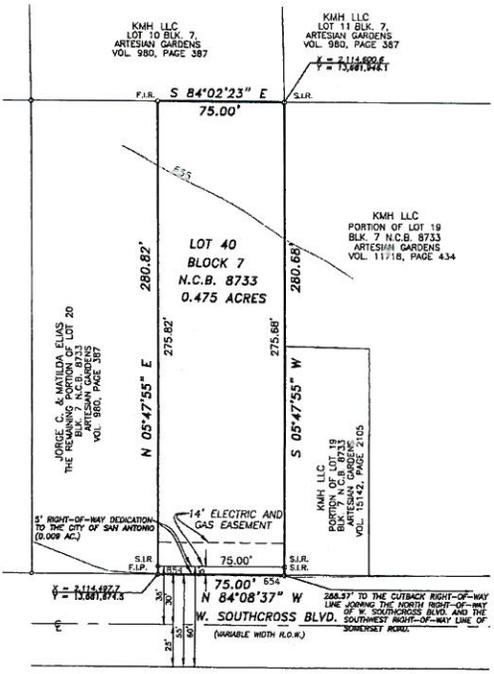
- NOTES:**
1. WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
  2. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL WATER AND WASTEWATER IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
  3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE UNITS 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 OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.
  4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.
  5. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1" HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YR ULTIMATE DEVELOPMENT.

6. 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 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE WITHIN THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- CES 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," "FACILITY EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, ERECTING, 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 GRANTEE'S ADJACENT LOTS, 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 EFFICIENT USE 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 OFS MATERIAL 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 HEREIN.
  4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  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.

**SURVEYOR'S NOTES:**

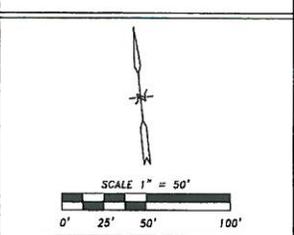
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.



**PLAT NUMBER 120190**

**A REPLAT ESTABLISHING TEXAS AUTO SALVAGE 3**

ESTABLISHING LOT 40, BLOCK 7, N.C.B. 8733, (0.475 ACRES), BEING A PORTION OF LOT 20, BLOCK 7, NEW CITY BLOCK 8733, ARTESIAN GARDENS, AS RECORDED IN VOLUME 980, PAGE 387, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



**GGA**

**GOMEZ-GARCIA AND ASSOCIATES, INC.**  
8723 BOOTS LANE, SAN ANTONIO, TEXAS 78217  
(210) 832-9608 (210) 832-9815 FAX  
TPE FIRM REGISTRATION #5382

**Northstar Land Surveying, Inc.**  
9033 Aero Sulle # 105  
SAN ANTONIO, TEXAS 78217  
(210) 826-8228

DATE: 8-28-2012 JOB NO.: 136.005

STATE OF TEXAS  
COUNTY OF BEAR

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

*George C. A. Manilova Elias*  
OWNER

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *George C. A. Manilova Elias* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
ON 28 DAY OF SEP 2012  
*Jandra Sue Depue*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THIS REPLAT OF TEXAS AUTO SALVAGE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

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

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

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

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

**PLANNING COMMISSION**  
**PLANNED UNIT DEVELOPMENT (PUD)**  
**AGENDA ITEM NO: 5D & 9 October 10, 2012**

MOUNTAIN TERRACE  
**PUD NAME**

12-002  
**PLAN #**

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

**FERGUSON MAP GRID:** 512 A-3

**OWNER:** William L. Hoover

**ENGINEER:** Macina Bose Copeland Engineers, Inc., c/o Rao Vasamsetti, P.E.

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

**Location:** West of State Highway 16, on the north side of Ranch Parkway

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Single-Family Residential at a density of 3.25 dwelling units per acre

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**APPLICANT'S PROPOSAL:**

The applicant proposes to develop a **12.57**-acre tract of land that will consist of one hundred (**100**) single-family units, and two thousand (**2,416**) linear feet of private drives.

**DISCUSSION:**

Twenty (27) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and the plan is not within two hundred (200) feet of a registered Neighborhood Association. Staff has received a petition in opposition from the residents of the adjacent subdivision, San Antonio Ranch, in regards to the increase of traffic and environmental concerns. The San Antonio Ranch subdivision does have a Home Owner's Association; however they are not registered with the City of San Antonio. Therefore, the Home Owner's Association was not notified, only the property owners within the two hundred (200) foot notification area of the PUD.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 10 October 10, 2012**

GRISSOM TRAILS PHASE 5A P.U.D.  
**SUBDIVISION NAME**

**MAJOR PLAT**

120312  
**PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 579 C-6**

**OWNER:** New Leaf Homes, LLC, by Fred Ghavidel

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

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

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

**Location:** Extending Grissom Pass eastward from Grissom Trails Phase 3

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 PUD Residential Single Family District Planned Unit Development

**Plat is in accordance with:**

PUD 06-005, Grissom Trails was accepted on February 8, 2006

**Proposed Use:** Single-Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **19.53**-acres tract of land that will consist of seventy three (73) single-family lots, one (1) non single-family and two thousand six hundred forty-eight (2,648) linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 11 October 10, 2012

SD SUBDIVISION

120432

**SUBDIVISION NAME**

**PLAT #**

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

**FERGUSON MAP GRID:** 655 D-3

**OWNER:** S.D. Homes, Inc., c/o Domingo Sanchez

**SURVEYOR:** Galbraith Engineering Consultants Inc., c/o Glenn E. Galbraith, P.E.

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

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

**Location:** On the northeast corner of Rakowitz Road and Ford Road

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

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Single-Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **1.90**-acre tract of land that will consist of one **(1)** single family lot.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation.

**STAFF RECOMMENDATION:**

The Director of Development Services Department recommends **approval** of the plat deferral with the following conditions:

1. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
2. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.



120432

DEVELOPMENT SERVICES  
RECEIVED

2012 SEP -5 AM 11:26

August 23, 2012  
Job No. 44966701

CITY OF SAN ANTONIO  
Development Services  
1901 S. Alamo  
San Antonio, Texas 78263

ATTN: Development Services Department  
Land Entitlements Services

**Re: Plat Deferral (SD Subdivision)**

**Attn: Elizabeth Carol**

**Dear Mrs. Carol:**

This letter is to confirm that I, Domingo Sanchez, property owner of the land known as 1.90 acres (4014 Rakowitz Road) as recorded in volume 3477, Page 307 Deed Records of Bexar County, Texas has retained Galbraith Engineering Consultants, for platting services.

We are requesting a plat deferral be filed to obtain electrical power at this time to be supplied for a single family home being constructed on this property. We were not made aware that the property needed to be platted prior to purchasing this land for construction. A denial for this request would subject this home to vandalism without tenants. This home is approximately 85% completed.

Galbraith Engineering Consultants, Inc. will see that all requirements are met to obtain a recorded plat within the 180 days required as outlined in section 35-434 of the San Antonio Unified Development Code.

Sincerely,

  
\_\_\_\_\_  
Domingo Sanchez, owner

file: [40,1]sdsb.wrt

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 12 October 10, 2012

ALAMO RANCH

UNIT 33B, ENCLAVE.  
SUBDIVISION NAME

MAJOR PLAT

110269  
PLAT #

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

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

**OWNER:** Hanna/Magee L.P. #1, c/o Jay Hanna

**ENGINEER:** Pape-Dawson Engineers, Inc, c/o Shauna L. Weaver P.E.

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

**Date filed with Planning Commission:** October 1, 2012

**Location:** On the east side of Alamo Parkway south of Cottonwood Way

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 808-A, Alamo Ranch, accepted on October 5, 2005

**Proposed Use:** Single-Family Residential

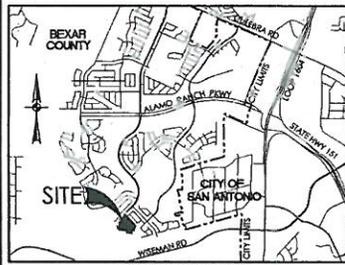
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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **14.722**-acre tract of land that will consist of sixty-two (**62**) single-family lots, four (**4**) non-single family lots and two thousand three hundred seventy five (**2,375**) linear feet of private streets.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP  
MAPSCO MAP GRID: 5707  
NOT TO SCALE

LEGEND

- BLK BLOCK
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- 1140- EXISTING CONTOURS
- 1140- PROPOSED CONTOURS
- 1 GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 2 GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 3 GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 4 VARIABLE WIDTH CLEAR VISION EASEMENT
- 5 BUILDING SETBACK LINE
- 6 BUILDING SETBACK LINE
- 7 16.5' DRAINAGE EASEMENT FERMABLE (0.115 ACRES)
- 8 VARIABLE WIDTH DRAINAGE EASEMENT (0.076 ACRES)
- 9 GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9423, PG 113-114, DPR)
- 10 BUILDING SETBACK LINE (VOL 9423, PG 113-114, DPR)
- 11 VARIABLE WIDTH CLEAR VISION EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 12 GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 13 BUILDING SETBACK LINE (VOL 9423, PG 113-114, DPR)
- 14 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9423, PGS 113-114, DPR)
- 15 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 12797, PG 563-571, OPR)
- 16 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 17 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 18 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 19 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
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- 21 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
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- 24 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
- 25 18' GAS ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ALAMO RANCH UNIT 29A-2, ENCLAVE PLAT # 110233)
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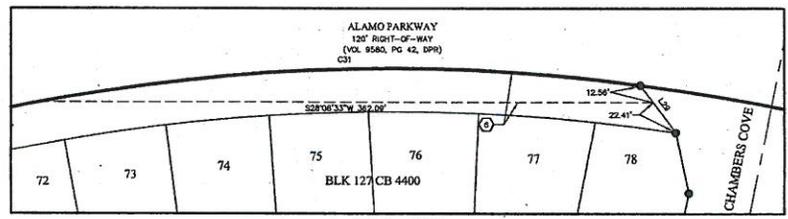
**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTICED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COCS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COORDINATE COCS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COCS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
**EDU NOTE:**  
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
**IMPACT FEE PAYMENT NOTE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAN. 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 HAS THE USE OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED BY EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "WATER EASEMENT," "SERVICE EASEMENT," "TOWNSHIP EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSPORTATION EASEMENT" FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, PARALLELING, AND TESTING POLES, WIRING OR BUNDLES, WELLS, CABLES, CONDUITS, PIPES, OR TRANFORMERS, EACH WITH ITS NECESSARY APPROPRIATE ACCESSORIES, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CROSS, OVER, UNDER, THROUGH, ACROSS, OR OVER ANY OTHER EASEMENT, RIGHT-OF-WAY, OR RIGHT TO TRAVEL FROM SAID LANDS, ALL TYPES OF PUBLIC OR PRIVATE OBSTRUCTIONS, WHICH OBSTRUCTIONS OR HAVE HEREIN, WITH THE EXCEPT OF SAID LANDS OR APPURTENANCES, RIGHTS OR IS AGRICULTURE OR THEREABOUTS, BUT NOT BARRIERS, CONCRETE WALLS, OR WALLS WITHIN A FENCED OR UNFENCED AREA.  
 2. THE CITY OF SAN ANTONIO HAS THE RIGHT TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, PARALLEL, AND TEST POLES, WIRING OR BUNDLES, WELLS, CABLES, CONDUITS, PIPES, OR TRANFORMERS, EACH WITH ITS NECESSARY APPROPRIATE ACCESSORIES, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CROSS, OVER, UNDER, THROUGH, ACROSS, OR OVER ANY OTHER EASEMENT, RIGHT-OF-WAY, OR RIGHT TO TRAVEL FROM SAID LANDS, ALL TYPES OF PUBLIC OR PRIVATE OBSTRUCTIONS, WHICH OBSTRUCTIONS OR HAVE HEREIN, WITH THE EXCEPT OF SAID LANDS OR APPURTENANCES, RIGHTS OR IS AGRICULTURE OR THEREABOUTS, BUT NOT BARRIERS, CONCRETE WALLS, OR WALLS WITHIN A FENCED OR UNFENCED AREA.  
 3. THE CITY OF SAN ANTONIO HAS THE RIGHT TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, PARALLEL, AND TEST POLES, WIRING OR BUNDLES, WELLS, CABLES, CONDUITS, PIPES, OR TRANFORMERS, EACH WITH ITS NECESSARY APPROPRIATE ACCESSORIES, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CROSS, OVER, UNDER, THROUGH, ACROSS, OR OVER ANY OTHER EASEMENT, RIGHT-OF-WAY, OR RIGHT TO TRAVEL FROM SAID LANDS, ALL TYPES OF PUBLIC OR PRIVATE OBSTRUCTIONS, WHICH OBSTRUCTIONS OR HAVE HEREIN, WITH THE EXCEPT OF SAID LANDS OR APPURTENANCES, RIGHTS OR IS AGRICULTURE OR THEREABOUTS, BUT NOT BARRIERS, CONCRETE WALLS, OR WALLS WITHIN A FENCED OR UNFENCED AREA.  
 4. THE CITY OF SAN ANTONIO HAS THE RIGHT TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, PARALLEL, AND TEST POLES, WIRING OR BUNDLES, WELLS, CABLES, CONDUITS, PIPES, OR TRANFORMERS, EACH WITH ITS NECESSARY APPROPRIATE ACCESSORIES, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO CROSS, OVER, UNDER, THROUGH, ACROSS, OR OVER ANY OTHER EASEMENT, RIGHT-OF-WAY, OR RIGHT TO TRAVEL FROM SAID LANDS, ALL TYPES OF PUBLIC OR PRIVATE OBSTRUCTIONS, WHICH OBSTRUCTIONS OR HAVE HEREIN, WITH THE EXCEPT OF SAID LANDS OR APPURTENANCES, RIGHTS OR IS AGRICULTURE OR THEREABOUTS, BUT NOT BARRIERS, CONCRETE WALLS, OR WALLS WITHIN A FENCED OR UNFENCED AREA.

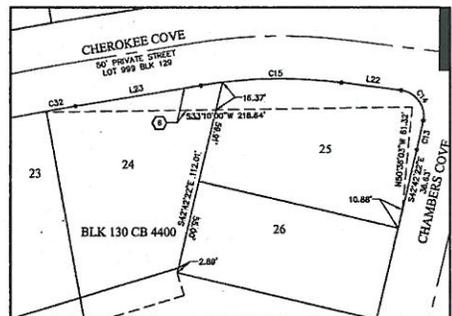
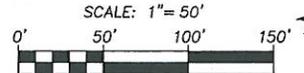
**FINISHED FLOOR NOTE:**  
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.  
**SETBACK NOTE:**  
 THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.  
**CLEAR VISION NOTE:**  
 CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THOSE IN FEET) AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.  
**SAWS NOTE:**  
 THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO 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 PLAN.

**PRIVATE STREET DESIGNATION NOTE:**  
 LOT 999, BLOCK 129 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.  
**PRIVATE STREET NOTE:**  
 ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY ARE HEREBY PROHIBITED FROM ENTERING OR TRAVELING ON ANY PRIVATE STREETS OF THIS SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT PERMISSION. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.  
**DESIGNATION NOTE:**  
 NONE OF THE AREAS DESIGNATED ON THE PLAT AS PRIVATE STREETS, GREEN SPACE, PARKS, OR PLAY AREAS SHALL BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.  
**DRAINAGE EASEMENT NOTE:**  
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE DRAINAGE EASEMENT FOR THE PURPOSE OF MAINTAINING ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

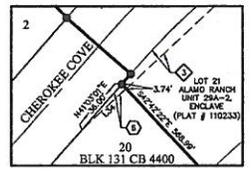
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**  
 Shauna L. Weaver  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 10-1-12  
 REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "C"  
NOT TO SCALE



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

PLAT NUMBER 110269  
 SUBDIVISION PLAT OF  
 ALAMO RANCH UNIT 33B,  
 ENCLAVE

A 14.722 ACRES TRACT OF LAND ESTABLISHING LOTS 40-78, 901, 902 AND 903, BLOCK 127, LOTS 10-37, BLOCK 130, LOTS 8-20, BLOCK 131 AND LOTS 2 AND 902, BLOCK 133, OUT OF A 43.42 ACRE TRACT OF LAND CONVEYED TO HANNA/VAMMAGE L.P. #1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE SARA TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

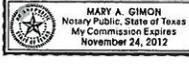


355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 FAX: 210.375.9010

DATE OF PRINT: October 1, 2012

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES TO THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR THE USE AND ENJOYMENT OF THE PUBLIC, AND CONSIDERATION THEREIN EXPRESSED.

**Jay Simon**  
 OWNER:  
 HANNA/VAMMAGE L.P. #1  
 1011 N. LAMAR  
 AUSTIN, TEXAS 78703  
 (512) 474-4444  
 STATE OF TEXAS  
 COUNTY OF BEXAR



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JAY SIMON**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN FULL CAPACITY THEREIN STATED, COVER UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF SEPTEMBER, A.D. 2012.

**Mary Gimon**  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE PLAT OF **ALAMO RANCH UNIT 33B, 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.

DATE: \_\_\_\_\_ 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.

DATE: \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ A.M. FULLY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 \_\_\_\_\_ COUNTY CLERK BEXAR COUNTY, TEXAS  
 \_\_\_\_\_ DEPUTY

ALAMO RANCH UNIT 33B, ENCLAVE  
 CIVIL JOB NO. 6782-66; Survey Job No. 9112-05



DEVELOPMENT SERVICES  
 2012 OCT - 11 4:46

PLAT NUMBER 110269

SUBDIVISION PLAT OF ALAMO RANCH UNIT 33B, ENCLAVE

A 14.722 ACRE TRACT OF LAND ESTABLISHING LOTS 60-78, 901, 902 AND 903, BLOCK 127, LOTS 10-37, BLOCK 130, LOTS 8-26, BLOCK 131 AND LOTS 1, 2 AND 902, BLOCK 133, OUT OF A 63.42 ACRE TRACT OF LAND CONVEYED TO HANNAHMAEGE L.P., #1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 172, ABSTRACT 825, COUNTY BLOCK 4403, AND OUT OF THE SARA TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEAR COUNTY, TEXAS.



355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.370.9000 FAX: 210.370.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 DATE OF PRINT: October 1, 2012

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

OWNER: JARY HANNAHMAEGE L.P. 1011 LAMAR AVENUE, BEAR, TEXAS 78103 (512) 477-2400 STATE OF TEXAS COUNTY OF BEAR MARY A. GIMON Notary Public, State of Texas My Commission Expires November 24, 2012

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JARY HANNAHMAEGE L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN FULL COMPLIANCE THEREWITH, GAVE UNDER HIS HANDS AND SEAL OF OFFICE THIS 27th DAY OF September, A.D. 2012.

Notary Public, BEAR COUNTY, TEXAS MARY A. GIMON My Commission Expires November 24, 2012 THE PLAT OF ALAMO RANCH UNIT 33B, 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 EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED. DATED THIS DAY OF September, A.D. 2012. BY: CHAIRMAN BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS DAY OF September, A.D. 2012.

COUNTY JUDGE, BEAR COUNTY, TEXAS DEVELOPMENT SERVICES RECEIVED 2012 OCT - 1 AM 11:48

COUNTY CLERK, BEAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 2012, AT \_\_\_\_\_ HOURS AND MINUTES, AND WAS DULY RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012, IN PAGE \_\_\_\_\_ OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 2012.

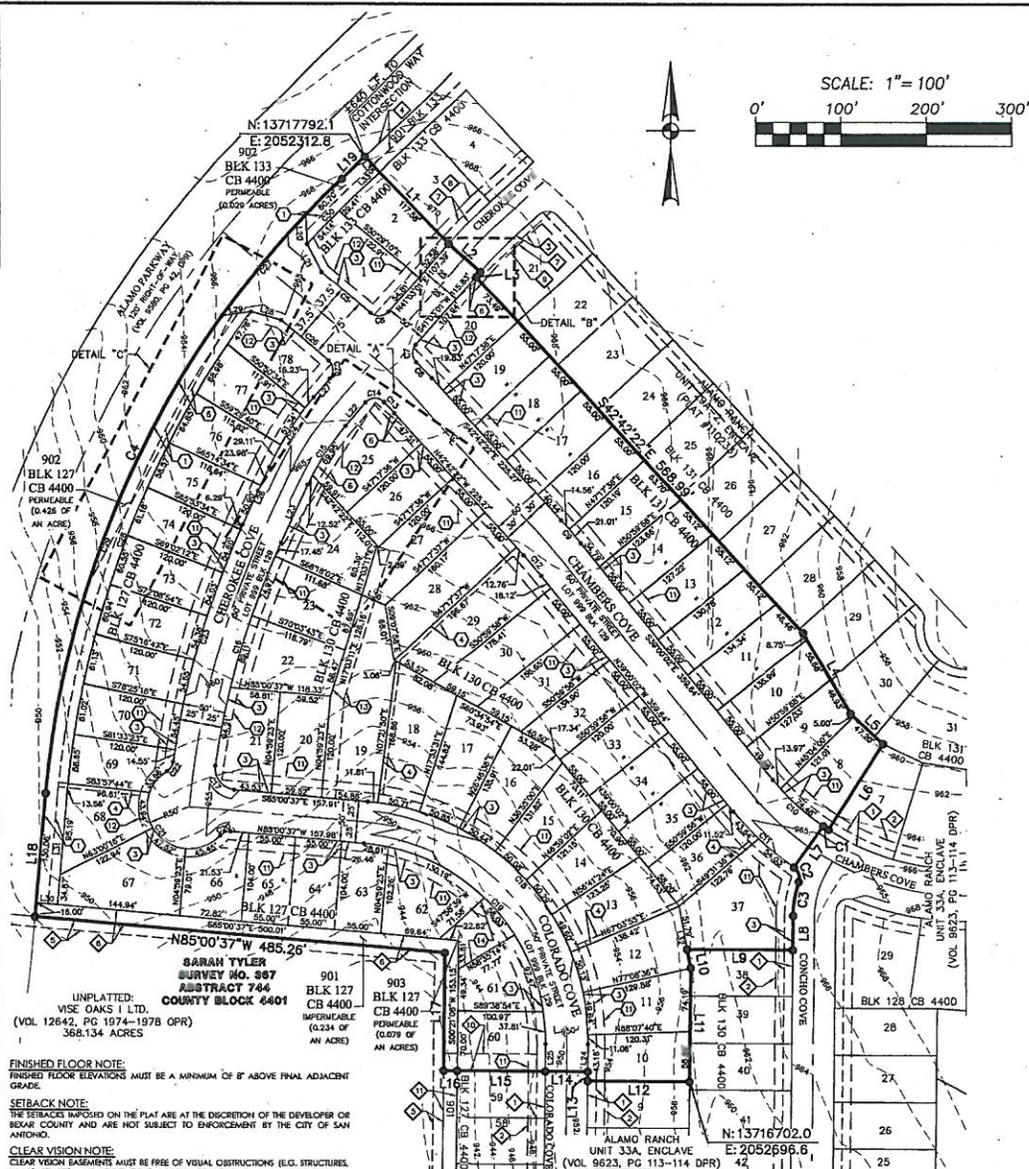
COUNTY CLERK, BEAR COUNTY, TEXAS BY: DEPUTY



LEGEND table with columns: BLK, CB, DPR, DSR, OPR, PG, PAGES, ROW, RIGHT-OF-WAY, VOL, VOLUME, REFLECTIVE BEARING AND/OR DISTANCE, FOUND 1/2" BORN ROD (UNLESS NOTED OTHERWISE), SURVEYOR, and various utility and easement symbols.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'PAPE-DAWSON' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT... C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO HAS A POLICY OF ENCOURAGING THE INSTALLATION OF GAS AND/OR ELECTRIC AND GAS WITHIN CITY LIMITS...

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Shauna L. Weaver Licensed Professional Engineer STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC. 10-1-12 REGISTERED PROFESSIONAL LAND SURVEYOR



UNPLATTED: VISE OAKS I L.T.D. (VOL. 12642, PG. 1974-1978 CPR) 368.134 ACRES SARAH TYLER SURVEY NO. 367 ABSTRACT 744 COUNTY BLOCK 4401 BLK 127 CB 4400 IMPERMEABLE (0.234 OF AN ACRE) BLK 127 CB 4400 PERMEABLE (0.079 OF AN ACRE) BLK 127 CB 4400 PERMEABLE (0.079 OF AN ACRE) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. SETBACK NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 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 PAYMENT AS FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. SAWS NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. PRIVATE STREET DESIGNATION NOTE: LOT 999, BLOCK 129 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT. PRIVATE STREET NOTE: ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE SUBDIVISION FOR ANY PURPOSES AT ANY TIME WITHOUT LIABILITY. THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION. 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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. BEAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ALAMO RANCH UNIT 33B, ENCLAVE CIVIL JOB NO. 6782-66; Survey Job No. 9112-05

**PLANNING COMMISSION**  
**TREE PRESERVATION VARIANCE REQUEST**  
**AGENDA ITEM NO: 13 October 10, 2012**

ZOOTENNIAL PLAZA:  
SAN ANTONIO ZOO  
**PROJECT NAME**

TPV 12-006  
**PROJECT #**

**COUNCIL DISTRICT:** 9  
**FERGUSON MAP GRID:** 583 B-7  
**OWNER:** Rialto Studio, c/o Kenneth Fowler, Agent  
**DESIGNER:** Rialto Studio, c/o Kenneth Fowler  
**CASE MANAGER:** Rudy Muñoz, Planner (210) 207-8050

**Location:** Southeast of the intersection of Highway 281 and East Hildebrand

**Proposed Use:** Zoo

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**APPLICANT'S REQUEST:**

The applicant has requested a variance from Unified Development Code (UDC) – Article, V, Section 35-523 (h), 100 Year Floodplain(s) and Environmentally Sensitive Areas.

**STAFF RECOMMENDATION:**

Pending

08-27-12 P01:10 IN

28 August 2012

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

Re: Zootennial Plaza  
San Antonio Zoo  
UDC Section 35-523(h) – Tree Preservation: 100-Year  
Floodplain

**Environmental Variance**

Dear COSA Development Services Department,

**INTRODUCTION**

My name is Kenneth Fowler, principal and founding partner of Rialto Studio, and I am the designated Owner's Agent on behalf of the San Antonio Zoo for this variance application. Rialto Studio is the prime design consultant for the proposed project.

The Zootennial Plaza is a \$7 million project to upgrade the zoo's facilities, improve visitor amenities, and increase zoo visitorship. It is intended to be the centerpiece of the celebration of the zoo's centennial birthday in 2014.

However, due to the configuration of the site, the zoo's required program of development, and the location of this portion of the zoo within the 100-year floodplain, the Applicant understands that an Environmental Variance is required to facilitate the project moving forward to construction.

**Rialto Studio, Inc.**  
*Landscape Architecture*

2425 Broadway, Suite 105  
San Antonio, Texas 78215  
p. 210.828.1155  
f. 210.828.1399

## **SUMMARY**

The Applicant respectfully requests an Environmental Variance related to UDC Section 35-523(h) – Tree Preservation: removal of Significant and Heritage trees in a floodplain.

Because the zoo is completely built-out, any new project constructed there necessarily takes the place of existing improvements. This project site contains numerous outdated buildings, some animal exhibits, a large number of Significant and Heritage trees, and is eccentrically configured. In order to construct the new project, all of the existing improvements and some trees will be removed. This portion of the zoo lies within a 100-year floodplain. The removal of trees exceeds the UDC's allowable range of removal of Significant and Heritage trees within a 100-year floodplain (Section 35-523(h) – Tree Preservation).

Due to the extent of the new work within a confined area of the zoo, which also happens to be within the 100-year floodplain, some trees have to be removed. The project will retain trees as follows:

- 75.0% of Significant Trees instead of 80% in the floodplain
- 95.4% of Heritage Trees instead of 100% in the floodplain

## **DISCUSSION**

The zoo's program of improvements includes:

- New restaurant building (10,700 SF) and restrooms
- New carousel and carousel shelter building
- New carousel ticket booth structure
- Expanded pedestrian spaces to better accommodate crowds and host special events
- New waterway to connect dead-end portions of zoo lakes to improve water quality
- Upgraded visitor amenities – seating, picnic tables, drinking fountain, restrooms, landscape, etc

The Environmental Variance being requested respects the spirit of the UDC Section 35-523(h) – Tree Preservation but the tight configuration of the site and the zoo's proposed program of improvements will cause the removal of some trees that fall under the auspices of the UDC.

- The entire project site is within the 100-year flood plain (see attached exhibits), creating unavoidable conflicts between existing conditions and required new construction.
- At the project site:
  - 408 inches of Significant Trees are being preserved, while 136 inches are scheduled for removal, for a retained percentage of 75% in lieu of the required 80%.
  - 897 inches of Heritage Trees are being preserved, while 88 inches are scheduled for removal, for a retained percentage of 95.4% in lieu of the required 100%.

The Applicant has taken all practicable measures to minimize any adverse impacts on the health, safety, and welfare of the public.

- The entire project site within the zoo is within 100-year floodplain. The configuration of the existing site and the zoo's required program of improvements have been carefully coordinated to produce a plan that minimizes impact on existing conditions to the greatest extent possible.
- The Applicant has met with the City Arborist on multiple occasions to review the trees in question and to explore both revisions to the project design and also alternate methods of construction to allow the new work to comfortably co-exist with the existing trees scheduled to remain.
- The site must accommodate not only new buildings, carousel, and site development but must also accommodate emergency vehicle access through the site. The Applicant has worked with the Fire Marshal's Office to review and approve the proposed routing.
- Proposed design has been vetted with COSA Office of Historic Preservation, COSA HDRC, COSA Archaeologist, Texas Historical Commission, COSA Fire Department, COSA Floodplain, COSA Building and Fire officials, and COSA Arborist.
- Proposed design has been progressively amended and improved in response to plan review comments from the above entities
- Proposed design has received Final Approval from HDRC
- To maximize the beneficial aspects of the new project for the public, certain Low Impact Development (LID) principles are being incorporated in the design, some examples of which are:
  - Landscape will be watered predominantly by drip irrigation
  - Source of irrigation water will be the zoo's well and not domestic water
  - A solar array is intended to be fitted to the roof of the restaurant to offset power consumption
  - Native and low water using plant material will be specified
  - New pavements will consist of concrete paver units installed over a pervious subgrade
- Special attention is being paid to caring for existing trees to remain, including improving conditions around existing trees:
  - Pavement existing up to and against trunks of some trees is being removed
  - Special site demolition techniques will be utilized within unavoidable root protection zone encroachment
  - Pervious areas around existing trees to remain are being increased in most cases
  - Where critical existing trees are scheduled to remain, the root protection zone will be mulched rather than landscaped to reduce competition for the tree's roots.
  - Special tree vent systems will be installed under new pavements around trees to remain to extend the air/soil interchange area of the root protection zone
  - Existing grades at trees scheduled to remain will be respected
- Layout of different elements of the site plan has been modified during the development of the design – in consultation with the City Arborist - to decrease the effects of new construction on existing trees and

lessen the encroachment of new pavement into the root protection zones of existing trees. Among the plan revisions accomplished since design work began are:

- Plaza layout at Tree 1913 has been modified to increase pervious cover there.
- Waterway edge wall and plaza shifted at Tree 1235 to reduce encroachment on tree
- A proposed concrete ramp to provide alternate zoo employee access to the building near Tree 1509 has been deleted
- New picnic pad in the vicinity of Tree 2295 has been shifted to a location farther away from the tree.
- Where encroachment of pavement is unavoidable (e.g., at Tree 1509) the small wall proposed there will be supported by drilled piers with a suspended beam between them, rather than a more typical continuous spread footing.

Under the circumstances – the zoo is investing significantly in new improvements to this City property – the public interest and civic benefit outweighs the public interest underlying the regulation for which the variance is being requested. Some trees are being lost – while an overwhelming majority are being retained - in order to provide a new recreational and educational benefit for the public.

**ADDITIONALLY** (per UDC for Variances UDC Section 35-483(e):

The following information is being provided in support of the Applicant's request for approval:

- Strict compliance with the required percentages of tree retention within a floodplain would render the project unconstructable, due to the tightness of the site and the zoo's program of development, nullifying the zoo's proposed significant investment in improvement of its facilities.
- The hardship accrues directly to the zoo's physical plant, and not to any individual person or groups of persons.
- The hardship is unique – and specific only to this specific project site within the zoo – due to the zoo's completely built-out physical plant. The new project to improve and upgrade facilities must be accomplished at the expense of existing improvements.
- The hardship is not due to any actions on the part of the zoo.
- The granting of the variance will not be injurious to any other property within the zoo's boundaries or outside of the zoo's boundaries. The benefit gained from granting of the requested variance accrues solely and specifically to the project site within the zoo.

**CONCLUSION**

As the Owner's Agent and prime design consultant for the project, it is my professional opinion that the proposed variance respects the spirit of the UDC

while acknowledging mitigating circumstances associated with this specific project, and that granting of the variance will not have an adverse effect on the health, safety, or welfare of the public.

Sincerely,



Kenneth Fowler, ASLA  
Principal  
Rialto Studio

Attachments

1. Administrative Exception/Variance Request Application form
2. Rialto Studio check in the amount of \$350.00
3. Letter of Agent designating Kenneth Fowler of Rialto Studio as the Owner's Agent
4. Color aerial photograph depicting the location of the proposed project within the boundaries of the zoo
5. Flood Plain Permit Exhibit (prepared by CDS/Muery)
6. Reduced copies of selected drawings from the construction document set for the project

CC J. Stephen McCusker, Executive Director, San Antonio Zoo

<b>For Office Use Only:</b>	AEVR #:	<u>5286</u>	Date Received:	<u>8/27/12</u>
<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:	_____ _____			

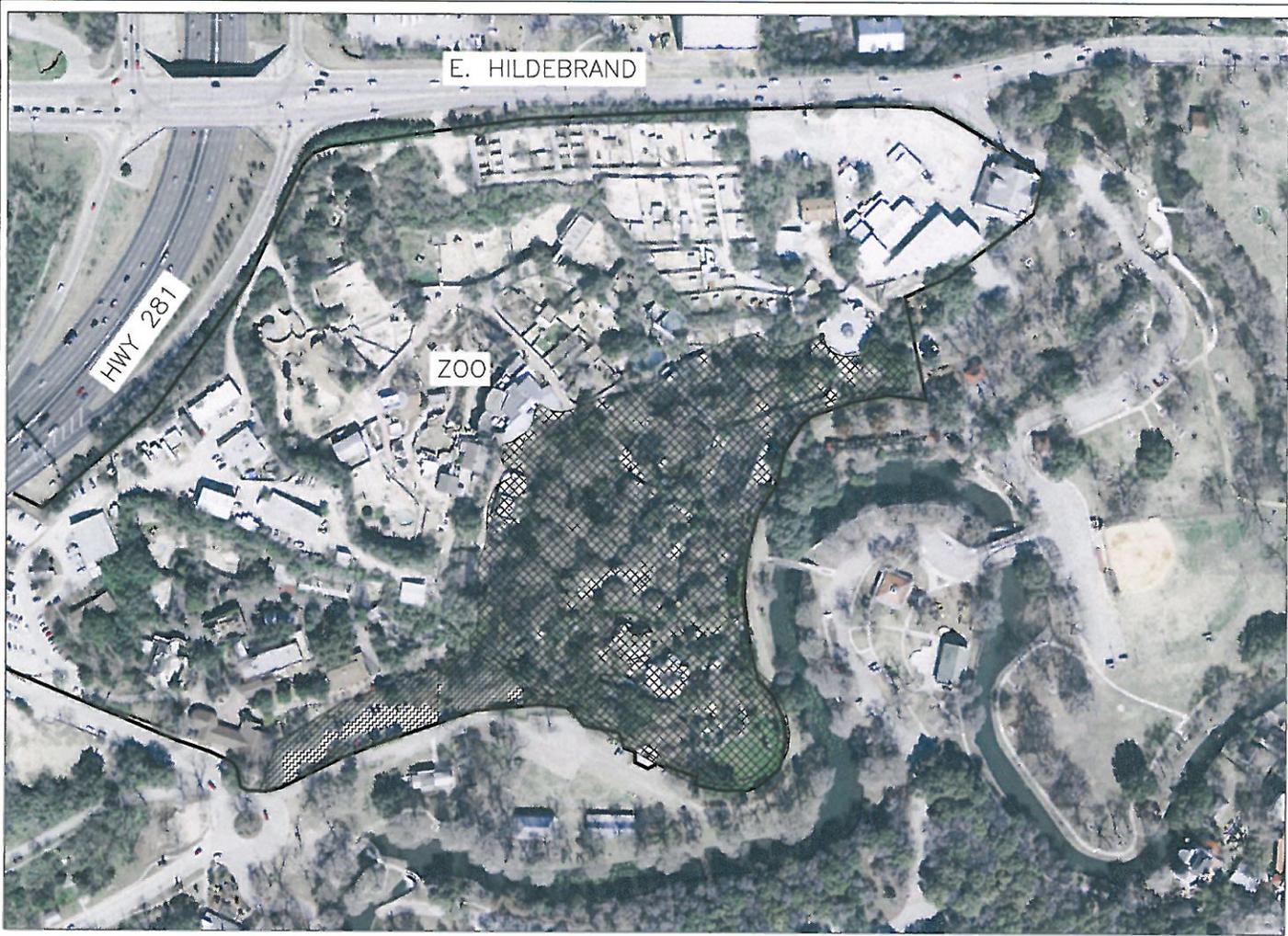


SITE CONTEXT PLAN  
ZOOTENNIAL PLAZA

SAN ANTONIO ZOOLOGICAL SOCIETY

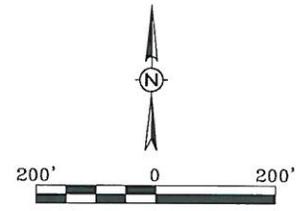
NOT TO SCALE





**LEGEND**

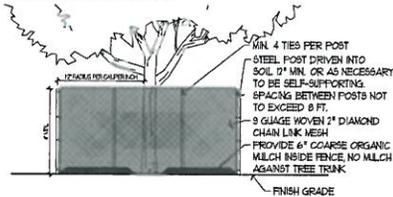
-  ZOO BOUNDARY
-  AREA REQUIRING NO STUDY FOR PERMITTING USE FORM #2
-  AREA REQUIRING STUDY FOR PERMITTING. USE FORM #1
-  (NO WATCHING) AREA REQUIRING NO STUDY FOR PERMITTING USE FORM #1



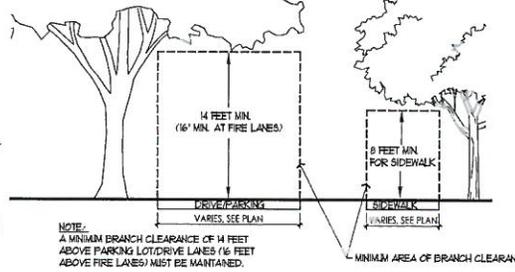
FLOOD PLAIN PERMIT EXHIBIT



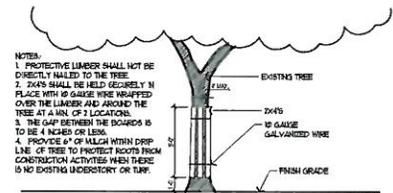
**NOTE:**  
THE DRAWING BELOW DETAILS COMPLIANCE WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF SAN ANTONIO. WHERE POSSIBLE, EXTEND FENCE TO TREE DRIP LINE. IN CASES WHERE TREES ARE CLOSELY-SPACED A COMMON FENCE PERIMETER MAY BE PROVIDED. REFER TO SPECIFICATION SECTION 01 56 00 FOR COMPLETE TREE PROTECTION NOTES.



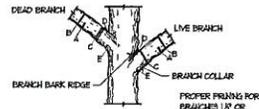
**1** DETAIL: TREE PROTECTION  
SCALE: 1/4" = 1'-0"



**2** DETAIL: TREE BRANCH CLEARANCE  
NOT TO SCALE



**3** DETAIL: 2X4 TREE PROTECTION  
SCALE: 1/4" = 1'-0"



**4** DETAIL: BRANCH PRUNING  
NOT TO SCALE

**Tree Protection General Notes:**

- ALL EXISTING TREES DEPICTED TO REMAIN SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12' RADIUS FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND, OR 50% RPZ FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND, OR 50% RPZ).
- A CHAIN LINK FENCE DELINEATING THE RPZ SHALL BE ERRECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED WHERE FEASIBLE.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.
- THE RPZ SHALL BE COVERED WITH 6" MULCH, WHEN THERE IS NO EXISTING UNDERSTORY TO REMAIN, TO REDUCE MOISTURE STRESS.
- DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.
- ANY DAMAGE DONE TO EXISTING TREE LIMBS OR ROOT SYSTEMS SHALL BE CUT CLEANLY IMMEDIATELY AFTER INJURY. ALL WOUNDS TO OAKS SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
- THE PROPOSED FINISH GRADE WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. APPROVED WELLING METHODS FOR TREE PRESERVATION MAY BE USED WITHIN THE RPZ. OTHER WELLING AND/OR RETAINING METHODS MAY BE USED TO PROTECT AND/OR PROVIDE LATERAL SUPPORT TO THE AREA OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERMANENT, I.E. GROUND COVER OR TURF AT CURB REPLACEMENT OF LANDSCAPE INSTALLATION, UNLESS APPROVED WELLING METHODS ARE CONSTRUCTED.
- THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF SAN ANTONIO. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.
- SHRED (DOUBLE GRIND) TREES AND UNDERSTORY VEGETATION TO BE REMOVED FOR USE AS SHREDED NATIVE BARK MULCH. IMPORT SHREDED NATIVE BARK MULCH AS NECESSARY TO FULFILL THE REQUIREMENTS OF THE CONTRACT.
- NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREES IDENTIFIED ON TREE PRESERVATION PLANS WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTORS NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER UDC 35-523 (d) MITIGATION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.

Tag #	Species	Understory Species* 8.0" - 11.0"		Significant Tree 8" - 23.0"		Significant Tree** 16.0" - 23.0"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
773	Pecan (27)											
805	Ash (29 Removed)								27			
901	Chopchop (7 Removed)									29		
828	Oak (10 Removed)			10								
929	Pecan (18 Removed)			18								
1301	Pecan (20 Removed)								30			
931	Pecan (48)									48		
1191	Chinese Tallow (29 Removed)										48	
1253	Pecan (62)											
1384	Cypress (24 Removed)								24			
1520	Cypress (51)									51		
1560	Cypress (40)									40		
1541	Cypress (22)				22							
1913	Cypress									42		
2020	Pine (15)				14							
2009	Palm (14)				14							
2137	Palm (9)				9							
2225	Pecan (27)								27			
2416	Crope Myrtle (12)				12							
2417	Crope Myrtle (12)				12							
2418	Oak (12)				12							
2419	Cypress (10)				10							
2420	Cypress (8)				8							
2421	Palm (9)				9							
2440	Palm (10)				10							
2441	Palm (10)				10							
2442	Palm (15)				15							
2443	Palm (17)				17							
2444	Palm (17)				17							
3129	Ash (25)										25	
3153	Palm (22)				22							
3134	Xylocopa (11 Removed)											
3138	Palm (7)				7							
3138	Cypress (44)									44		
3137	Acacia (9 Removed)				9							
3138	Cancer (12 Removed)				12							
3138	Sycamore (23 Removed)				23							
3140	Oak (16 Removed)				16							
3141	Oak (8 Removed)				8							
3142	Cypress (45)									45		
3143	Cypress (47)									47		
3144	Cypress (28)									28		
3164	Pecan (21)											
3165	Cypress (40)									40		
3166	Cypress (54)									54		
3167	Cypress (7)				7							
3168	Cypress (49)									49		
3321	Cypress (72)									72		
3481	Cypress (8)				8							
3481	(8)				8							
3482	(7)				7							
4250	Palm (20)				20							
4372	Cypress (78)									78		
4374	Cypress (45)									45		
104	(11)				11							
103	(12)				12							
111	Live Oak (8)				8							
683	Crope Myrtle (10)				10							
684	Crope Myrtle (4)				4							
693	Crope Myrtle (8)				8							
100	Red Oak (7)				7							
101	Cypress (23)				23							
102	Liquid (11)				11							
112	Cedar (20)						20					
105	Pecan (30)								30			
106	Cypress (24)								24			
107	Palm (16)				16							
108	Palm (10)				10							
109	Palm (10)				10							
110	Palm (10)				10							
682	Pecan (45)									45		
3399	Liquid (8)				8							
113	Live Oak (15)				15							
Sub. Tot. Inches*	0	0	130	350	0	20	50	87	39	23		
Total Inches by Category*			0	524		20	50	95		54		
Preservation Percentage**			N/A				75%		Heritage Preservation		91%	

An Environmental Variance has been requested for foodplain development as per UDC Section 35-523(d).  
Preserved: Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.  
Mitigation: 1:1 for general preservation requirements, 3:1 for heritage trees below 100% preservation.  
\* Small species: Cordalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees



San Antonio Zoo  
Zoortennial Plaza



Rialto Studio, Inc.  
Landscape Architecture

INTERIM REVIEW DOCUMENTS

Issue Date: 08.14.2012

FINAL REVIEW SET

Project Number: 1162  
Drawn by: TM  
Checked by: DW  
Scale:

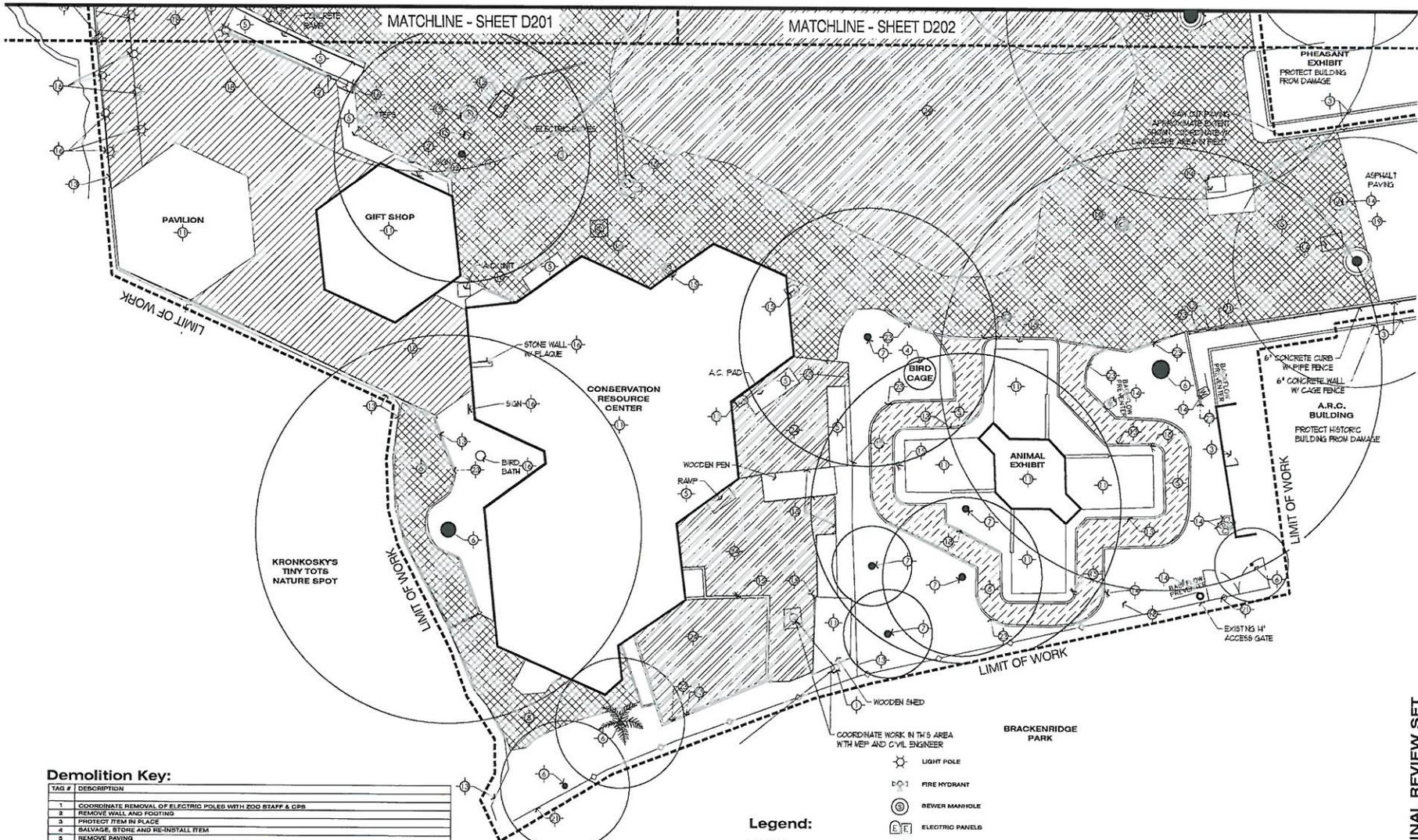
Sheet Title: Tree Inventory & Details

Sheet Number: D101







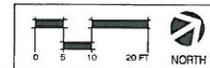


**Demolition Key:**

TAG #	DESCRIPTION
1	COORDINATE REMOVAL OF ELECTRIC POLES WITH ZOO STAFF & OPR
2	REMOVE WALL AND FOOTING
3	PROTECT ITEM IN PLACE
4	SALVAGE, STORE AND RE-INSTALL ITEM
5	REMOVE PAVING
6	PROTECT TREE IN PLACE (REF TREE PRESERVATION PLAN)
7	REMOVE TREE & STUMP BELOW GRADE 3" MIN. & FILL IN CENTER (REF TREE PRESERVATION PLAN)
8	REMOVE LOOSE CONSTRUCTION, STONE, & TREE DEBRIS
9	REMOVE WIND & DEAD BRANCHES FROM TREE & CLEAR BRANCHES AROUND UTILITY POLE ROD CLEAR ZONE
10	REMOVE WOOD POLE
11	REMOVE STRUCTURE AND FOOTING/FOUNDATION/REMOVE OR CAP UTILITIES
12	WALL TO REMAIN
13	REMOVE FENCING/RAILING
14	UTILITY TO REMAIN, REF. CIVIL/MEP
15	UTILITY TO BE REMOVED, REF. CIVIL/MEP
16	SALVAGE TO OWNER
17	WOOD DECK TO REMAIN
18	WOOD DECK TO BE REMOVED, INCLUDING ALL ASSOCIATED FOOTINGS, STEPS AND RAILS
19	PAVING TO REMAIN
20	UTILITY TO BE RELOCATED OR ADJUSTED, REF. CIVIL/MEP
21	FENCING/RAILING TO REMAIN
22	REMOVE WATER FEATURE
23	REMOVE CONCRETE/STONE CURB
24	REMOVE MULCH

**Legend:**

- ASPHALT PAVING
- CONCRETE PAVING
- PAVING (ALL PAVERS REMOVED ARE TO BE SALVAGED TO OWNER)
- WOOD DECKING
- MULCHED AREAS
- LIGHT POLE
- FIRE HYDRANT
- BEWER MANHOLE
- ELECTRIC PANELS
- TELEPHONE POLE
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- HOSE BIB
- SEWER
- STORM MANHOLE
- EXISTING TREE TRUNK



**San Antonio Zoo  
Zootennial Plaza**



**Rialto Studio, Inc.**  
Landscape Architecture

INTERIM REVIEW DOCUMENTS

Issue Date: 09.14.2012  
Revisions:

**FINAL REVIEW SET**

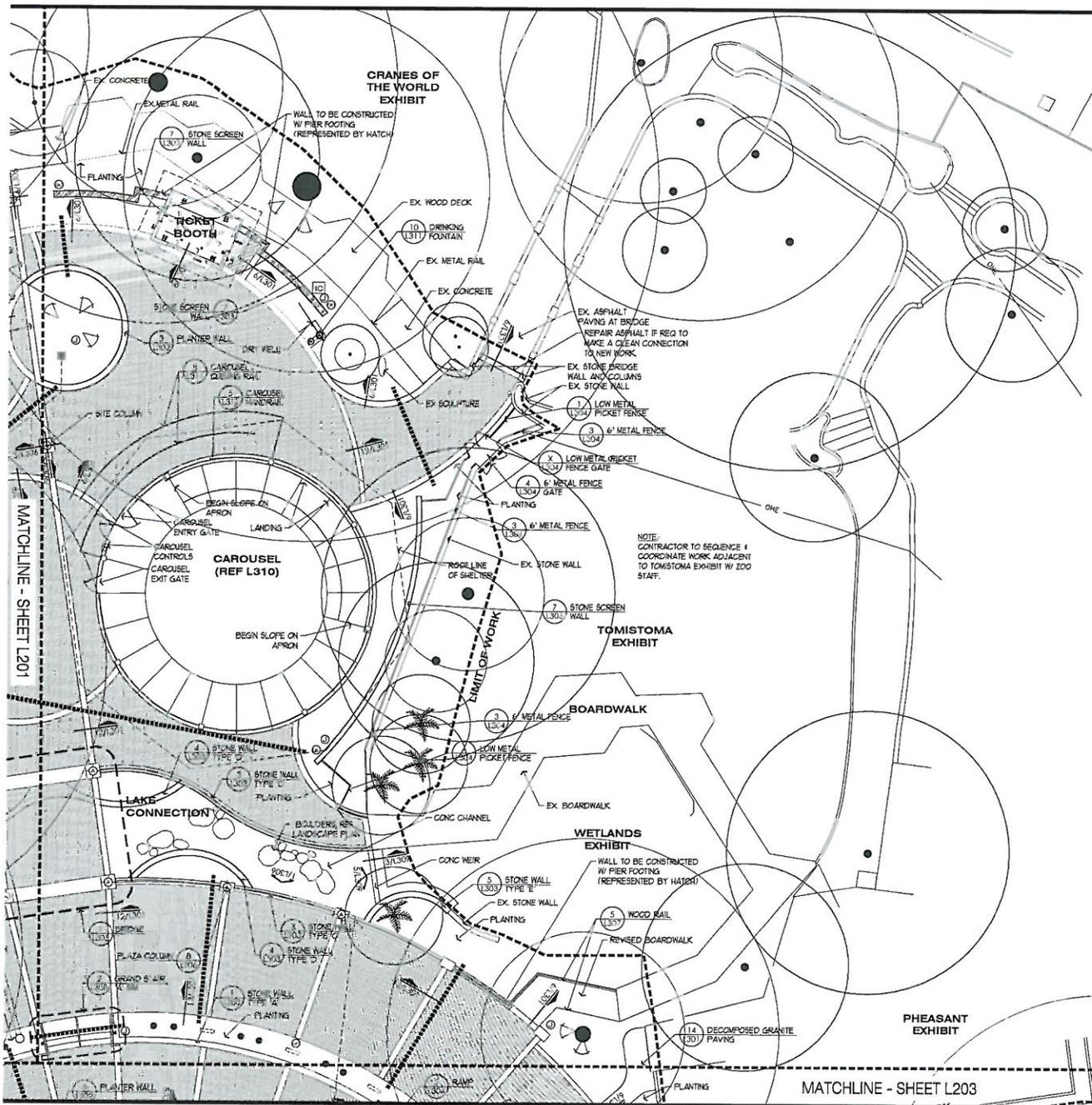
Project Number:	1182
Drawn By:	TM
Checked By:	DW
Scale:	1" = 10'-0"
Sheet Title:	

**Demolition Plan**

Sheet Number: **D203**  
Sheet of







**Note:**  
CAROUSEL PROCUREMENT, DELIVERY, AND ERECTION IS AN OWNER-PROVIDED ITEM. CONTRACTOR SHALL COORDINATE DELIVERY AND INSTALLATION OF CAROUSEL WITH FABRICATOR.



San Antonio Zoo  
Zootennial Plaza

**Symbol Legend:**

	CONCRETE PAVERS, REF L204 FOR BELOW GRADE PREPARATIONS
	CONCRETE PAVING, REF L204 FOR PAV. THICKNESS SCHEDULE
	ASPHALT PAVING, REF 111.201
	ELECTRICAL J-BOX, REF ELECTRICAL PLANS
	QUICK COUPLER, REF IRRIGATION PLANS
	GROUND MOUNTED UP LIGHTS, REF LIGHTING SCHEDULE L200
	TREE DOWN LIGHTS, REF LIGHTING SCHEDULE L200
	STEP LIGHTS, REF LIGHTING SCHEDULE L200
	7' POLE LIGHTS, REF LIGHTING SCHEDULE L200
	IRRIGATION CONTROLLER, REF IRRIGATION PLANS
	TREE TRUNK
	EX. TREE
	ROOT PROTECTION ZONE
	FUTURE ANIMAL SILHOUETTE (PROVIDED AND INSTALLED BY ZOO)
	IRRIGATION SLEEVE, REF XL200X
	TREE VENTING AT WALL, REF 41.511
	TREE VENTING AT PLANTING, REF 31.311
	AREA DRAIN, REF 81.302
	4" PVC DRAIN LINE



Rialto Studio, Inc.  
Landscape Architecture

INTERIM REVIEW DOCUMENTS  
THIS DOCUMENT IS FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT MUST BE APPROVED BY RIALTO STUDIO, INC.

Issue Date: 08.14.2012  
Revisions:

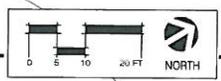
FINAL REVIEW SET

Project Number	1152
Drawn By	TM
Checked By	EW
Scale	1" = 10'-0"

Sheet Title

**Layout Plan**

Sheet Number  
**L202**  
Sheet of







# CITY OF SAN ANTONIO

Item # 14

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

## STAFF REPORT

### Public Hearing:

Planning Commission  
October 10, 2012

### Case Number:

PA 12076

### Applicant:

City of San Antonio/Department of  
Capital Improvements Management  
Services

### Representative:

Marcia Shelf Orlandi, Real Estate  
Manager

### Owner:

City of San Antonio

### Staff Coordinator:

Robert C. Acosta, Planner  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

### Property Address/Location:

3510 North Main Avenue

### Legal Description:

Lot 1 Block 33 NCB 8569

### Tract Size:

0.937 acres

### Council District(s):

District 1

### Notification:

Published in Daily Commercial  
Recorder 9/21/2012  
Notices Mailed 9/27/2012

- 39 to property owners within 200 feet
  - 1 nearby registered neighborhood association
  - 30 to planning team members
- Internet Agenda Posting 10/5/2012

### REQUEST

The Applicant requests a Master Plan Amendment to change the future land use plan contained in the **North Central Neighborhoods Community Plan** from **Public Institutional** to **Neighborhood Commercial**.

### RECOMMENDED ACTION

**Approval of the proposed amendment** to the North Central Neighborhoods Community Plan to change the future land use classification.

### ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the North Central Neighborhoods Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### SYNOPSIS OF ANALYSIS

#### **Land Use:**

The Neighborhood Commercial classification supports the North Central Neighborhoods Community Plan objectives that encourage the establishment of neighborhood-friendly businesses and the rehabilitation of existing commercial properties. The proposed use should have minimal impact, if any, on adjacent properties.

#### **Transportation:**

The requested land use change could generate more traffic and a greater demand for on-street parking spaces. Impact could be mitigated.

#### **Community Facilities:**

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

### CASE HISTORY

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> North Central Neighborhoods Community Plan	
<b>Plan Adoption Date:</b> February 14, 2002	<b>Update History:</b> April 9, 2008
<b>Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.</b>	
<b>Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.</b>	
The proposed development is consistent with the above-stated objectives of the North Central Neighborhoods Community Plan.	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Public Institutional	Vacant building
North	Low Density Residential	Single-family homes
East	High Density Residential	Apartment complex
South	Low Density Residential	Single-family homes
West	Low Density Residential	Single-family homes

**Land Use:** The subject property is located on the east side of Main Avenue, approximately one block north of the intersection of North Main Avenue and Olmos Drive, and is located within the boundaries of the North Central Neighborhoods Community Plan. The property is occupied by a vacant, non-residential building and is located in an area that is multi and single-family residential in character to the north and east and single-family residential to the west. The area to the south is mixture of residential and commercial uses. The area to the south is classified as Low Density Residential and Neighborhood Commercial. The applicant requests to change the future land use from Public Institutional to Neighborhood Commercial.

The City of San Antonio requests this plan amendment and associated zoning change in order to consummate the sale of the property to a private buyer that plans to develop a medical office in the renovated facility. The subject property is surrounded by several multi-family residences, to include an apartment complex directly adjacent to the east. It is located with frontage on a local street that functions as a collector. Its location and the general surrounding conditions, which include commercial uses to the south and a mix of existing commercial uses one block south, along Olmos Drive and one block east along McCullough Avenue, make it appropriate for Neighborhood Commercial. The Neighborhood Commercial classification supports the North Central Neighborhoods Community Plan objectives that encourage the establishment of neighborhood-friendly businesses and the rehabilitation of existing commercial properties. The proposed use should have minimal impact, if any, on adjacent properties.

The Public Institutional classification provides for public, quasi-public, and institutional uses that facilitate the delivery of local, state, or national governmental or non-profit services. This classification includes public or private schools, churches, museums, hospitals, post offices, libraries, and other public or institutional facilities.

The Neighborhood Commercial classification provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the

neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

**Transportation:** McCullough Avenue is a Secondary Type B. Main Avenue, Earl Street, Millard Street and Olmos Drive are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a VIA bus stop on the corner of Earl Street and McCullough Avenue one and a half blocks east from the subject property. The requested land use change could generate more traffic and a greater demand for on-street parking spaces; however, the impact of additional traffic could be mitigated.

**Community Facilities:** Jones Chapel United Methodist, Butler Chapel AME Church, El Salvador Assembly of God and Kipp University Prep School are within walking distance. The existing community facilities could support additional demand, if any, generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-5 HL

**Proposed Zoning:** O-1 HL

**Corresponding Zoning Case:** Z2012212

**Zoning Commission Public Hearing Date:** October 16, 2012

## **III. RECOMMENDATION**

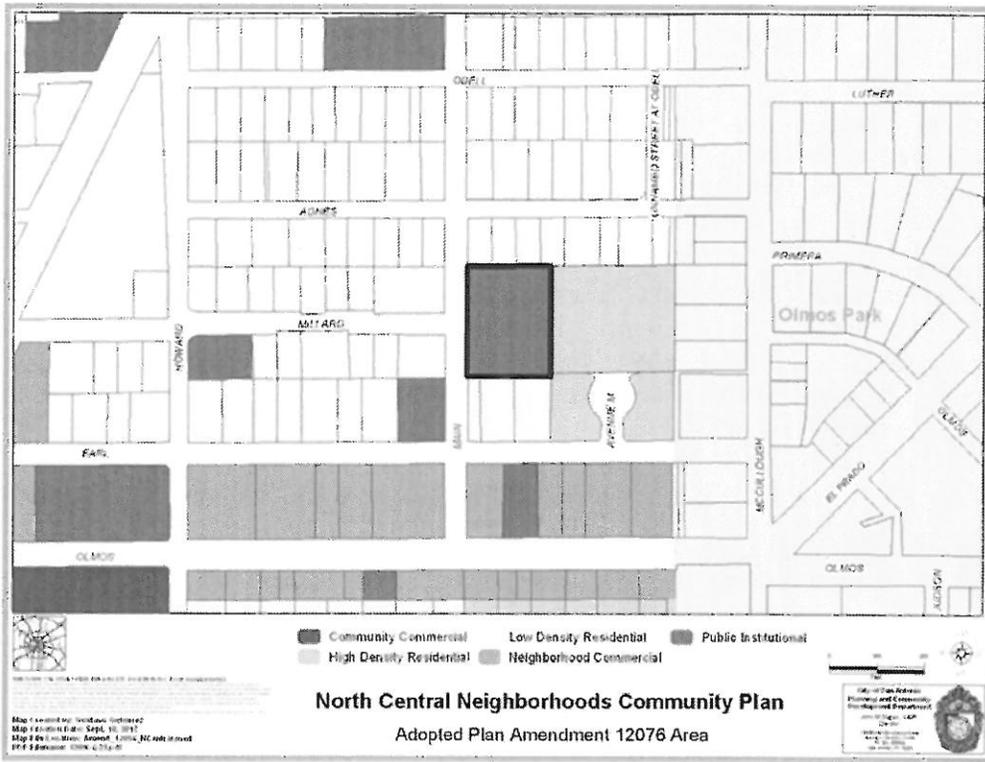
The general environment and location, which includes a mix of existing residential and commercial uses, make the subject property appropriate for the Neighborhood Commercial land use classification. The Neighborhood Commercial classification supports objectives in the North Central Neighborhoods Community Plan that encourage the establishment of neighborhood-friendly businesses and the rehabilitation of existing commercial properties. The proposed use should have minimal impact, if any, on adjacent properties as the community has grown accustomed to this non-residential institutional use in the neighborhood.

## **IV. ATTACHMENTS**

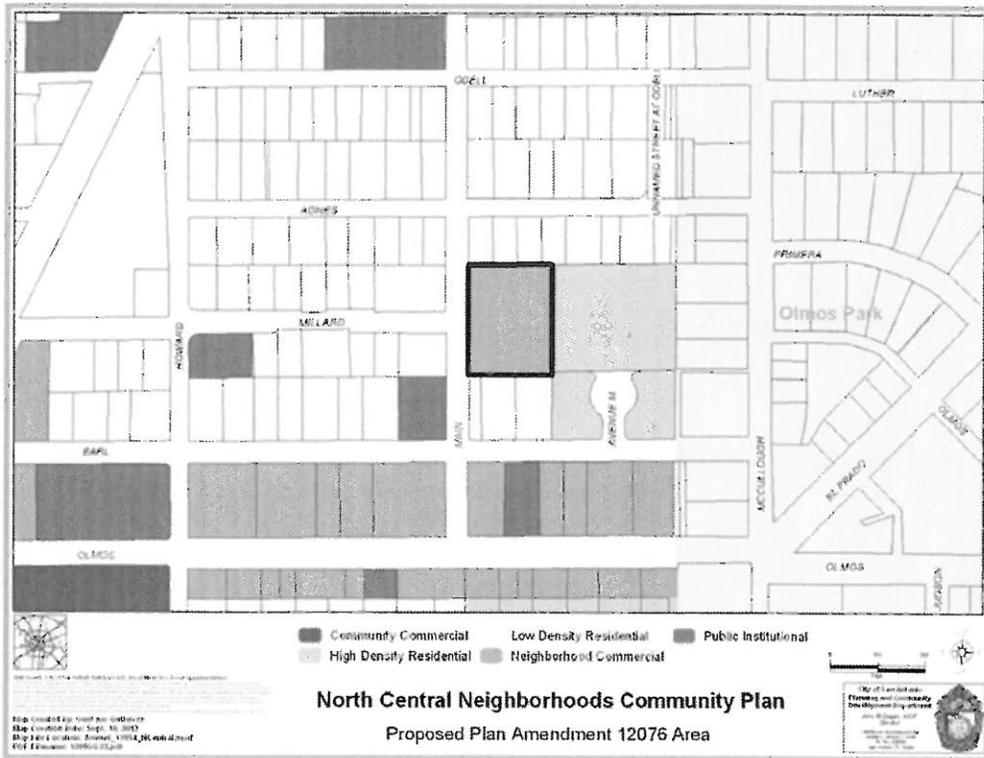
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH CENTRAL NEIGHBORHOODS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC INSTITUTIONAL TO NEIGHBORHOOD COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.937 ACRES LOCATED AT 3510 NORTH MAIN AVENUE.**

**WHEREAS**, City Council approved the North Central Neighborhoods 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 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 10, 2012 and **APPROVED** the amendment on October 10, 2012; 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 North Central Neighborhoods Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10<sup>th</sup> DAY OF OCTOBER 2012.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Item # 15

**Public Hearing:**

Planning Commission  
October 10, 2012

**Case Number:**

PA 12078

**Applicant:**

San Antonio Housing Authority

**Representative:**

Bobby Perez

**Owner:**

San Antonio Housing Authority

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

2001 South Zarzamora and 300 Gante Walk

**Legal Description:**

NCB 12692 Blk 12 Lot 14 and NCB A-62 G or P-108, and S Pt. of H OR 109

**Tract Size:**

17.306 acres

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial Recorder 9/21/2012  
Notices Mailed 9/27/2012

- 73 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 22 to planning team members

Internet Agenda Posting 10/3/2012

**REQUEST**

The Applicant requests a Master Plan Amendment to change the Guadalupe/Westside Community Plan future land use plan from High Density Residential to High Density Mixed Use for the subject property.

**RECOMMENDED ACTION**

**Approval** of the proposed amendment to to High Density Mixed Use land use classification.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Guadalupe/Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed plan amendment is being requested to facilitate redevelopment of a public housing complex. The proposed land use classification, with its emphasis on a well-planned and integrated mix of commercial and residential uses, will help to mitigate potential negative impacts on adjacent residential properties. Additionally, the commercial component of the High Density Mixed Use classification is intended to serve the larger community, as well as future residents of the subject properties. This is achieved by the High Density Mixed Use land use classification's accommodation of uses such as professional offices as well as more locally focused uses such as restaurants and cafes.

**Transportation:**

South Zarzamora is classified as a Primary Arterial Type B. The low intensity commercial uses accommodated by the proposed amendment are not anticipated to generate negative transportation impacts on the surrounding transportation infrastructure. Additionally, there is an established transportation network on the subject properties that could facilitate traffic circulation within the site and further reduce any requirements for access on to South Zarzamora.

**Community Facilities:**

The subject properties are in the vicinity of an existing park and elementary school as well as a Texas Department of Health facility. The request is being made to facilitate the redevelopment of an existing public housing facility. While there will be an increase in residential population it is not anticipated to have a negative impact on the surrounding 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> Guadalupe/Westside Community Plan	
<b>Plan Adoption Date:</b> May 3, 2007	<b>Update History:</b> N/A
<b>Objective 19.4 Promote Compatibility Between Business and Residents</b>	
<b>Action Step 19.4.1 Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.</b>	
<b>Action Step 19.4.2 Ensure availability of goods and services to serve the local community, in addition to larger regional markets.</b>	
<b>Objective 20.1: Diversity of Housing Promote a diverse variety of housing stock in the community that sustains all ages and economic groups.</b>	
<b>Action Step 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes, and housing in mixed-use buildings.</b>	
Action Step 19.4.1 also calls for reference to the Avenida Guadalupe Strategic Revitalization Plan and the application of appropriate recommendations throughout the planning area. The Strategic Revitalization Plan identifies a number of revitalization strategies that would be addressed through with High Density Mixed Use and its blend of uses and focus on appropriate design and architecture. The relevant strategies are identified below:	
<ol style="list-style-type: none"><li>1. Promote concentrated development to provide synergy through a complimentary mix of uses.</li><li>2. Maximize investment in new housing to provide more options to current and future residents.</li><li>3. Create a more pedestrian friendly environment.</li><li>4. Identify, target, and recruit uses, with a community appeal, that are undersupplied in the area.</li></ol>	
The proposed amendment will include a commercial component designed to serve future residents of the development. However, the High Density Mixed Use classification also accommodates business and commercial uses such as medical offices, non-profits, restaurants, pharmacies, and other services that would serve the larger community. The complementary nature of these uses would serve both the future residents of the subject property as well as those living in the planning area. This is consistent with Action Step 19.4.2.	
High Density Mixed Use is intended to facilitate an integrated and well-planned blend of higher density residential uses and retail, professional service, office, and other related uses to create a pedestrian-oriented environment. The High Density Mixed Use land use classification is also intended to incorporate high quality architecture and urban design features such as attractive streetscapes, parks, plazas, and outdoor cafes. The plan recommends that this integration occur within structures with commercial uses on the ground floor level and residential uses on upper levels. This land use category's focus on a unified mix of compatible residential and commercial uses and appropriate design standards will help to mitigate impacts on future residents at the subject as well as residents in the Guadalupe/Westside Planning Area. The requested land use classification is consistent with Action Step 19.4.1.	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Properties	High Density Residential	Public housing complex, vacant
North	Community Commercial, High Density Residential	Distribution Facility, Vacant Commercial
East	High Density Residential, Low Density Residential	Park, Apartments
South	Community Commercial, High Density Residential, Public Institutional, Parks/Open Space	Church, Rent-A-Center
West	Low Density Residential, High Density Residential	Single family homes, Apartments

**Land Use:** The subject property is bounded by Ceralvo Street and Gante Walk to the north and South Calaveras Street to the east. Brady Boulevard bounds the properties to the south and the two subject properties are separated by South Zarzamora.

The proposed plan amendment is being requested to facilitate redevelopment of an existing public housing complex that will incorporate residential and commercial uses on the property. The proposed land use classification, with its emphasis on a well-planned and integrated mix of commercial and residential uses, will help to mitigate potential negative impacts on adjacent residential properties. The commercial component of the High Density Mixed Use classification is intended to serve the larger community, as well as future residents of the subject properties. The development pattern along South Zarzamora, to the north and south of the subject properties is Community Commercial. Continuation of this land use pattern along the portion of South Zarzamora that runs between the subject properties would be detrimental to the existing residential development both on and near the subject properties. A more appropriate development pattern, in light of the subject properties' proximity to residential would be that facilitated by the High Density Mixed Use classification.

The Guadalupe/Westside Community Plan classifies the subject property as High Density Residential. High Density Residential includes uses with more than four units on individual lots including apartment complexes and condominiums. This land use can serve as a transitional use between medium density residential and commercial uses and should generally be located on arterials or higher order streets. High Density Residential is ideally developed to be compatible with the scale, height, and massing of other existing high-density residential uses in the area. High Density Mixed Use accommodates a mix of residential and commercial uses which can be on adjacent lots or integrated in one structure. The commercial and residential uses can include medium density residential development, professional and personal services, shop front retail and restaurants, cafes, and gift shops. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.

**Transportation:** The Major Thoroughfare Plan classifies South Zarzamora as a Primary Arterial Type B. There is also a well-developed transportation infrastructure on the subject properties. The low intensity of the commercial uses accommodated by the proposed plan amendment are not anticipated to pose negative impacts to the transportation infrastructure in the area. VIA bus stops are located at Ceralvo Street and South Zarzamora, Gante Walk and South Zarzamora, Carmen Place and South Zarzamora, and Brady Boulevard and South Zarzamora.

**Community Facilities:** The subject properties are adjacent to San Juan Brady Park and the San Juan Brady Center. The subject properties are also approximately 1,000 feet northwest of Storm Elementary School. The subject properties are also approximately 1,200 northwest of a Texas Department of Human Services healthcare facility. No negative impacts to community facilities in the area are anticipated by the proposed plan amendment.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** I-1, I-2, MF-33 IDZ

**Proposed Zoning:** IDZ with uses permitted in C-2 and MF-33

**Corresponding Zoning Case:** Z2012208

**Zoning Commission Public Hearing Date:** October 16, 2012

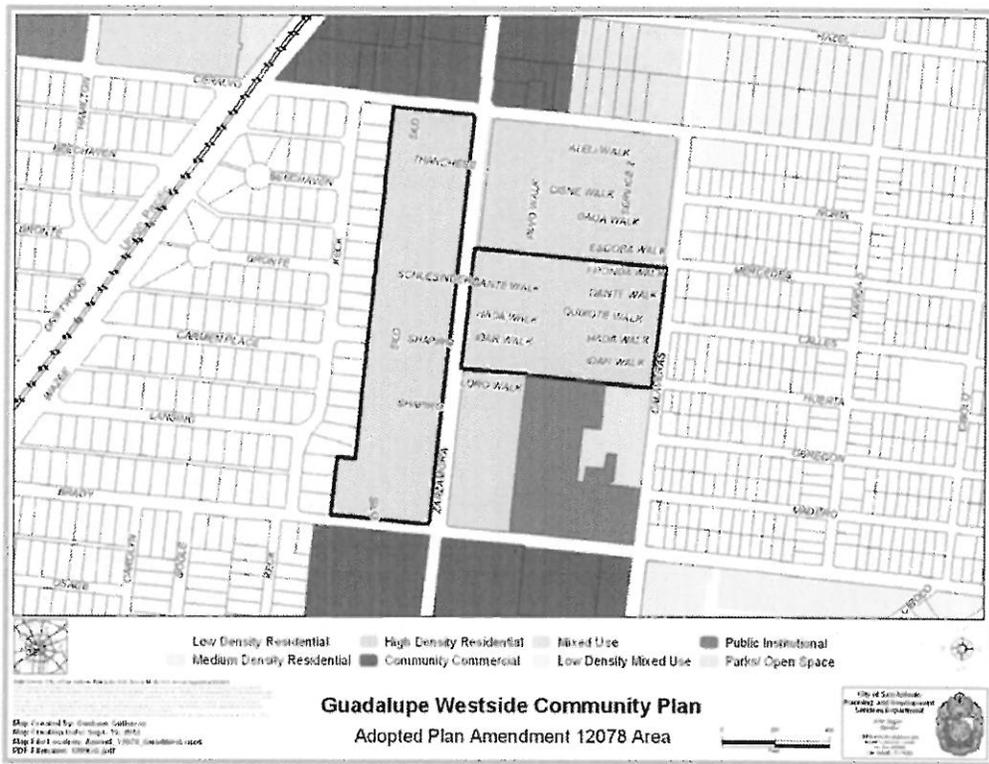
## **III. RECOMMENDATION**

**APPROVAL.** The requested High Density Mixed Use classification is consistent with the Guadalupe/Westside Community Plan's emphasis on a well-planned and integrated mix of commercial and residential uses and the commercial component of the High Density Mixed Use classification is intended to serve the larger community, as well as future residents of the subject properties.

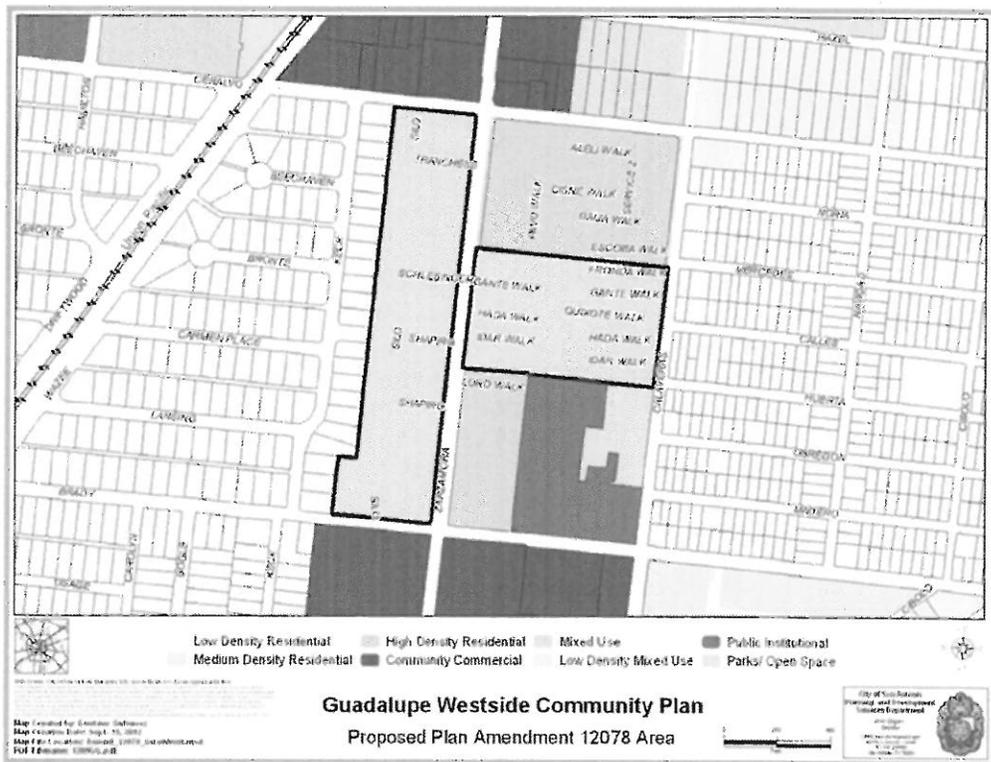
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GUADALUPE/WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL TO HIGH DENSITY MIXED USE FOR AN AREA OF APPROXIMATELY 17.306 ACRES LOCATED AT 2001 SOUTH ZARZAMORA AND 300 GANTE WALK.**

**WHEREAS**, City Council approved the Guadalupe Westside Community Plan as an addendum to the Comprehensive Master Plan on May 3, 2007; 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 10, 2012 and **APPROVED** the amendment on October 10, 2012; 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 Guadalupe Westside Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10<sup>th</sup> DAY OF OCTOBER 2012.

Attest:

Approved:

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

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

**P/C AGENDA FOR OCTOBER 10, 2012**

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Napa Oaks Unit 4 PUD	NAPA Oaks SA, LTD	James Japhet	
5B & 7	Monte Viejo Unit 6R	Armadillo Construction Company, LTD	Jeffery Czar, Jr.	
5C & 8	Texas Auto Salvage 3	H.K.H., LLC	Daniel Hack	
5D & 9	Mountain Terrace	N/A	William L. Hoover	
10	Grissom Trails Phase 5A PUD	Seda Consulting Engineers, Inc.	Selah E. Diab	
11	SD Subdivision	SD Homes, Inc.	Domingo Sanchez	
12	Alamo Ranch Unit 33B, Enclave	Hanna/Magee LP #1	Jay Hanna	
13	Zootennial Plaza San Antonio Zoo	Rialto Studio		Kenneth Fowler
14	PA 12076	Planning and Community Development		
15	PA 12078	Planning and Community Development		