

SAN ANTONIO PLANNING COMMISSION AGENDA



October 26, 2011



2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst
Marcello Diego Martinez
Lynda Billa Burke
Jody R. Sherrill
Rob Rodriguez



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

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

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

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. 110121	Laura Heights Subdivision Unit 8 - PUD (The extension of Mill Path, northeast of Patton Point)	OCL	545 E-5
B. 110132	Coleman Ridge Subdivision Unit 2 (The extension of Calzada Trail, southwest of Faithful Path)	4	679 E-2
C. 110323	J. Anthony's SE Military (At the southeast corner of Southeast Military Drive and Dumbarton Drive)	3	652 B-7
D. 110330	Villa Del Sol Unit 9 BSL (Southwest of the intersection of Verde Canyon and West Ansley Boulevard)	4	681 E-2

* Project is located in the Camp Bullis Notification Area.

REPLATS:

- | | | | |
|------------------|-------------------------------------------------------------------------------------------------------|----------|----------------|
| E. 100363 | Culebra Road Commercial
(Northwest of the intersection of Culebra Road and Village Parkway) | 6 | 579 C-6 |
| F. 110153 | Fire Station No. 28
(On the north side of Burwood Lane, west of Interloop Lane) | 1 | 582 D-3 |

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 6-11 HELD ABOVE:

- | | | | | |
|------------|---------------|---------------------------------------------------------------------------------------------------------------|------------|----------------|
| 6. | 110121 | Laura Heights Subdivision Unit 8 - PUD
(The extension of Mill Path, northeast of Patton Point) | OCL | 545 E-5 |
| 7. | 110132 | Coleman Ridge Subdivision Unit 2
(The extension of Calzada Trail, southwest of Faithful Path) | 4 | 679 E-2 |
| 8. | 110323 | J. Anthony's SE Military
(At the southeast corner of Southeast Military Drive and Dumbarton Drive) | 3 | 652 B-7 |
| 9. | 110330 | Villa Del Sol Unit 9 BSL
(Southwest of the intersection of Verde Canyon and West Ansley Boulevard)) | 4 | 681 E-2 |
| 10. | 100363 | Culebra Road Commercial
(Northwest of the intersection of Culebra Road and Village Parkway) | 6 | 579 C-6 |
| 11. | 110153 | Fire Station No. 28
(On the north side of Burwood Lane, west of Interloop Lane) | 1 | 582 D-3 |

PLATS:

- | | | | | |
|------------|---------------|-------------------------------------------------------------------------------------------|----------|----------------|
| 12. | 100075 | Bluffton Oaks
(At the northeast corner of Wurzbach Parkway and Bluffton Oaks) | 9 | 549 F-1 |
| 13. | 100276 | Spurs Park, Unit 2
(Southwest of the intersection of Floyd Curl and Spurs Lane) | 8 | 548 D-6 |

14. 110143 **Park Place II Subdivision Unit 4A** OCL 612 C-5
(Northeast of the intersection of Gazelle Cliff and Oakwood Way)
-

INDIVIDUAL CONSIDERATION

VARIANCE:

15. TPV 11-004 **San Antonio Airport Runway Extension** (tree variance) 9 582 F-3
(9800 Airport Boulevard)

TIME EXTENSION:

16. 070354 **Utturkar** OCL 585 F-2
(South of the intersection of Walzem Road and Archers Grove)

LAND TRANSACTIONS:

17. A briefing on the disannexation of approximately 22.86 acres of land within City South Management Authority's boundary, located within the City of Von Ormy and its Extraterritorial Jurisdiction (ETJ). (Planning and Community Development Department by Nina Nixon-Mendez)
18. Consideration for authorizing an easement dedication from the San Antonio Housing Authority (SAHA) to the City of San Antonio for the Harney Road Drainage Improvement project. (Public Works Department by Nefi Garza)
19. **S.P. No. 1300** - Request to declare as surplus and sell an improved tract of City-owned real property known as 2323 Buena Vista and purchase a vacant parcel of land located at 2305 Buena Vista. (Capital Improvements Management Services by Jesse Quesada)
20. **S.P. No. 1537** Request to close and barricade to vehicular traffic part of West Petaluma Boulevard crossing railroad tracks near Wilma Jean Drive. (Capital Improvements Management Services by Marcia Shelf Orlandi)

COMPREHENSIVE MASTER PLANS:

21. **PA11063** - Public hearing and consideration of a resolution amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.7031 acres out of NCB 17636 generally located northwest of the intersection of Culebra Road and Mountain View Drive from Neighborhood Commercial land use to Community Commercial land use. (Planning and Community Development Department by Michael Taylor)

22. **PA11064** - Public hearing and consideration of a resolution amending the land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 72.546 acres out of NCB 10915 located at South Frontage Road of SE Loop 410 between Southton Road and South Presa Street from Suburban Tier land use to Agribusiness/RIMSE land use. (Planning and Community Development Department by John Osten)

OTHER ITEMS:

23. Approval of the minutes for the October 12, 2011 Planning Commission meeting
24. Director's report - City Council Action Update (Planning Commission Items sent to Council)
25. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
26. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A#6 October 26, 2011

LAURA HEIGHTS SUBDIVISION UNIT 8-PUD
SUBDIVISION NAME

MAJOR PLAT

110121
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-5

OWNER: HJ Enterprise, L.P., by Harry Hausman

ENGINEER: Briones Consulting & Engineering, Ltd., by Rolando H. Briones, Jr., P.E.

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

Date filed with Planning Commission: October 4, 2011

Location: The extension of Mill Path, northeast of Patton Point

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 870-D, Laura Heights, approved on January 5, 2011

PUD 05-035E, Laura Heights, approved on January 5, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **9.272** acres consisting of **59** single family lots, **1** non-single family lot and **2,103** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 26, 2011. One notice was mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

REPLAT & SUBDIVISION PLAT
ESTABLISHING

LAURA HEIGHTS SUBDIVISION UNIT 8-PUD

BEING A 9.272 ACRE TRACT OF LAND, BEING A 31.5' E.G.T.V., SAN SEWER, ACCESS, WATER & DRAIN ESM.T. (0.584 ACRE) AS RECORDED IN VOLUME 9621, PAGE 57 OUT OF THE DEED & PLAT RECORDS OF BEXAR COUNTY AND A (8.688 ACRES) TRACT OF LAND BEING OUT OF THE M.M. MUSOUZIK SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, RECORDED IN VOLUME 11632, PAGE 421 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828-1432 fax
TPE FIRM REG. NO. F-5028

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

OWNER: HARRY MAULMAN

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

JOSE R. GONZALEZ
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES
NOVEMBER 29, 2011

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

DATE FILED: _____ DAY OF _____, AD 20
COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LAURA HEIGHTS SUBDIVISION UNIT 8-PUD, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ AD _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ AD _____ AT _____ M IN THE _____ DEED AND PLAT RECORDS OF SAID COUNTY IN B-K-N VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, AD _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

CITY PUBLIC SERVICE NOTES

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SEWER EASEMENT," "WATER EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, REPAIRING, REPAIRING, REPAIRING, REPAIRING, AND ERECTING: POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS, OVER GRANTORS ADJACENT LANDS THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PLANTS THEREON OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY OTHER MONETARY LOSS RESULTING FROM MISFEASANCE OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, USE TO SHADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID DEVICE, CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR VITIATE ANY OF ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROXIMATES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

EDU NOTE:

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

IMPACT FEE NOTE:

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

NOTES

- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 4" ABOVE FINAL ALIQUOT GRADE (55'-0" (E+1) P=0-40)
- THE MAINTENANCE & OWNERSHIP OF ALL PRIVATE STREETS, GREENBELTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, BEXAR COUNTY AND DEVELOPER.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.
- LOT 999 INCLUDES ALL PRIVATE STREETS (1,402' AREA).
- THE "BACKS" IMPOSED ON THIS PLAT ARE AT THE OPTION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION) WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE FINISH GRADE AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS' (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST EDITION THEREOF.
- NO STRUCTURES, FENCES OR WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS WITHIN THIS PLAT. NOT LATER THAN THE DATE OF THE APPROVAL OF THIS PLAT, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 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 25 PSY RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE INCURRED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE FIRE DEPARTMENTS SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MANUAL.



LEGEND

B.C.R.P.R. = BEAR COUNTY REAL PROPERTY RECORDS
D.A.P. = DEED & PLAT RECORDS
D.R. = DEED RECORDS
E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
U.W.S.W.C.V.E. = UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V.) WATER, SIDEWALK & CLEAR VISION ESM.T.
W.S.W.C.V.E. = WATER, SIDEWALK, PEDESTRIAN & CLEAR VISION ESM.T.
B.S.L. & U.E. = BUILDING SETBACK LINE & UTILITY (ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER) EASEMENT
FND. I.R. = FOUND IRON ROD
R.P.R. = REAL PROPERTY RECORDS
V.M.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
SSD = EXISTING CONTOUR
[550] = PROPOSED FINISHED CONTOUR

CURVE TABLE

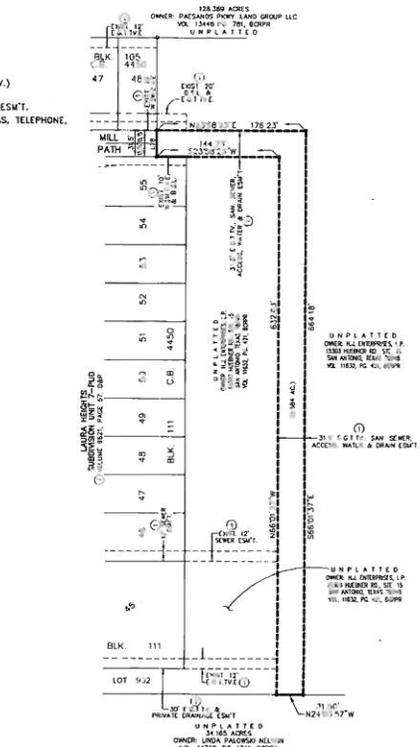
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100	12.00	11.99	179.99	0.01	0.01

OWNER/DEVELOPER:
HJ ENTERPRISES, L.P.
15303 HUBBARD ROAD, BLDG. 15
SAN ANTONIO, TEXAS 78248
(210) 222-1500
(210) 222-1900 FAX

- SURVEY NOTES**
- SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
 - N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSLATION STATION - COUREAU, P.D. 01 0950.
 - BEARINGS SHOWN MUST BE NOTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
 - CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UNITED STATES OF AMERICA, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY GEORGE OZUNA, JR., R.P.L.S.



"AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

REPLATING A 31.5' E.G.T.V., SAN SEWER, ACCESS, WATER & DRAIN EASEMENT, LAURA HEIGHTS SUBDIVISION UNIT 7-PUD AS RECORDED IN VOLUME 9621, PAGE 57, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

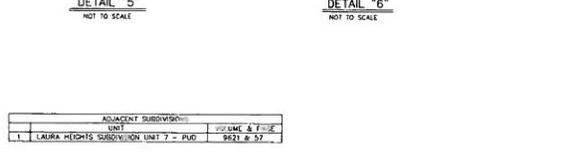
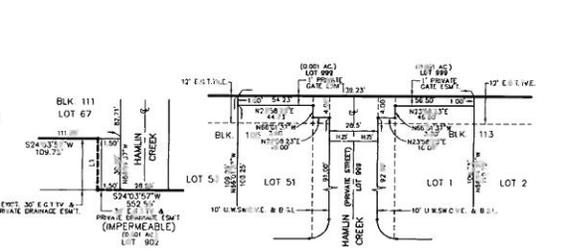
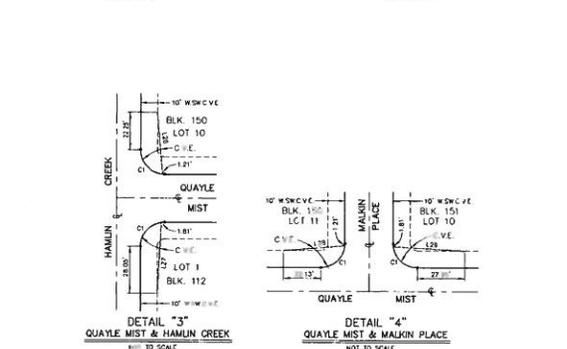
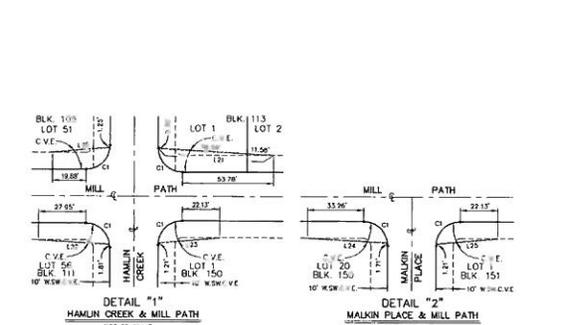
STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT LAURA HEIGHTS SUBDIVISION UNIT 7-PUD WHICH IS RECORDED IN VOLUME 9621, PAGE 57, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPEAT HEREBY CERTIFY THAT THIS REPEAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
OWNER'S FULLY AUTHORIZED AGENT
SHOWN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

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

JOSE R. GONZALEZ
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
NOVEMBER 29, 2011



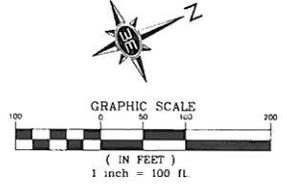
ADJACENT SUBDIVISIONS

UNIT	VOLUME & PAGE
1. LAURA HEIGHTS SUBDIVISION UNIT 7 - PUD	9621 P. 57

REPLAT & SUBDIVISION PLAT
ESTABLISHING

LAURA HEIGHTS SUBDIVISION UNIT 8-PUD

BEING A 9.272 ACRE TRACT OF LAND, BEING A 31.5' E.G.T.V., SAN, SEWER, ACCESS, WATER & DRAIN ESM'T. (0.984 ACRE) AS RECORDED IN VOLUME 9621, PAGE 57 OF THE DEED & PLAT RECORDS OF BEAR COUNTY AND A (8.688 ACRES) TRACT OF LAND BEING OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, RECORDED IN VOLUME 11632, PAGE 421 OF THE BEAR COUNTY REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS.



BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax
T&PE FIRM REG. NO. F-5028

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, CERTAIN AREAS IDENTIFIED AS PRIVATE OR PART OF AN UNPLANNED OR PLANNED UNIT DEVELOPMENT FOR ALL STREETS, ALLEYS, PARKS, RECREATION, ETC., DRIVEWAYS, EASEMENTS AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HARRY FULMANN
STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRY FULMANN, 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 SIGNED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.
JOSE R. GONZALEZ
MY COMMISSION EXPIRES _____
NOVEMBER 29, 2011
NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY TEXAS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
DATED THIS _____ DAY OF _____, A.D. 20____.
COUNTY CLERK, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF LAURA HEIGHTS SUBDIVISION UNIT 8-PUD, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND WHERE ADMINISTRATIVE EXPEDITIOUS AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____.
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____, AT _____ M AND DULY RECORDED THE _____ DAY OF _____, A.D. _____, _____ M IN THE _____ DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK NUMBER _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNE: MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D. 20____.
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY



- LEGEND**
- B.C.R.P.R. = BEAR COUNTY REAL PROPERTY RECORDS
 - D.A.P. = DEED & PLAT RECORDS
 - D.R. = DEED RECORDS
 - E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
 - U.W.S.W.C.V.E. = UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V.) WATER, SIDEWALK & CLEAR VISION ESM'T.
 - W.S.W.C.V.E. = WATER, SIDEWALK, PEDESTRIAN & CLEAR VISION ESM'T.
 - B.S.L. & U.E. = BUILDING SETBACK LINE & UTILITY (ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER) EASEMENT
 - FND. I.R. = FOUND IRON ROD
 - R.P.R. = REAL PROPERTY RECORDS
 - V.A.E. = VEHICULAR NON-ACCESS EASEMENT
 - C.V.E. = CLEAR VISION EASEMENT
 - SSO = EXISTING CONTOUR
 - SSO = PROPOSED FINISHED CONTOUR

CURVE TABLE

CURVE	CHORD	LENGTH	TANGENT	DELTA	ORDS
1	11.18	22.0	11.18	90.00	1
2	11.18	22.0	11.18	90.00	1
3	11.18	22.0	11.18	90.00	1
4	11.18	22.0	11.18	90.00	1
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19	11.18	22.0	11.18	90.00	1
20	11.18	22.0	11.18	90.00	1
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86	11.18	22.0	11.18	90.00	1
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92	11.18	22.0	11.18	90.00	1
93	11.18	22.0	11.18	90.00	1
94	11.18	22.0	11.18	90.00	1
95	11.18	22.0	11.18	90.00	1
96	11.18	22.0	11.18	90.00	1
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98	11.18	22.0	11.18	90.00	1
99	11.18	22.0	11.18	90.00	1
100	11.18	22.0	11.18	90.00	1

OWNER/DEVELOPER:
HJ ENTERPRISES, L.P.
15303 HUEBNER ROAD, BLDG. 15
SAN ANTONIO, TEXAS 78248
(210) 222-1500
(210) 222-1900 FAX

- SURVEY NOTES**
1. ALL 1" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
 3. N.T.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - CULCANA, F.T.D. AT _____.
 4. BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
 5. DIMENSIONS SHOWN HERE ARE FOR CLARIFICATION USE ONLY. OUTER ELLIPSES AND CENTERLINE DIMENSIONS ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

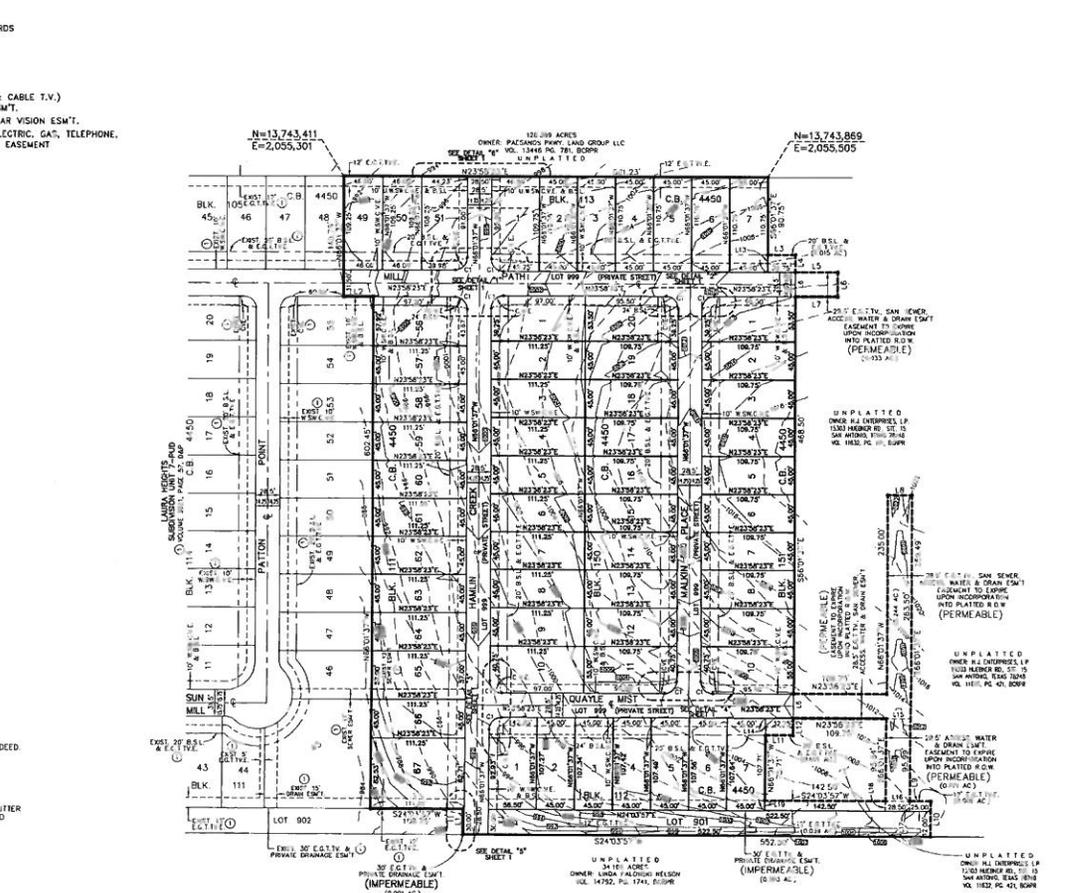
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE EXCEPT FOR THE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
HOLAND H. BIRDSON, JR.
81420
LICENSED PROFESSIONAL ENGINEER
ON APRIL 28, 2011

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, INCLUDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY **GEORGE OZUNA, JR.**
REGISTERED PROFESSIONAL LAND SURVEYOR

- CITY PUBLIC SERVICE NOTES**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", AND "TRAMP-FORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTING POLE, HANGING OR BURNING WIRES, CABLES, FIBERS, FIBERLINE TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OUR GRANTEES ADJACENT LAND, THE RIGHT TO INSTALL SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND SHRUBS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREIN TO IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 2) ANY CITY MONETARY FEES RESULTING FROM MODIFICATIONS REQUIRED OF EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO BEING CHANGED OR HINDERED ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR SECOND ELEVATION ALTERATION.
 - 3) THIS PLAT LINES MUST BE AMENDED, ALTERED, RELEASED OR OTHERWISE AFFECTED ANY EXISTING ELECTRIC, GAS, WATER, SEWER, SANITARY, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 4) COMPLETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND.
 - 5) REAR EASEMENTS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED.

- EDU NOTE:**
THE NUMBER OF WATER/WASTE EQUIPMENT DWELLING UNITS (EDU'S) PAD FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE:**
IMPACT FEE PAYMENT DUE: WATER AND WASTE IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- NOTES**
- 1) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 4" ABOVE FINAL ADJACENT GRADE (1.5'-0" (45.7) P-0-40)
 - 2) THE MAINTENANCE & OWNERSHIP OF ALL PRIVATE STREETS, DRIVEWAYS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, TEXAS COUNTY AND DEVELOPER.
 - 3) ALL EASEMENTS SUCH AS DRAINAGE, OBSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - 4) ALL PRIVATE STREETS SHOWN HEREON ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.
 - 5) LOT 999 INCLUDES ALL PRIVATE STREETS (1,402 ACRES)

- 6) THE "RETRACT" IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 7) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE FINISHMENT AT PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST EDITION THEREOF.
- 8) 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 LAND CLEARING OR OTHER TYPE OF MODIFICATION, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, 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 ACCESS AND EGRESS OVER GRANTEES ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 9) 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 25 PSID RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING DEPARTMENT'S INSPECTION WITH THE PROPOSURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



ADJACENT SUBDIVISIONS

PLAT	VOLUME & PAGE
1 LAURA HEIGHTS SUBDIVISION UNIT 7 - PUD	9621 & 57

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, INCLUDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY **GEORGE OZUNA, JR.**
REGISTERED PROFESSIONAL LAND SURVEYOR

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

AGENDA ITEM NO: 5B & 7 October 26, 2011

COLEMAN RIDGE SUBDIVISION UNIT 2
SUBDIVISION NAME

MAJOR PLAT

110132
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 679 E-2

OWNER: Habitat for Humanity, by Natalie Griffith

ENGINEER: Briones Consulting & Engineering, Ltd., by Rolando H. Briones, Jr., P.E.

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

Date filed with Planning Commission: October 4, 2011

Location: The extension of Calzada Trail, southwest of Faithful Path

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is associated with:

MDP 008-10, Coleman Ridge Subdivision, approved on December 7, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **7.675** acres consisting of **43** single family lots and **1,755** linear feet of public streets.

DISCUSSION:

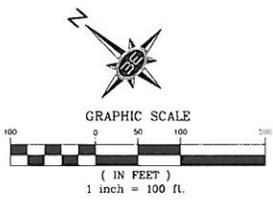
The Planning Commission will hold a public hearing on the proposed replatting of this property on October 26, 2011. Three notices was mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the People Active in Community Effort, which is a registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

COLEMAN RIDGE SUBDIVISION
UNIT 2

BEING 7.675 ACRES OF LAND OUT OF A 43.852 ACRE TRACT
AS DESCRIBED IN A DEED RECORDED IN VOLUME 14566,
PAGE 1021 OF THE OFFICIAL RECORDS OF BEXAR COUNTY,
TEXAS.



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

COUNTY OF BEXAR
STATE OF TEXAS
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH
A DULY AUTHORIZED AGENT, INDICATES TO THE USE OF THE PUBLIC
LAWYER AREAS IDENTIFIED AS PRIVATE OR PART OF AN ESTATE OR PLANNED
UNIT DEVELOPMENT, FOREVER ALL "STREETS," "ALLEYS," "PARKS,"
"WATERWAYS," "DRAINAGE," "EASEMENTS" AND PUBLIC PLACES THEREIN
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
NATALIE GRIFFITH, V.P.-PRESIDENT

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

JOSE R. GONZALEZ
MY COMMISSION EXPIRES
NOVEMBER 21, 2011

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
HABITAT FOR HUMANITY
OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
TELEPHONE: (210) 223-5203
FAX: (210) 223-5536

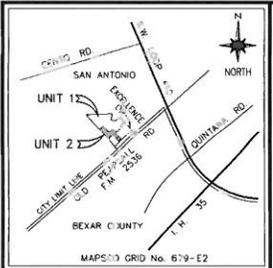
THIS PLAT OF _____ COLEMAN RIDGE SUBDIVISION UNIT 2 _____ HAS BEEN SUBMITTED TO
AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS,
AS HEREBY AFFIRMED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR
LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXEMPTIONS
AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.
BY _____ CHAIRMAN
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DAY RECORDED IN THE _____

A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT RECORDS OF
SAID COUNTY, IN BOOK NUMBER _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____ DEPUTY



LOCATION MAP
NOT TO SCALE

- LEGEND**
- D.A.P. = DEED & PLAT RECORDS
 - D.R. = DEED RECORDS
 - D.P.R. = OFFICIAL PUBLIC RECORDS
 - E.G.T.I.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
 - FND. I.R. = FOUND IRON ROD
 - B.C.R.P.R. = BEAR COUNTY REAL PROPERTY RECORDS
 - R.P.R. = REAL PROPERTY RECORDS
 - V.A.L.E. = VEHICULAR NON-ACCESS EASEMENT
 - C.V.E. = CLEAR VISION EASEMENT
 - (---) = PROPOSED CONTOURS

CITY PUBLIC SERVICE NOTES

- THE CITY OF SAN ANTONIO IS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ROAD) IS HEREBY PLATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS IDENTIFIED ON THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT." "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, UPGRADE, MODIFYING, IMPROVING, ENLARGING, RECONSTRUCTING, MAINTAINING, BEARING, SUPPORTING, APPROPRIATING, ALL ELECTRIC LINES, MANHOLES OR SERVICE CHIMNEYS, CONDUITS, POLES, TRANSFORMERS, AND OTHER NECESSARY APPURTENANCES TOGETHER WITH RIGHT-OF-WAY AND ACCESS TO THE GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE USES OF SAID EASEMENTS AND RIGHT-OF-WAY AREAS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CDS MODIFICATION OR RELOCATION FROM MODIFICATIONS REQUIRED BY CDS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- COMPACT DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOT REMOVAL ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

NOTES

- SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- P.L.S. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSMISSION STATION - HUBLEAU, P.L.D. AT 0504.
- BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLUMB VERNIER SYSTEM, SOUTH COASTAL ZONE, NAD 83.
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT SPACE (FINISH ELEVATION FINISH) DUE TO THE SCALE OF SUBDIVISION PLAT.
- CONTOURS SHOWN HEREON ARE FOR GRAPHICAL USE ONLY. OTHER ELEVATIONS AND CONTOURING INFORMATION ARE NOT REFLECTED UNLESS NOTED OTHERWISE.
- "CLEAR VISION EASEMENT" DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE RIGHT-OF-WAY CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND UNDER THIRTY FEET FROM THE PLATMENT AS PER THE AMOUNT AND LOCATION OF PLANT MATERIAL AND TRANSPORTATION OFFICIALS (ASBESTOS) PRODUCT ON EXISTING DRIVEWAYS AND DRIVEWAYS OR LATEST REVISION THEREOF.
- THE STRIPS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PLEASANT 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.

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ENTRY AND ACCESS OVER ANYONE'S ADJACENT PROPERTY TO REMOVE ANY IMPROPER OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS IN A BEAR CDS APPROVED PLAT, THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS SHALL BE MET BY THE DEVELOPER OF SAID PLAT. THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS SHALL BE MET BY THE DEVELOPER OF SAID PLAT. THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS SHALL BE MET BY THE DEVELOPER OF SAID PLAT. THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS SHALL BE MET BY THE DEVELOPER OF SAID PLAT. THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS SHALL BE MET BY THE DEVELOPER OF SAID PLAT.

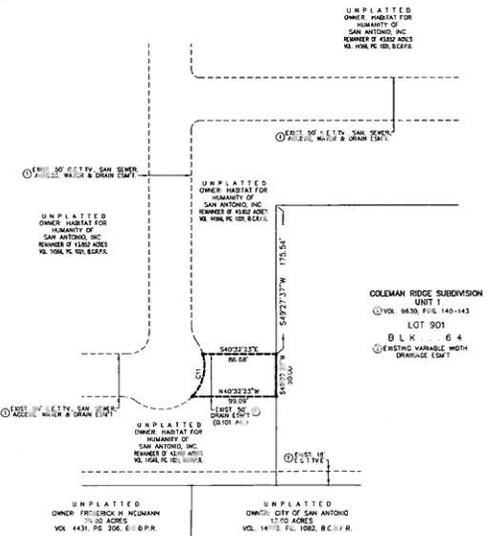
EDU NOTE:
THE NUMBER OF SUBDIVISION EQUIVALENT DWELING UNITS (EDU) PAID FOR THE PLAT ARE NOT TO FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER FILED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

DETENTION POND NOTE:
TYPICAL WATER DETENTION IS REQUIRED FOR 6.58 ACRES OF THIS PROPERTY. THE DEVELOPER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF 3.48 ACRES AND A VOLUME OF 517 ACRE FEET WILL BE REQUIRED FOR THE USE OF THE MATERIALS OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

ADJACENT SUBDIVISIONS

UNIT	VOLUME & PAGES
COLEMAN RIDGE SUBDIVISION UNIT 1	9630 & 140-143



"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"

REPLATTING A 50' DRAIN EASEMENT, COLEMAN RIDGE SUBDIVISION UNIT 1 AS RECORDED IN VOLUME 9630, PAGES 140-143, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT COLEMAN RIDGE SUBDIVISION UNIT 1 WHICH IS RECORDED IN VOLUME 9630, PAGES 140-143, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR OTHERWISE VIOLATE ANY EASEMENTS OR RESTRICTIONS.

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
NATALIE GRIFFITH, V.P.-PRESIDENT

SIGNED AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

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

LINE TABLE

LINE	LENGTH	BEARING
L1	15.27	S46°32'23"E
L2	11.01	N46°27'33"E
L3	14.14	N82°22'37"E
L4	87.00	S49°11'00"E
L5	58.00	S49°11'00"E
L6	58.00	S49°11'00"E
L7	58.00	S49°11'00"E
L8	81.03	N45°11'00"E
L9	58.00	S49°11'00"E
L10	53.89	S45°24'23"E
L11	21.00	S45°24'23"E
L12	21.00	N45°24'23"E
L13	87.00	N45°24'23"E
L14	50.00	N45°24'23"E
L15	155.00	N44°11'37"E
L16	175.00	N44°11'37"E
L17	150.00	S48°27'37"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD
C1	11.20	15.71	10.00	8.00	14.14
C2	11.20	15.71	10.00	8.00	14.14
C3	11.20	15.71	10.00	8.00	14.14
C4	11.20	15.71	10.00	8.00	14.14
C5	11.20	15.71	10.00	8.00	14.14
C6	11.20	15.71	10.00	8.00	14.14
C7	11.20	15.71	10.00	8.00	14.14
C8	11.20	15.71	10.00	8.00	14.14
C9	11.20	15.71	10.00	8.00	14.14
C10	11.20	15.71	10.00	8.00	14.14



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

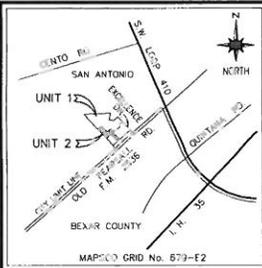
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS 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 GREGORY OLIVIA, JR., P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

COLEMAN RIDGE SUBDIVISION
UNIT 2

BEING 7.675 ACRES OF LAND OUT OF A 43.852 ACRE TRACT
AS DESCRIBED IN A DEED RECORDED IN VOLUME 14566,
PAGE 1021 OF THE OFFICIAL RECORDS OF BEXAR COUNTY,
TEXAS.



LOCATION MAP
NOT TO SCALE

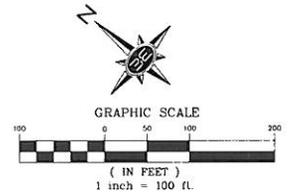
- LEGEND
D.A.P. = DEED & PLAT RECORDS
D.R. = DEED RECORDS
O.P.R. = OFFICIAL PUBLIC RECORDS
E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
F.T.O.D. = FOUND TOWN ROAD
B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
R.P.R. = REAL PROPERTY RECORDS
N.V.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
(880) = PROPOSED CONTOUR

ADJACENT SUBDIVISIONS table with columns: UNIT, VOLUME & PAGES. Includes Coleman Ridge Subdivision Unit 1 (Vol. 9630, Pgs. 140-143).

CITY PUBLIC SERVICE NOTES
1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE "EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT"...

NOTES
1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED
2) BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED DEED
3) N.A.S. 83 F. COORDINATES ARE RELATIVE TO THE REFERENCED POSITION FOR TRIANGULATION STATION - QUILBEAU, P.M. AT ORIGIN...

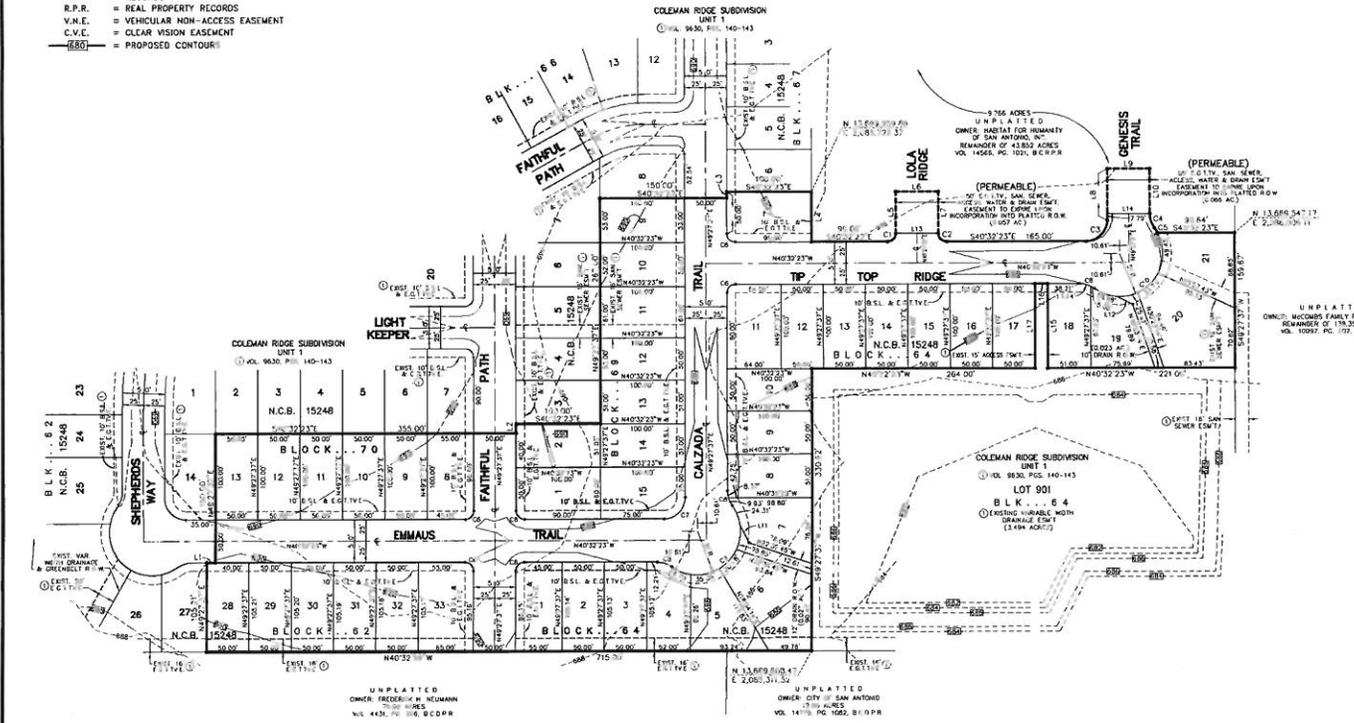
EDU NOTE:
THE NUMBER OF WATERSHED EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE SET FORTH IN THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM WILL BE ENLARGED FOR A MINIMUM OF 12" DIA. AT 25' PER RESIDENTIAL UNITS. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL LOTS WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEEDINGS SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



BRIONES CONSULTING & ENGINEERING LTD.
8115 BROADWAY, SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828-1432 fax

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

UNPLATTED OWNER: HOBBS FAMILY PARTNER, LTD.
OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
STATE OF TEXAS, COUNTY OF BEXAR.
I, NATALIE GRIFFITH, VICE-PRESIDENT
I HEREBY CERTIFY THAT I AM THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING INSTRUMENT, AND I HEREBY CERTIFY THAT I HAVE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE THIS ... DAY OF ... 20...
JOSE R. CONTRALEZ, NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

CHORD table with columns: CURVE RADIUS, LENGTH, TANGENT, DELTA, CHORD.

STATE OF TEXAS, COUNTY OF BEXAR.
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAPPEL TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNLAWFUL DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
LINDO H. BRIONES, LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS, COUNTY OF BEXAR.
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY GEORGE COLINA, JR., R.P.S.
GEORGE COLINA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
311 PROBANT STREET
SAN ANTONIO, TEXAS 78204
TELEPHONE: (210) 223-5203
FAX: (210) 223-5536
THIS PLAT OF COLEMAN RIDGE SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AS REQUIRED BY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.
DATED THIS ... DAY OF ... A.D. 20...
BY: CHAIRMAN
SECRETARY
STATE OF TEXAS, COUNTY OF BEXAR.
I, ... COUNTY CLERK OF SAO COUNTY DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN MY OFFICE ON THE ... DAY OF ... A.D. ... AT ... M AND DULY RECEIVED THE ... DAY OF ... A.D. ... AT ... M IN THE ... DEED AND PLAT RECORDS OF SAO COUNTY IN BOOK ... PAGE ... ON PAGE ... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ... DAY OF ... A.D. 20...
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: ... DEPUTY

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

AGENDA ITEM NO: 5C # 8 October 26, 2011

J. ANTHONY'S SE MILITARY
SUBDIVISION NAME

MINOR PLAT

110323
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 652 B-7

OWNER: Louis Arredondo

ENGINEER: ADA Consulting Group, Inc., by Donald Oroian, P.E.

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

Date filed with Planning Commission: September 29, 2011

Location: At the southeast corner of Southeast Military Drive and Dumbarton Drive

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 General Commercial District

Proposed Use: Commercial

Major Thoroughfare: SE Military is a primary arterial, Type A, minimum R.O.W 120 feet

APPLICANT'S PROPOSAL:

To plat **0.596** acres consisting of **1** non-single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 26, 2011. Six notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Highland Forest Homeowners Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

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

AGENDA ITEM NO: 5049 October 26, 2011

VILLA DEL SOL UNIT 9 BSL
SUBDIVISION NAME

MAJOR PLAT

110330
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 E-2

OWNER: KB Home Lone Star, Inc., by Joseph C. Hernandez

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

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

Date filed with Planning Commission: September 29, 2011

Location: Southwest of the intersection of Verde Canyon and West Ansley Boulevard

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-5 Residential Single-Family District

Plat is associated with:

MDP 677, Villa del Sol, accepted on July 28, 2000

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 14.36 acres consisting of 121 single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 26, 2011. One notice was mailed to the adjacent property owners, as of this writing, *no* written opposition was submitted. In addition, the plat is not within 200 feet of a registered Neighborhood Association.

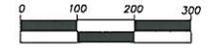
STAFF RECOMMENDATION:

Approval

VILLA DEL SOL UNIT 9 BSL

THE PURPOSE OF THIS REPLAT IS TO REMOVE BUILDING SETBACK LINES FROM LOTS 15-27, BLOCK 7, LOTS 15 & 16-18, BLOCK 8, LOTS 13-15, BLOCK 16, LOTS 15-26 & 43-60, BLOCK 7, LOTS 12 & 13-14, BLOCK 20, N.C.B. 14169, SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VILLA DEL SOL SUBDIVISION UNIT 9, VOLUME 8569, PAGE 7 AND A REPLAT OF VILLA DEL SOL SUBDIVISION UNIT 9, VOLUME 8569, PAGE 76, BEXAR COUNTY DEED AND PLAT RECORDS.

SCALE: 1"=200'



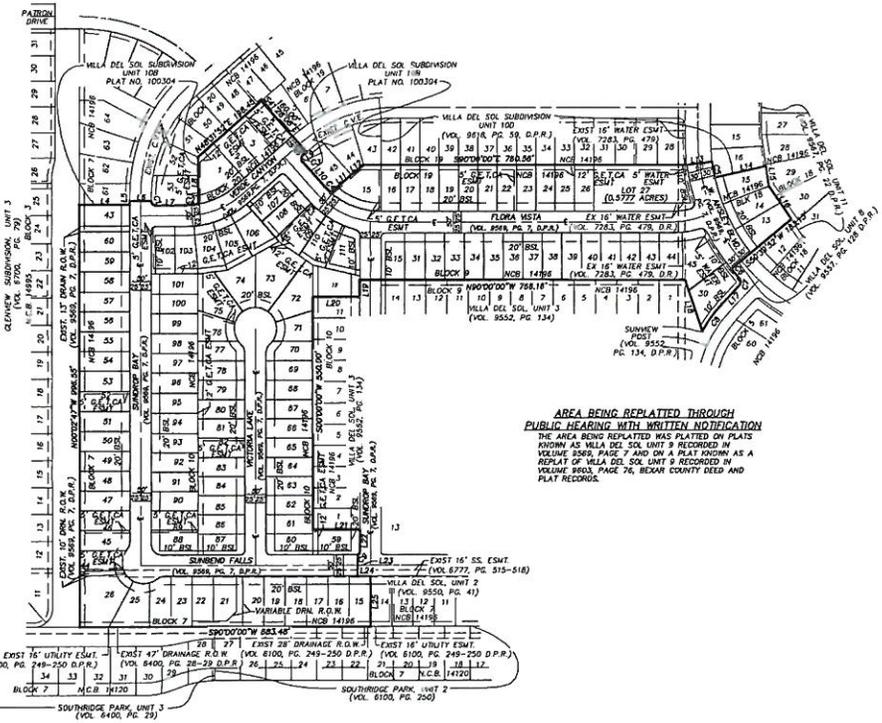
VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

12840 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 348-3271 Firm Registration No.: F-153

- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-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 SAFETY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED 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 EASEMENT AND RIGHTS-OF-WAY AREAS, AND THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE BEARING BEING S 75°02'40" W. 1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL ROADWAY CORNERS UNLESS OTHERWISE NOTED. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE HAD 43 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT PAYMENT DUE: SEWAGE WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

- LEGEND: O 1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP SET; ● 1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP FOUND; D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS; O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; -765- EXISTING CONTOURS; -765- PROPOSED CONTOURS; G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV; BSL BUILDING SETBACK LINE; AD ACRES; ESMT EASEMENT; R.O.W. RIGHT OF WAY; EX EXISTING; VOL VOLUME; PG. PAGE; PEB PEDESTRIAN; BLK BLOCK; CB COUNTY BLOCK



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

OWNER/DEVELOPER: 301 Home Lane Ste. L.P., 8 Texas Limited Partnership By: REBA, Inc., its general partner Dr. Joseph C. Hernandez Title: Director of Land Development 4800 Fredericksburg Road San Antonio, Texas 78229 (210) 348-1111

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

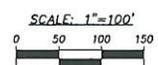
THIS PLAT OF VILLA DEL SOL UNIT 9 BSL WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ A.D. _____ BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATED WAS PLATTED ON PLATS KNOWN AS VILLA DEL SOL UNIT 9 RECORDED IN VOLUME 8569, PAGE 7 AND ON A PLAT KNOWN AS A REPLAT OF VILLA DEL SOL UNIT 9 RECORDED IN VOLUME 8569, PAGE 76, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. OWNER _____ DULY AUTHORIZED AGENT _____ SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ NOTARY PUBLIC BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC. BY: ERIC N. MILLER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. LICENSED PROFESSIONAL ENGINEER

VILLA DEL SOL UNIT 9 BSL

THE PURPOSE OF THIS REPLAT IS TO REMOVE BUILDING SETBACK LINES FROM LOTS 15-27, BLOCK 18, LOTS 18 & 30-45, BLOCK 9, LOTS 13-15, BLOCK 18, LOTS 15-38 & 43-62, BLOCK 7, LOTS 12 & 39-111, BLOCK 9, LOTS 1-4, BLOCK 20, A.C.E. 14198, SAN ANTONIO, BEAR COUNTY, TEXAS RECORDED IN VILLA DEL SOL SUBDIVISION UNIT 9, VOLUME 8358, PAGE 7 AND A REPLAT OF VILLA DEL SOL SUBDIVISION UNIT 9, VOLUME 8603, PAGE 76, BEAR COUNTY DEED AND PLAT RECORDS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 348-3271 Firm Registration No: F-159

DEVELOPMENT SERVICES RECEIVED

2011 SEP 28 PM 4:33



LOCATION MAP NOT TO SCALE

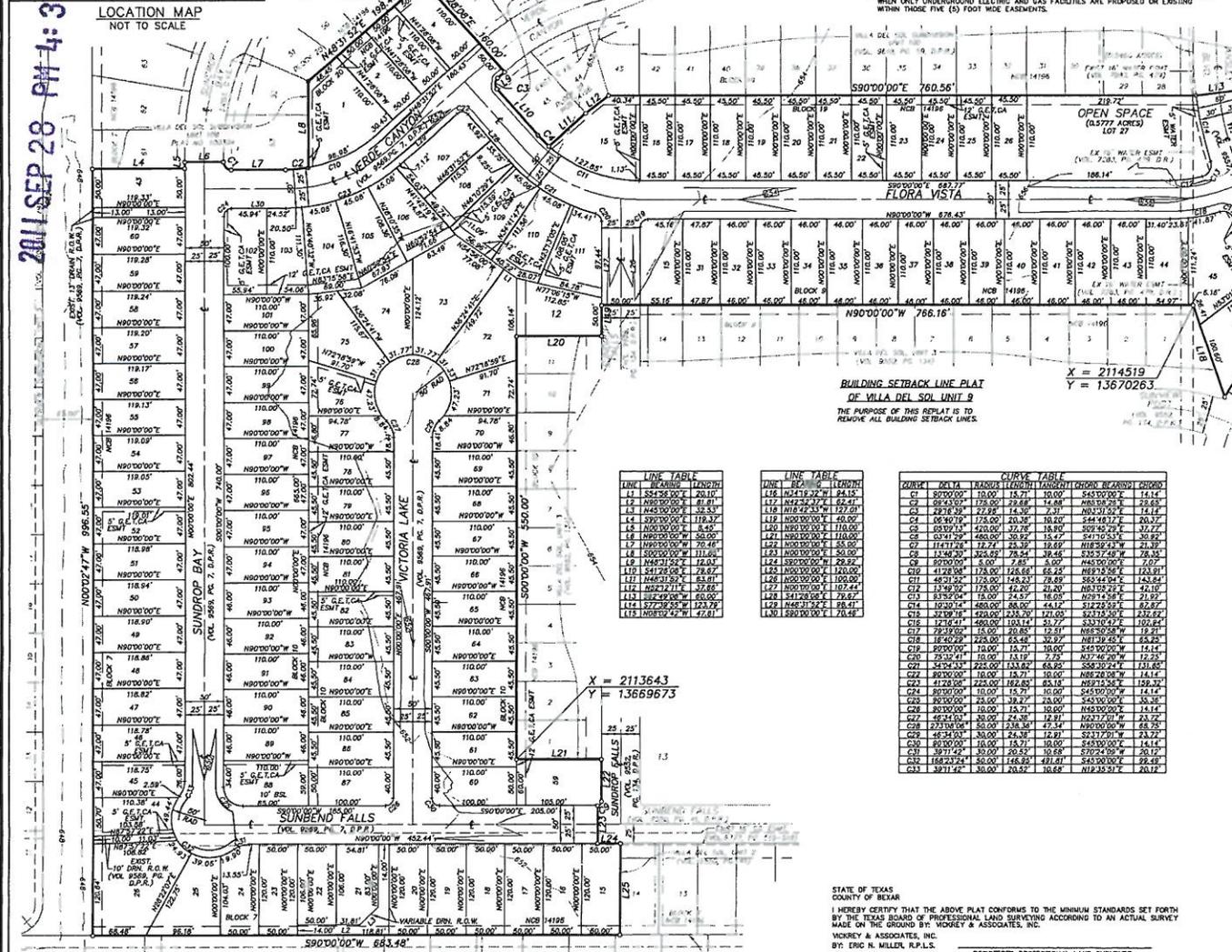
- LEGEND: 1/2" IRON ROD W/ VICKREY & ASSOC. PROPERTY CORNER CAP SET, 1/2" IRON ROD W/ VICKREY & ASSOC. PROPERTY CORNER CAP FOUND, DEED RECORDS OF BEAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, EXISTING CONTIGUOUS, PROPOSED CONDUITS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, BUILDING SETBACK LINE, ACRES, EASEMENT, RIGHT OF WAY, EXISTING HIGHWAY RIGHT OF WAY, PAGE, PEDESTRIAN BLOCK, COUNTY BLOCK

SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 10 NORTHWEST RIGHT-OF-WAY LINE BEARING S 70°52'00" W. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE: NAD 83 US FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

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

IMPACT PAYMENT DUE: BEHARMET WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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



BUILDING SETBACK LINE PLAT OF VILLA DEL SOL UNIT 9 THE PURPOSE OF THIS REPLAT IS TO REMOVE ALL BUILDING SETBACK LINES.

X = 2114519 Y = 13670263

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists various boundary lines and distances.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists various boundary lines and distances.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD DISTANCE. Lists curve data for various sections of the plat.

X = 2113643 Y = 13669673

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 GROUNDS BY VICKREY & ASSOCIATES, INC. BY: ERIC N. MILLER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT THAT THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SAN ANTONIO PLANNING COMMISSION. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. LICENSED PROFESSIONAL ENGINEER

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 ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER: 50 Howe Lane Blvd, L.P. a Texas Limited Partnership By: KARA J. HEASLEY, P.E. in and for the joint and several parties By: Joseph C. Hernandez Title: Director of Land Development 4800 Fredericksburg Road San Antonio, Texas 78229 (210) 348-1111 DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2011. _____ NOTARY PUBLIC BEAR COUNTY, TEXAS

THIS PLAT OF VILLA DEL SOL UNIT 9 BSL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, A.D. 2011. BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEAR I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT HAS 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 SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____ COUNTY CLERK, BEAR COUNTY, TEXAS

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5E&10 October 26, 2011

CULEBRA ROAD COMMERICAL
SUBDIVISION NAME

MAJOR PLAT

100363
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 C-6

OWNER: Laredo Warehouse, Ltd., by Robert Trautmann

ENGINEER: M.W. Cude Engineers, LLC., by Christopher R. Dice, P.E.

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

Date filed with Planning Commission: October 3, 2011

Location: Northwest of the intersection of Culebra Road and Village Parkway

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is associated with:

MDP 473, The Village Subdivision, accepted on July 7, 1995

Proposed Use: Commercial

Major Thoroughfare: Culebra Road is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **3.602** acres consisting of **3** non-single family lots.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 5F & 11 October 26, 2011

FIRE STATION NO. 28
SUBDIVISION NAME

MINOR PLAT

110153
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 D-3

OWNER: City of San Antonio, by Razi Hosseini, Agent

ENGINEER: Vickrey & Assoc., Inc., by Jeffrey S. Tondre, P.E.

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

Date filed with Planning Commission: October 3, 2011

Location: On the north side of Burwood Lane, west of Interloop Lane.

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial
MF-33 Multi-Family District

Proposed Use: Fire Station

APPLICANT'S PROPOSAL:

To plat **1.642** acres consisting of **1** non-single family lot.

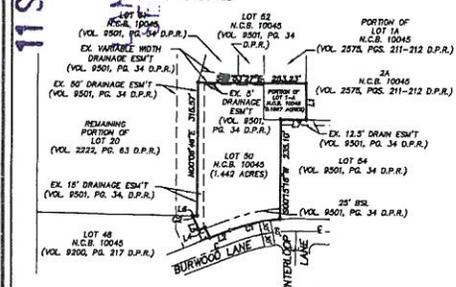
STAFF RECOMMENDATION:

Approval

RECEIVED



LOCATION MAP (NOT TO SCALE)



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS SAN PEDRO INTERLOOP PARK INDUSTRIAL SUBDIVISION UNIT 2, WHICH IS RECORDED IN VOLUME 9501, PAGE 34 AND SHEARER-HILLS SUBDIVISION WHICH IS RECORDED IN VOLUME 2575, PAGE 212, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- SET 1/2" IRON ROD
○ FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
--- S&S --- EXISTING CONTOURS
VOL. VOLUME
PG. PAGE
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS SAN PEDRO INTERLOOP PARK INDUSTRIAL SUBDIVISION UNIT 2, WHICH IS RECORDED IN VOLUME 9501, PAGE 34 AND SHEARER-HILLS SUBDIVISION WHICH IS RECORDED IN VOLUME 2575, PAGE 212, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AVOID OR REMOVE ANY COVENANTS OR RESTRICTIONS I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER

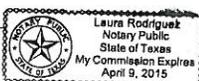
CITY OF SAN ANTONIO CAPITAL IMPROVEMENTS MANAGEMENT SERVICES 114 W. COMMERCE SAN ANTONIO, TEXAS 78205

SHOWN TO AND SUBSCRIBED BEFORE ME ON THIS September 11, AD 20 11

Razi Hossain OWNER

Razi Hossain OWNER'S DULY AUTHORIZED AGENT

Laura Rodriguez NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS COUNTY OF BEXAR

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

WORKPEY & ASSOCIATES, INC. BY: JEFFREY S. TONDRE, P.E.

STATE OF TEXAS COUNTY OF BEXAR

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

STEPHEN G. COOK ENGINEERING, INC. 12000 STARTOWNEST, SUITE 107 SAN ANTONIO, TEXAS 78247-4117 TELE: (210) 481-2633 BY: STEPHEN G. COOK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR



8/29/14

8/29/14

NOTES:

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (83) ADJUSTMENTS, SOUTH CENTRAL ZONE GRID.

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

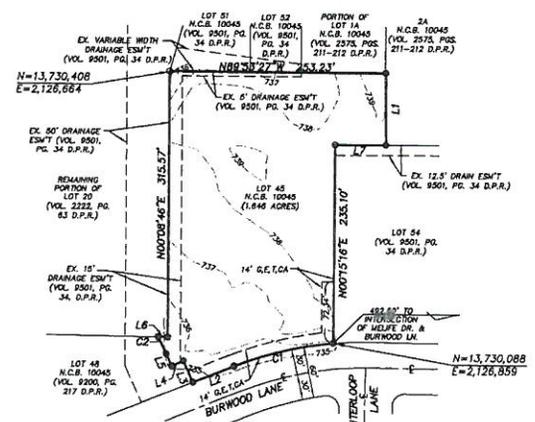
NOTE: IMPACT FEE PAYMENT DUES: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES:

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO REDIGATE 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 ENCOMPASS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. ANY CPE MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CURVE TABLE with columns: CURVE DATA, TRANSIT, TANGENT, CHORD, BEARING OF CHORD

LINE TABLE with columns: LINE NUMBER, LENGTH

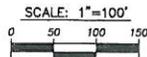


REPLAT

PLAT NO. 110153

REPLAT ESTABLISHING FIRE STATION NO. 28 SUBDIVISION

ESTABLISHING LOT 45, N.C.B. 10045, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A 1.642 ACRE TRACT OF LAND BEING ALL OF LOT 50, NEW CITY BLOCK 10045, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAN PEDRO INTERLOOP PARK INDUSTRIAL SUBDIVISION UNIT 2 RECORDED IN VOLUME 9501, PAGE 34, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND A PORTION OF LOT 1-4, NEW CITY BLOCK 10045, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SHEARER-HILLS SUBDIVISION RECORDED IN VOLUME 2575, PAGE 212, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78215 Telephone: (210)348-3271 Firm Registration No: F-159

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER CITY OF SAN ANTONIO P.O. BOX 839968 SAN ANTONIO, TX 78283-3968

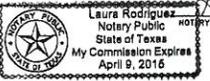
Razi Hossain OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF September, A.D. 20 11



THIS PLAT OF FIRE STATION NO. 28 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___, A.D. ___ BY: ___ CHURMAN BY: ___ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 October 26, 2011

BLUFFTON OAKS
SUBDIVISION NAME

MINOR PLAT

100075
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 549 F-1

OWNER: Circular Quay, LTD, by Robert Goldberg

ENGINEER: Galbraith Engineering Consultant Inc., by Glenn E. Galbraith

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

Date filed with Planning Commission: October 12, 2011

Location: At the northeast corner of Wurzbach Parkway and Bluffton Oaks

Services Available: SAWS Water and Sewer

Zoning: C-2NA Commercial Nonalcoholic Sales

Proposed Use: Commercial

Major Thoroughfare: Wurzbach Parkway is a super arterial Type A, minimum R.O.W. 200 feet

APPLICANT'S PROPOSAL:

To plat **0.545** acres consisting of **1** non-single family lot.

DISCUSSION:

The Development Services Department has cited Section 35-506(r) (7) (b) Spacing and land location on Major Thoroughfare of the UDC, a development standard important to the health, safety and welfare of the community. The applicant has submitted a request for an Administrative Exception to the requirements.

The Development Services Director has granted an administrative exception to: Section 35-506(r) (7) (b) Spacing and land location on Major Thoroughfare as indicated in the attached report.

STAFF RECOMMENDATION:

Approval

March 28, 2011

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

RECEIVED
11 MAR 29 AM 10:31

galbraith
engineering
CONSULTANTS, INC.

121 Interpark #105
San Antonio, Texas 78216
(210) 496-2636
FAX 496-0314

LAND DEVELOPMENT
SERVICES DIVISION

Re: Bluffton Oaks Subdivision
Plat Number 1000075
UDC Code Section 35-506(e)(6)

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

Dear COSA DSD,

Pursuant to your request, Galbraith Engineering Consultants, Inc. submits an Administrative Exception Variance Request (AEVR) to the UDC Section 35-506(e)(6) of the City of San Antonio Unified Development Code (UDC) for the proposed Bluffton Oaks subdivision mentioned above.

Section 35-506(e)(6)

When deemed necessary, and when the connectivity index required above would not be reduced, a vehicular access non-access easement may be required on a lot(s) for the purpose of controlling ingress and egress to vehicular traffic.

Bluffton Oaks subdivision consists of a single 0.545 acre lot along Wurzbach Parkway at a private street named Bluffton Oaks that provides an exit to the Summerfield subdivision at the northwest corner of N.W. Military Drive and Wurzbach Parkway. (See copy of Plat 1000075 attached)

An access management checklist was provided, upon plat submittal, requiring a 1 foot wide, non-access easement, for 125 feet from the arterial intersection, beginning at the PC of the curb return, if possible (See Access Management checklist attached)

Herein lies the problems with this particular property:

- 1.) There is no P.C. or P.T. of a 15 to 25 foot radius curve at the corner. Instead there is the standard (TxDot) 45 degree cutback at the corner that is 74.14 feet long. Beyond the cutback, there is only 96.74 feet left in the property along the "private street" of Bluffton Oaks. In addition to this being less than the 125 foot corner clearance, requested by staff on the access

management checklist, the final 19.17 foot is a proposed drainage easement. (See copy of plat attached)

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2.) The original plan for this PUD development was to have a second entrance/exit at this location when the City built this portion of Wurzbach Parkway, and a Type B, 40 ft wide street was built. However, when TxDot started to build this section, no cross access was granted, and the Homeowners Association for Summerfield subdivision voted for an exit only gate. The resulting existing situation does have access by TxDot, but the street was only half built for exits only, blocking any entrance by an electric, exit only, gate and alligator teeth (steel serated, one direction only plate) placed across the gated area. In other words, only cars leaving the subdivision can use this street. The TxDot entrance access could only be used by the development of this 0.545 acre property. If the 125 ft non-access easement is imposed, this property is inaccessible. (See tree survey and Google SAT photo attached)

3.) Another barrier to this development is the beautiful oak trees on this property. The land contains numerous heritage oaks that the owner signed off with the tree preservation staff not to remove any trees on this location. The only possible entrance area to this proposed office property would be between tree No. 36 and the cluster of trees No. 16-18. The only possible exit area from this proposed office property would be between the existing concrete drain at the end of the street and tree No. 1. Neither of these locations would be possible if the 125 ft non-access easement is imposed. (See tree survey and Google SAT photo attached)

4.) A point of interest is that streets are usually built within 10 feet of the right-of-ways making maximum use of the land available. Highways, on the other hand, have large areas between the pavement of a highway and the right-of-way, usually for bar ditch type drainage. TxDot used their "highway" right-of-way for this section of Wurzbach Parkway, leaving 36 feet minimum between the pavement of Wurzbach Parkway and the right-of-way at this location.

What this means is that a normal 25 foot radius curve at a City of San Antonio intersection with an arterial street is already exceeded by the extra right-of-way available. We would propose a 40 ft long, 1ft non-access easement from the beginning of the 45 degree cutback to provide a 60 ft setback from Wurzbach Parkway for non-access, and still provide the required 25 ft wide entrance for a San Antonio fire truck with 5 ft clearance from the existing 22" oak tree.

5.) The spirit and the intent of the 125 ft non-access easement of the UDC is to reduce accidents at busy arterial intersections, caused by corner traffic creating hazards by entering or exiting a corner property too close to the intersection, or even cutting across corner property instead of obeying the signal or stop sign. The variance of the 125 ft non-access easement at this location will not be contrary to this intent because there is no entering traffic, except to the future office building proposed for this property. There is no entering traffic into the subdivision, and there is no cross traffic allowed by TxDot for anyone exiting this location.

6.) The applicant has taken all practical measures to minimize any adverse impacts on the public health, safety and welfare by the intended low volume use of this proposed office building, limited in size by the declaration on not removing any trees, the minimum parking

spaces required, and the 25 foot access for fire equipment. In addition, a portion of this 0.545 acre property is dedicated to an existing drainage channel, and a new proposed drainage channel, also reducing the usable size of office development. In short, the owner has done everything to satisfy this condition.

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11 MAR 29 AM 10: 32

7.) The Summerfield Homeowner's Association has granted an ingress/egress easement onto their private street of Bluffton Oaks, and approve of the owners intent and proposed office development of this remaining piece of land. (See Affirmation and Ratification of Ingress and Egress Easement attached)

LAND DEVELOPMENT
DIVISION

8.) In justification under the circumstances involving this property, the public interest underlying the proposed exception outweighs the regulation for which the exception/variance is granted.

The request is made in accordance with the required items by the UDC for Variances, Section 35-483(e) as follows:

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

This hardship will not allow the owner any access to his property and make it unusable.

B. This hardship relates to the applicant's land, rather than personal circumstances.

This hardship relates to the facts that the property cannot be accessed if the 125 ft non-access easement is required.

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

This property is isolated by Wurzbach Parkway on the southeast, Bluffton Oaks on the southwest, a private PUD alley with no access to the northwest, an existing drainage channel and a private residential lot to the northeast.

D. The hardship is not the result of the applicant's own actions.

The owner would not have purchased an unusable property if this were known in advance. This hardship is not the result of his actions.

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

This variance does not affect the development of other properties in the area.

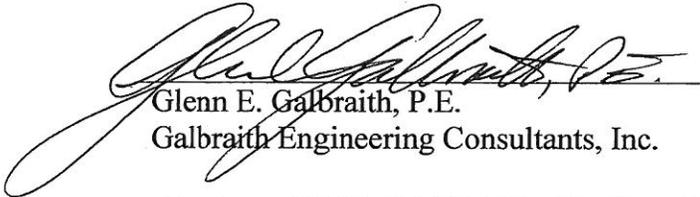
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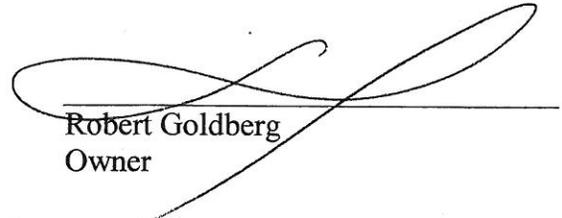
11 MAR 29 AM 10: 32

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

LAND DEVELOPMENT SERVICES DIVISION

Sincerely,


Glenn E. Galbraith, P.E.
Galbraith Engineering Consultants, Inc.


Robert Goldberg
Owner

Attachment(s) Plat# 1000075 – Bluffton Oaks Subdivision
Affirmation and Ratification of Ingress and Egress Easement by Summerfield Homeowners Association

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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Bluffon Oaks Subdivision
Address:	
A/P #/PPR #/Plat#:	Plat# 100075
AEVR #:	
AEVR Submittal Date:	3/28/11
AEVR Submitted by:	Glenn E. Galbraith, P.E.
Issue:	Spacing and Land Location on Major Thoroughfares
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (r)(7)(b)
By:	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated March 28, 2011 from the engineer representing the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506 (r) (7) (b) (spacing on Major Thoroughfares Plan) is made. The proposed development is being platted as a new commercial development and is located at the intersection of Bluffon Oaks and Wurzbach Parkway.

Response to Section 35-506(r)(7)(b) (Spacing and Land Location on Major Thoroughfares) Exception: Section (r)(7)(b) Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced by the director of development services to allow a driveway for development where a driveway may not otherwise be allowed.

The applicant is requesting an exception to the UDC. The applicant would like to be exempt from providing the full 125 feet non vehicular access easement on the plat in order to allow the development the ability to provide access to the site while complying with other code requirements. DSD staff agrees with the applicant's analysis for the following reasons:

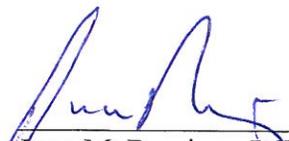
1. The required corner clearance cannot be met while complying with other code provisions relating to setbacks and buffers.

2. The minimal traffic using this new driveway is primarily going to be used by the future traffic that the new commercial development will be generated.
3. The Texas Department of Transportation has denied an access along Wurzbach Parkway, therefore the applicant must have permission from the Bluffon Oaks Homeowners' Association to access off their private street.

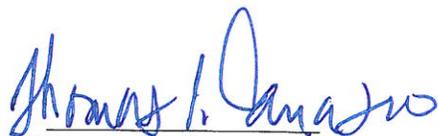
The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF EXCEPTION:

Agree/Disagree:


Juan M. Ramirez, P.E...
Engineer
DSD – Land Development Engineering

5/19/11
Date


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

5/19/2011
Date

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


Barbara Nelson, AICP
Assistant Director
Development Services Department

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 October 26, 2011

SPURS PARK, UNIT 2
SUBDIVISION NAME

MAJOR PLAT

100276
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 D-6

OWNER: Sports SA Holdings LP, by Dr. David Schmidt

ENGINEER: Pape-Dawson Engineers, Inc., by Thomas M. Carter, P.E.

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

Date filed with Planning Commission: October 11, 2011

Location: Southwest of the intersection of Floyd Curl Drive and Spurs Lane

Services Available: SAWS Water and Sewer

Zoning: C-3R Commercial District, Restrictive Alcoholic Sales

Plat is associated with:

MDP 68-A, Fawn Meadow, accepted on August 31, 2011

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To plat **10.247** acres consisting of **12** non-single family lots.

DISCUSSION:

The Development Services Department has cited UDC Section 35-515(c)(4) Lot Layout Regulations – Frontage. The applicant has submitted a request for an administrative exception to the requirement.

The Development Services Director has granted an administrative exception to: Section 35-515(c)(4) Lot Layout Regulations - Frontage as indicated in the attached report.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100276

SUBDIVISION PLAT OF SPURS PARK, UNIT 2

A 10.247 ACRE TRACT COMPRISED OF THE 4.160 ACRE TRACT 2 AND THE 0.495 ACRE TRACT 3 CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11029, PAGES 20-49-2032, AND THAT 5.595 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12559, PAGES 464-471, TO SPORTS SA HOLDINGS, LP, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS, SAID 10.247 ACRES ALL IN NEW CITY BLOCK 17660 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 50'



PAPE-DAWSON ENGINEERS TBE, FIRM REGISTRATION # 470

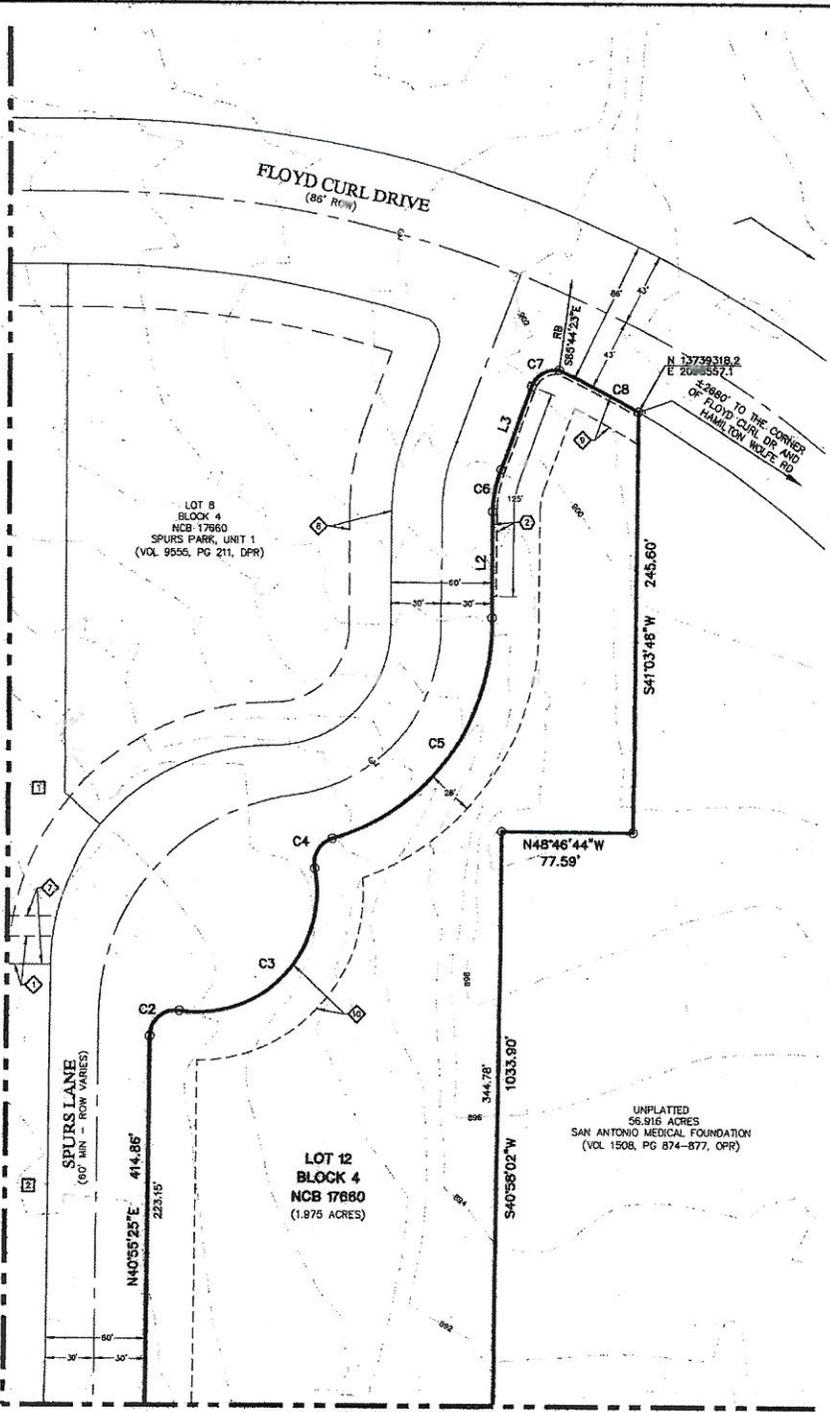
655 EAST RAISEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9000

DATE OF PRINT: October 10, 2011



LOCATION MAP MAPSCO AND SHEDS 1/2" = 1" SCALE

MATCHLINE - SEE SHEET 1 OF 4



LOT 8 BLOCK 4 NCB 17660 SPURS PARK, UNIT 1 (VOL 9555, PG 211, DPR)

LOT 12 BLOCK 4 NCB 17680 (1.875 ACRES)

UNPLATTED 56.816 ACRES SAN ANTONIO MEDICAL FOUNDATION (VOL 1508, PG 874-877, OPR)

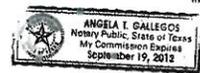
STATE OF TEXAS COUNTY OF BEAR

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

OWNER/DEVELOPER: DR CHARLES A SYM SPORTS SA HOLDINGS, LP 21 SPURS LANE, STE 100 SAN ANTONIO, TX 78240 (210) 614-8070

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR CHARLES A SYM 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, WITNESS MY HAND AND SEAL OF OFFICE THIS 14 DAY OF October, A.D. 2011



ANGELA I. GALLEGOS Notary Public, State of Texas My Commission Expires September 19, 2012

THIS PLAT OF SPURS PARK, UNIT 2 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

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

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM BORN PUBLIC SERVICE BOARD IS HEREBY DEDICATING THE UNDERGROUND AND ABOVEGROUND POLE ELECTRIC TRANSMISSION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS ELECTRIC BARRIERS "NEIGHBORHOOD SERVICE BARRIERS" "OVERHEAD TRANSMISSION TOWER BARRIERS," "POLE BARRIERS," AND "TRANSFORMER BARRIERS" FOR THE PURPOSE OF REGULATING CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRING, IMPROVING, PAVING, AND REPAIRING POLES, TOWER, OR BARRIERS, CHAINS, CONDUITS, PIPES OR TRANSDUCERS, WHICH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND LOCATED OVER OR ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID LOT AND TO RELOCATE SAID FACILITIES FROM SAID LANDS, ALL FREE OF PAINT, INTERFERE, OR OTHER OBSTRUCTION WHICH OBSTRUCTION OR ANY MATERIAL WITH THE EXCEPT OF SAID LAWS OR APPLICABLE REGULATIONS, IT IS AGREED AND UNDERSTOOD THAT NO BUSINESS, CONTRACTS, EASES, OR RIGHTS SHALL BE PLACED UPON SAID LOT.

STATE OF TEXAS COUNTY OF BEAR

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

THOMAS MATTHEW CARTER 79272 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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

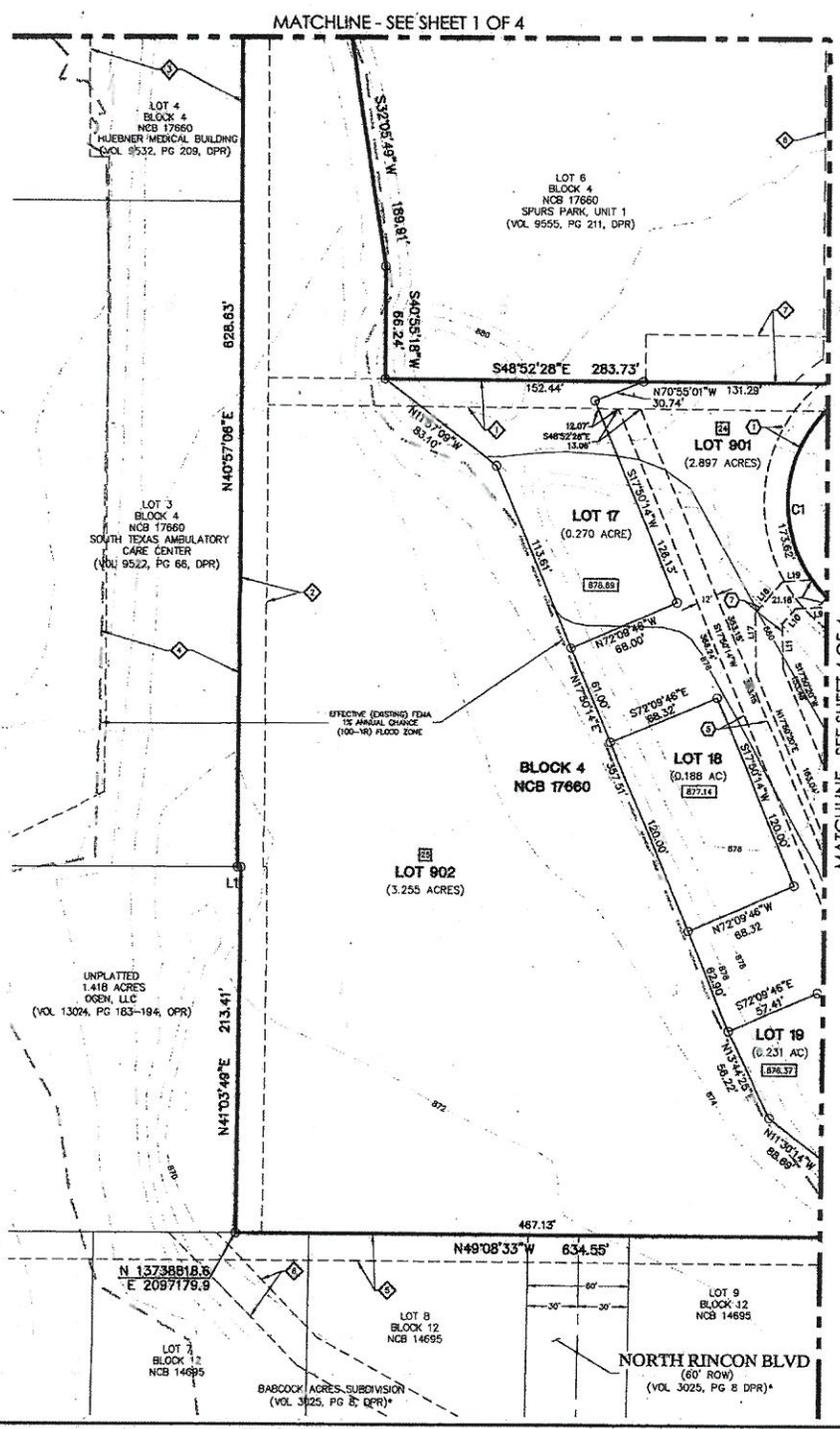
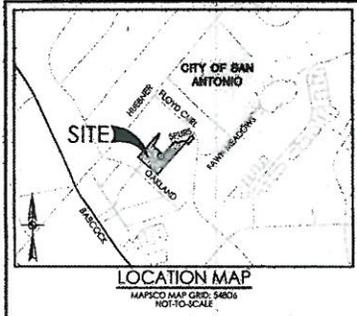
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE - SEE SHEET 4 OF 4

SHEET 2 OF 4

CIVIL JOB NO. 6196-40; SURVEY JOB NO. 9134-1



PLAT NUMBER 100276

SUBDIVISION PLAT OF SPURS PARK, UNIT 2

A 10.247 ACRE TRACT COMPRISED OF THE 4.160 ACRE TRACT 2 AND THE 0.495 ACRE TRACT 3 CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11029, PAGES 2049-2059, AND THAT 5.595 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12359, PAGES 464-471, TO SPORTS SA HOLDINGS, LP, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, SAID 10.247 ACRES ALL IN NEW CITY BLOCK 17660 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



PAPE-DAWSON ENGINEERS
TYPE, FROM REGISTRATION # 470
655 EAST RAINBOW | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.0000
FAX: 210.375.9010

DATE OF PRINT: October 10, 2011

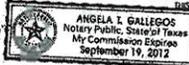
STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DR CHARLES A STANS
SPORTS SA HOLDINGS LP
21 SPURS PARK, STE 100
SAN ANTONIO, TX 78240
(210) 614-6070

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR CHARLES A STANS, 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 HIS CAPACITY THEREIN EXPRESSED, CROWN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF SEPTEMBER, A.D. 2011.



THIS PLAT OF SPURS PARK, UNIT 2 WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

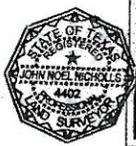
_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ DEPUTY

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS UTILITY AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTING THE SUBMITTER AND ENGINEER FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THE PLAT AT THE POINTS IDENTIFIED "ELECTRIC EQUIPMENT" THEREON. "ELECTRIC EQUIPMENT" IDENTIFIES LOCATIONS WHERE "ELECTRIC EQUIPMENT" AND "TRANSMISSION FACILITIES" FOR THE PURPOSE OF ELECTRICAL CONNECTIONS, RECONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTIONS, TROUBLESHOOTING AND RECORDING. FIELD SURVEYING OF THESE UTILITIES SHALL CONFORM WITH THE CITY OF SAN ANTONIO'S UTILITY STANDARDS AND SPECIFICATIONS. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE UTILITY PROVIDER. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE UTILITY PROVIDER. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE UTILITY PROVIDER. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE UTILITY PROVIDER.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SURVEY, TIES AND DRAINAGE LAYOUTS, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE - EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
LICENSED PROFESSIONAL ENGINEER

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



Civil Job No. 6196-40; Survey Job No. 9134-1

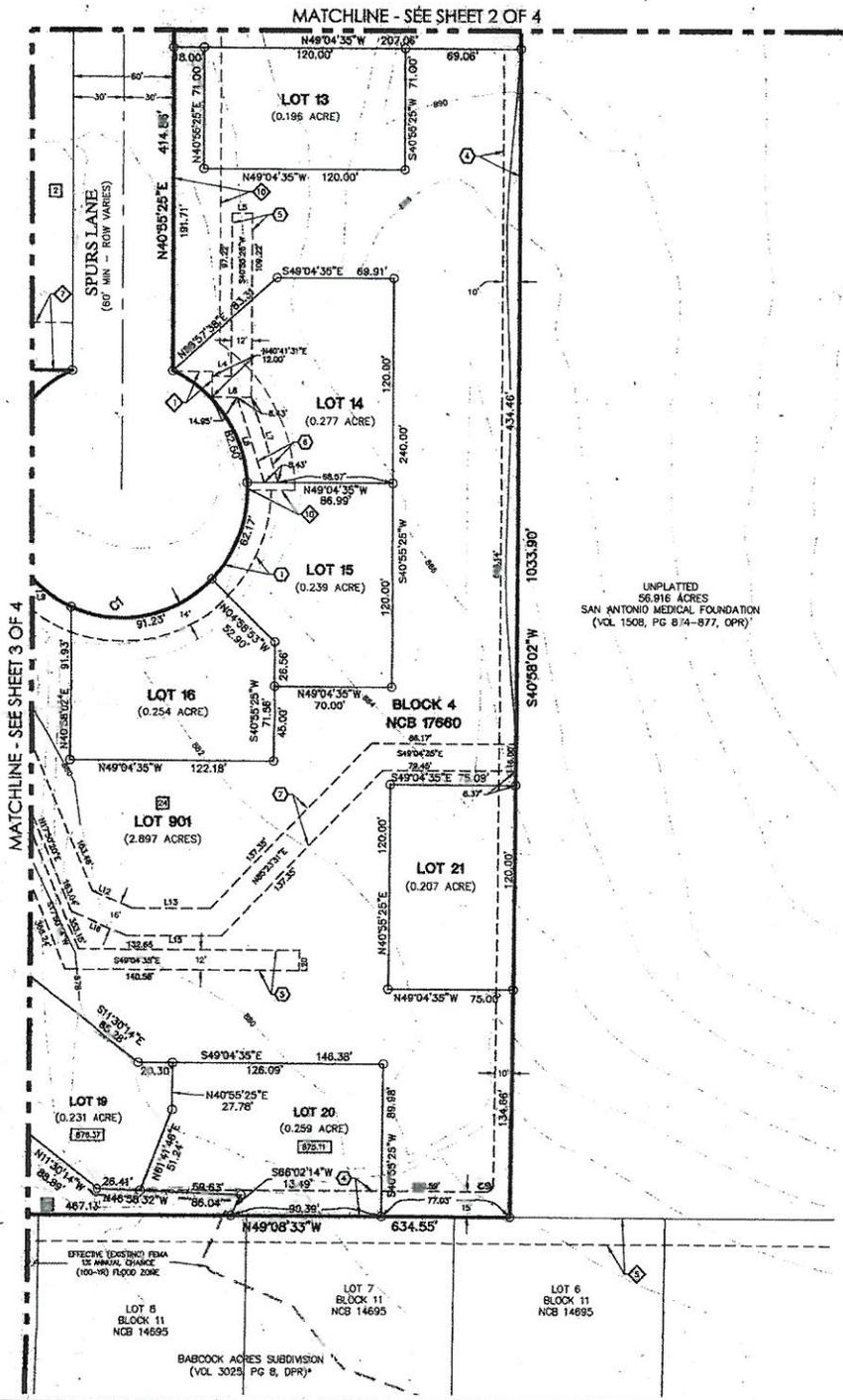
SUBDIVISION PLAT OF SPURS PARK, UNIT 2

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SCALE: 1" = 50'

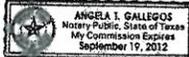


DATE OF PRINT: October 10, 2011



UNPLATTED 56.916 ACRES SAN ANTONIO MEDICAL FOUNDATION (VOL 1508, PG 874-877, DPR)

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DECLARES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED FOR DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERSOURCES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN NECESSARY FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. OWNER/DEVELOPER: DR CHARLES A STAS SPORTS SA HOLDINGS, LP 21 SPURS LANE, STE 120 SAN ANTONIO, TX 78240 (210) 614-6070



STATE OF TEXAS COUNTY OF BEXAR I, ANGELA I. GALLEGOS, Notary Public, State of Texas, My Commission Expires September 19, 2012. THIS PLAT OF SPURS PARK, UNIT 2, 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 19th DAY OF September, 2011. BY: _____ CHAIRMAN BY: _____ SECRETARY STATE OF TEXAS COUNTY OF BEXAR I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 19th DAY OF September, 2011, AT _____ M, AND DULY RECORDED IN THE _____ DAY OF _____ A.D. 2011, AT _____ M, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2011. COUNTY CLERK, BEXAR COUNTY, TEXAS

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY POWER SERVICE BOARD) IS HEREBY NOTICED BY THE ENGINEER AND RECORD-DRAWING FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT. ALL "EXISTING" FACILITIES "SHOWN" OR "INDICATED" THEREON SHALL BE MAINTAINED AND PROTECTED BY THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS TO IDENTIFY AND LOCATE ALL "EXISTING" FACILITIES AND TO PROVIDE ADEQUATE CLEARANCE THEREFROM. THE ENGINEER'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE LOCATION OR DEPTH OF ANY "EXISTING" FACILITIES. THE ENGINEER'S RESPONSIBILITY IS TO PROVIDE ADEQUATE CLEARANCE THEREFROM. THE ENGINEER'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE LOCATION OR DEPTH OF ANY "EXISTING" FACILITIES. THE ENGINEER'S RESPONSIBILITY IS TO PROVIDE ADEQUATE CLEARANCE THEREFROM. THE ENGINEER'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE LOCATION OR DEPTH OF ANY "EXISTING" FACILITIES.

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

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



Civil Job No. 6196-40; Survey Job No. 9134-11



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

September 28, 2011

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

Re: Spurs Park, Unit-2
Plat No. 100276
UDC Code Section 35-515(c)(4)
Administrative Exception

Dear COSA DSD:

Please accept this letter for the Spurs Park, Unit-2 project located along Spurs Lane, near the intersection of Floyd Curl Drive and Huebner Road. We are writing to request an Administrative Exception regarding Section 35-515(c)(4) of the Unified Development Code.

This section addresses frontage requirements for platted lots. In part, it reads:

All lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310... On irregular shaped lots, a minimum street frontage of fifteen (15) feet shall be required.

This plat is mainly comprised of nine small lots on which small office buildings are to be constructed. They meet the above requirements through the use of a proposed platted irrevocable ingress/egress easement, which is provided through a 900-series lot. However, it does not comply with this portion of Section 35-515(c)(4):

Where a platted irrevocable ingress/egress easement is utilized for frontage, the private street provisions of section 35-506 for street name and design standards shall be met.

Refer to the attached exhibit for the layout of this plat and development. Due to the size and shape of this tract, a single commercial/office building with a parking lot or garage has proven difficult and the tract has remained undeveloped despite past interest. The proposed office park-style development is more appropriate for the site.

However, this office park model is arranged so that the occupant of each building owns their own lot, so separate lots are required. Platting a common area lot as an ingress/egress easement allows for ownership and sufficient lot frontage. Given this configuration on this property, it is not possible to provide an ingress/egress easement lot that meets private street standards. Therefore, this administrative exception is being requested.

The ingress/egress lot was not given a street name to avoid confusion. Naming a new street at the end of a cul-de-sac or continuing Spurs Lane along an additional loop could be confusing to drivers or emergency responders attempting to find a given address.

We would respectfully ask that an administrative exception request be granted for the following reasons:

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

- The intent of this specific regulation is to provide for orderly subdivision and consistent streets standards. Since this subdivision is at the end of a cul-de-sac and the ingress/egress lot resembles a parking lot, this subdivision is still orderly and should not cause confusion. As mentioned above, providing the easement with a street name would cause more confusion than not providing it with a name.

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

- There is no anticipated adverse impact on the public health, safety or public welfare. The easement lot provides open circulation and clear access to future lot owners. In regard to safety, the buildings are addressed with one single address on Spurs Lane and given building numbers, which will make more sense to first responders than individual addresses on a newly named ingress/egress lot.

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

- The sale of individual lots for building construction is the model for this office park product. Therefore, the proposed lot configuration will help anticipated businesses to function better.
- Access is secured through the provided irrevocable ingress/egress easement.
- The definition of "Lot 900 series" in the UDC allows for driveways and private ingress/egress easements, in addition to private streets.

City of San Antonio
Spurs Park, Unit-2
Plat No. 100276
UDC Code Section 35-515(c)(4)
September 28, 2011
Page 3 of 3

- The public, including employees and visitors of building owners, will not be affected by the exception. Lot 901 will appear as a typical parking lot to the general public.

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

- This is correct.

In my professional opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC and will not adversely affect health, safety, or welfare of the public.

Thank you for your consideration. If you have any questions, please call me.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 479



Thomas M. Carter, P.E., LEED® AP
Vice President, Land Development



P:\619649\WORD\LETTERS\110926A1.DOC

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



CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Spurs Park Unit 2
Address:	
A/P #/PPR #/Plat#:	Plat# 100276
AEVR #:	
AEVR Submittal Date:	09/28/2011
AEVR Submitted by:	Thomas M. Carter, P.E., Vice President, Pape Dawson Engineers
Issue:	Lot Frontage
Code Sections:	2007 Unified Development Code (UDC), Section 35-515 (C)(4)
By:	Juan M. Ramírez, P.E.

The Planning and Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Carter's letter dated September 28, 2011. The proposed development consists of 9 small commercial lots on which small office buildings are to be constructed. The proposed plat is located along Spurs lane near the intersection of Floyd Curl Drive and Huebner Road.

Response to Section 35-515(c) (4) Lot Frontage - Exception:

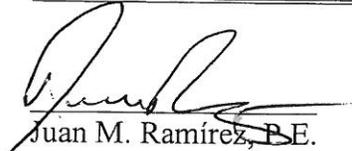
The Unified Development Code (UDC) – Article V, Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310. Where a platted irrevocable ingress/egress easement is utilized for frontage, the private street provisions of Section 35-506 for street name and design standards shall be met. Currently, the applicant wishes to modify the traditional access to the properties by constructing a parking area. PDS staff agrees with the applicants' analysis for the following reason:

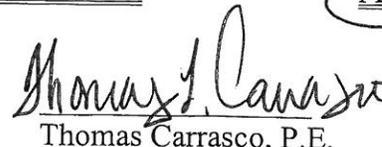
The configuration of the site plan proposes internal lots that require internal access roads. The main entrance of the development will be through an existing Local B however once the traffic enter the property then it will be dispersed inside a parking lot. The plan and profile for a street is not required based on the proposed method of access to the parking area. To avoid confusion in regards to addressing, the applicant wishes to have a single address off Spurs Lane and have building numbers, which will be less confusing in case of an emergency.

The PDS staff believes the proposed exception **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF EXCEPTION:

Agree/Disagree:


Juan M. Ramirez, P.E. 10/5/11
Engineer Date
DSD – Land Development Engineering


Thomas Carrasco, P.E. 10/5/2011
Chief Engineer Date
Development Services Department

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


John P. Jacks, AICP
Interim Assistant Director
Development Services Department

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 October 26, 2011

PARK PLACE II SUBDIVISION

UNIT 4A

MAJOR PLAT

110143

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 C-5

OWNER: Armadillo Construction Company, LTD, by Jeffrey J. Czar, Jr.

ENGINEER: M.W. Cude, Engineers, LLC, by Kevin P. Hunt, P.E.

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

Date filed with Planning Commission: October 11, 2011

Location: Northeast of the intersection of Gazelle Cliff and Oakwood Way

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 748D, Park Place Phase II, accepted on September 15, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **14.062** acres consisting of **74** single family lots, **1** non-single family lot and **2,245** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
TREE PRESERVATION VARIANCE REQUEST**

AGENDA ITEM NO: 15 October 26, 2011

SAN ANTONIO
RUNWAY EXTENSION
PROJECT NAME

TPV 11-004
PROJECT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 582 F-3

OWNER: City of San Antonio, by Frank Miller, Agent

ENGINEER: Pape Dawson Engineers, by Chris P. Van Heerde, P.E.

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

Location: 9800 Airport Boulevard

Proposed Use: Airport Runway

APPLICANT'S REQUEST:

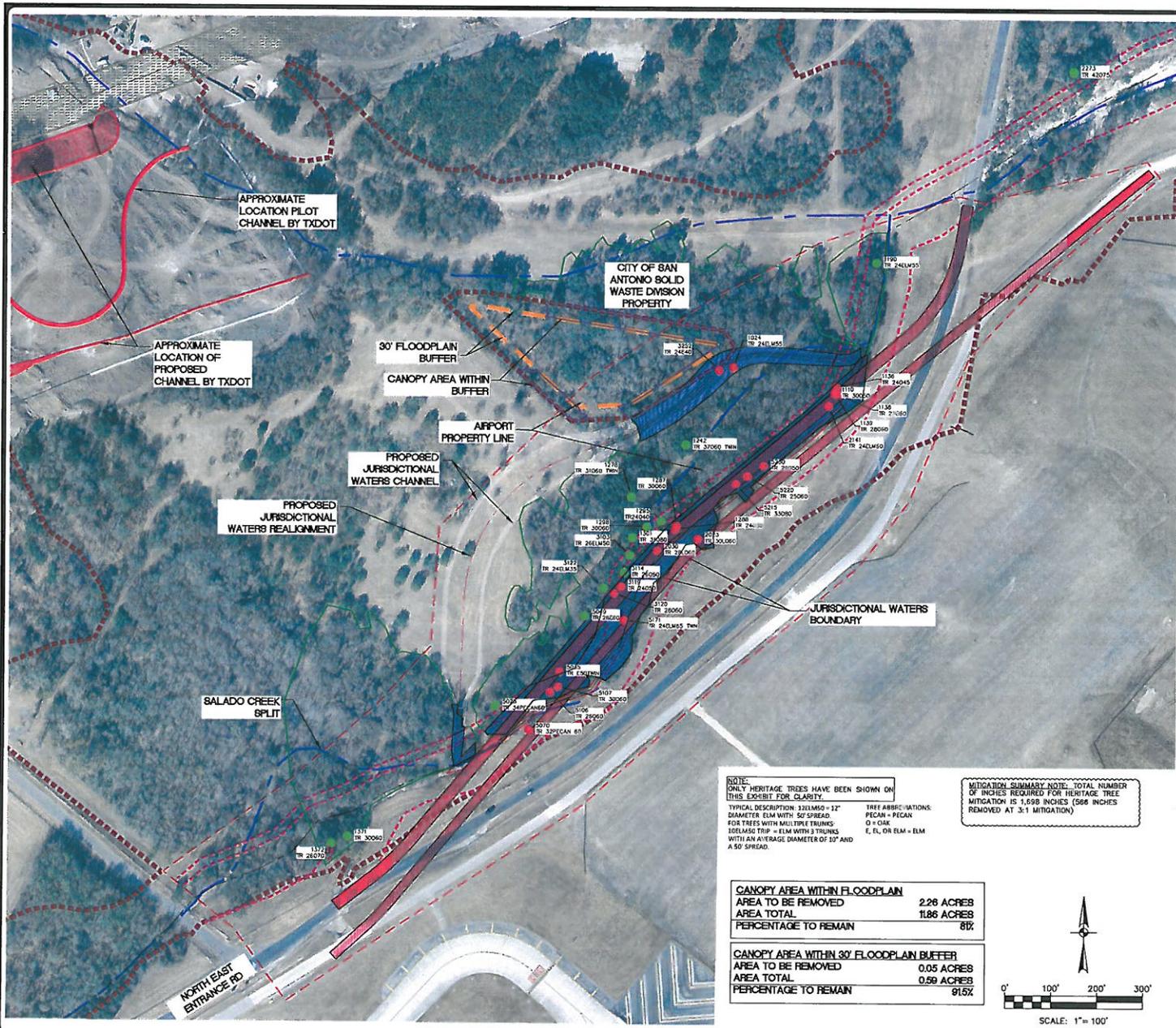
The applicant has requested a variance from Unified Development Code (UDC) – Article, V, Section 35-523 (h), 100 Year Floodplain(s) and Environmentally Sensitive Areas.

DISCUSSION:

The Department of Development Services Environmental Section has no objections to the granting of the variance as indicated in their attached report.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the Tree Preservation variance.



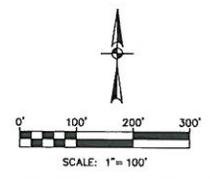
NOTE:
 ONLY HERITAGE TREES HAVE BEEN SHOWN ON THIS EXHIBIT FOR CLARITY.
 TYPICAL DESCRIPTION: 32x18x50 = 12" DIAMETER ELM WITH 50' SPREAD.
 FOR TREES WITH MULTIPLE TRUNKS: 30x18x50 TRIP = ELM WITH 3 TRUNKS WITH AN AVERAGE DIAMETER OF 10" AND A 50' SPREAD.

TREE ABBREVIATIONS:
 PECAN = PECAN
 O = OAK
 E, EL, OR, ELM = ELM

MITIGATION SUMMARY NOTE: TOTAL NUMBER OF INCHES REQUIRED FOR HERITAGE TREE MITIGATION IS 1,698 INCHES (568 INCHES REMOVED AT 3:1 MITIGATION)

CANOPY AREA WITHIN FLOODPLAIN AREA TO BE REMOVED	2.26 ACRES
AREA TOTAL	1.86 ACRES
PERCENTAGE TO REMAIN	81%

CANOPY AREA WITHIN 30' FLOODPLAIN BUFFER AREA TO BE REMOVED	0.05 ACRES
AREA TOTAL	0.59 ACRES
PERCENTAGE TO REMAIN	91.5%



Tree Inventory Table (Top Section):

Particular	Notes	Rating	Tree Location	Tree Type	Overall Health	Root Zone
1024		1	TR 241M55	ELM	SA	34
1025		1	TR 241M55	ELM	SA	34
1026		1	TR 241M55	ELM	SA	34
1027		1	TR 241M55	ELM	SA	34
1028		1	TR 241M55	ELM	SA	34
1029		1	TR 241M55	ELM	SA	34
1030		1	TR 241M55	ELM	SA	34
1031		1	TR 241M55	ELM	SA	34
1032		1	TR 241M55	ELM	SA	34
1033		1	TR 241M55	ELM	SA	34
1034		1	TR 241M55	ELM	SA	34
1035		1	TR 241M55	ELM	SA	34
1036		1	TR 241M55	ELM	SA	34
1037		1	TR 241M55	ELM	SA	34
1038		1	TR 241M55	ELM	SA	34
1039		1	TR 241M55	ELM	SA	34
1040		1	TR 241M55	ELM	SA	34
1041		1	TR 241M55	ELM	SA	34
1042		1	TR 241M55	ELM	SA	34
1043		1	TR 241M55	ELM	SA	34
1044		1	TR 241M55	ELM	SA	34
1045		1	TR 241M55	ELM	SA	34
1046		1	TR 241M55	ELM	SA	34
1047		1	TR 241M55	ELM	SA	34
1048		1	TR 241M55	ELM	SA	34
1049		1	TR 241M55	ELM	SA	34
1050		1	TR 241M55	ELM	SA	34
1051		1	TR 241M55	ELM	SA	34
1052		1	TR 241M55	ELM	SA	34
1053		1	TR 241M55	ELM	SA	34
1054		1	TR 241M55	ELM	SA	34
1055		1	TR 241M55	ELM	SA	34
1056		1	TR 241M55	ELM	SA	34
1057		1	TR 241M55	ELM	SA	34
1058		1	TR 241M55	ELM	SA	34
1059		1	TR 241M55	ELM	SA	34
1060		1	TR 241M55	ELM	SA	34
1061		1	TR 241M55	ELM	SA	34
1062		1	TR 241M55	ELM	SA	34
1063		1	TR 241M55	ELM	SA	34
1064		1	TR 241M55	ELM	SA	34
1065		1	TR 241M55	ELM	SA	34
1066		1	TR 241M55	ELM	SA	34
1067		1	TR 241M55	ELM	SA	34
1068		1	TR 241M55	ELM	SA	34
1069		1	TR 241M55	ELM	SA	34
1070		1	TR 241M55	ELM	SA	34

Tree Inventory Table (Bottom Section):

Particular	Notes	Rating	Tree Location	Tree Type	Overall Health	Root Zone
1071		1	TR 241M55	ELM	SA	34
1072		1	TR 241M55	ELM	SA	34
1073		1	TR 241M55	ELM	SA	34
1074		1	TR 241M55	ELM	SA	34
1075		1	TR 241M55	ELM	SA	34
1076		1	TR 241M55	ELM	SA	34
1077		1	TR 241M55	ELM	SA	34
1078		1	TR 241M55	ELM	SA	34
1079		1	TR 241M55	ELM	SA	34
1080		1	TR 241M55	ELM	SA	34
1081		1	TR 241M55	ELM	SA	34
1082		1	TR 241M55	ELM	SA	34
1083		1	TR 241M55	ELM	SA	34
1084		1	TR 241M55	ELM	SA	34
1085		1	TR 241M55	ELM	SA	34
1086		1	TR 241M55	ELM	SA	34
1087		1	TR 241M55	ELM	SA	34
1088		1	TR 241M55	ELM	SA	34
1089		1	TR 241M55	ELM	SA	34
1090		1	TR 241M55	ELM	SA	34
1091		1	TR 241M55	ELM	SA	34
1092		1	TR 241M55	ELM	SA	34
1093		1	TR 241M55	ELM	SA	34
1094		1	TR 241M55	ELM	SA	34
1095		1	TR 241M55	ELM	SA	34
1096		1	TR 241M55	ELM	SA	34
1097		1	TR 241M55	ELM	SA	34
1098		1	TR 241M55	ELM	SA	34
1099		1	TR 241M55	ELM	SA	34
1100		1	TR 241M55	ELM	SA	34

TREE PROTECTION NOTES

- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADII EXTENDING OUTWARDS FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT GROUND LEVEL (G.S.) OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETELY AND PROPERLY INSTALLED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4 HOURLY.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR NEAR TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGE MORE THAN 3:1S ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEARLY ACCORDING TO PROPER PRUNING METHODS. A GRAD GRADER SHALL BE PAIRED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARCHITECT (287-0278).
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT CONTRACTOR'S EXPENSE.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
- NO NAILS, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- 30 FOOT FLOODPLAIN BUFFER SHALL BE ON LOCATION OUTSIDE OF THE EDWARDS ADULTER REORGANIZATION/CONSTRUCTIVE ZONE.

LEGEND

- TREE CANOPY AREA TO BE REMOVED
- TX AD EFFECTIVE DRAIN FLOODPLAIN
- 30 FOOT FLOODPLAIN BUFFER
- TREE CANOPY AREA TO BE REMOVED WITH FLOODPLAIN BUFFER
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EFFECTIVE DRAIN STREAM CENTERLINE
- PROPOSED REALIGNMENT OF JURISDICTIONAL WATERS
- PROJECT LIMITS (31 ACRES)
- PROPOSED ROAD IMPROVEMENTS BY AVIATION DEPARTMENT

RECORDING:
 THIS DOCUMENT IS SUBJECT TO THE PUBLIC RECORD ACT AND THE OPEN INFORMATION ACT.
 FOR INFORMATION ON HOW TO ACCESS THIS DOCUMENT, VISIT THE PUBLIC RECORD ACT WEBSITE AT: www.texas.gov



PAPE-DAWSON ENGINEERS
 568 EAST BANCERY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.225.9000
 FAX: 210.225.9000
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, REG. NO. 00000000000000000000

**AIRPORT RUNWAY EXTENSION
 TREE PRESERVATION PLAN, AP# 1740935
 SAN ANTONIO, TEXAS**

JOB NO. 7264-00
 DATE: OCTOBER 2011
 DESIGNER: CHM
 CHECKED: JLD
 SHEET: 2.0

DATE: Oct 11, 2011 10:28am User: chm
 FILE: P:\2011\1740935\Drawings\Tree\TreePreservation\1740935-TreeCAD.dwg - TreeCAD.dwg - 07/10/11

THIS DOCUMENT HAS BEEN PRODUCED FROM A DIGITAL FILE THAT HAS NOT BEEN VERIFIED ELECTRONICALLY AND MAY HAVE BEEN MANIPULATED BY A THIRD PARTY. ONLY THE ORIGINAL HARD COPY OF THIS DOCUMENT SHOULD BE USED FOR RECORDING AND ARCHIVING.



CITY OF SAN ANTONIO
SAN ANTONIO AIRPORT SYSTEM

August 22, 2011

Administrative Exception Request
Mr. Mark Bird
City Arborist, Tree/Landscaping/Irrigation Review Team
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Airport Runway 3-21 Extension
Administrative Exception Request
Section 35-515(b)(3) of the UDC

Dear Mr. Bird:

Kindly consider this letter as a formal request for an Administrative Exception to UDC 35-523(h) "100-Year Floodplain(s) and Environmentally Sensitive Areas".

San Antonio International Airport is located in the north central area of the City of San Antonio, Bexar County, Texas. Facilities at the airport include: passenger terminals, air cargo, general aviation, and runways/taxiways. Currently, the City of San Antonio proposes to extend Runway 3-21 to the northeast by 1,000 feet to reach a total length of 8,505 feet (see Exhibit 1.0 – Location Map). Extending the runway would remove restrictions for certain departing aircraft during periods of high temperature (greater than 94.5 degrees), enabling the aircraft to fly longer distances to an increased number of destinations. As a part of the runway extension, two access roads, one inside the airport facilities boundary (Perimeter Road) and the other (Northeast Entrance Road) outside the fence running parallel to the runway will be re-aligned. These roads have an impact on the trees within Salado Creek and associated floodplain area.

Based on a recent tree survey of the area, approximately 566 inches of Heritage Trees will need to be removed to construct the new Northeast Access Road and necessary grading. A listing of the Heritage Trees to be removed is shown on the attached Tree Preservation Plan. As these trees are within the floodplain, they are considered an "Environmentally Sensitive Area". Mitigation for these heritage trees will be accomplished by installation of off-site vegetation and tree plantings in the floodplain on the Olmos Basin

Mr. Mark Bird
Airport Rwy. 3-21 Extension-Administrative Exception Request
August 22, 2011
Page 2 of 3

Golf Course. Based on the attached tree canopy analysis for the project area, we will preserve 81.16% of the total canopy area (see Exhibit 2.0 – Tree Preservation Plan).

Efforts have been made to reduce the impact to trees on this project. The proposed reconstruction of the Northeast Entrance Road was initially going to be constructed at a much higher elevation than the current plan. The road elevation was changed to reduce the fill limits, which decreased the area of impact on the trees. Additionally, the original plan for Jurisdictional Waters (J.W.) Mitigation had an alignment that followed the proposed Northeast Entrance Road and this was entirely located within the tree canopy area.

During the course of the design, we came to understand that FAA regulations would preclude the airport from constructing facilities that would act as a wildlife attractant adjacent to the airport. Therefore, an alternate alignment generally outside of the tree canopy area was determined to connect the upstream and downstream portions of the J.W.

The J.W. and tree mitigation was therefore proposed on the Olmos Basin Golf Course following along the Airport Tributary. The selected site within the Olmos Basin Golf Course along Airport Tributary has many of the ingredients to provide excellent mitigation for the Runway 3/21 Extension Project, Phase 3. The stream has a constant flow, which can provide habitat for aquatic plants and animals. The site is also regularly irrigated using recycled water, which will assist with establishing the mitigation tree and plant species. The proposed mitigation trees will be installed in a floodplain area that drains directly to Olmos Dam (see Exhibit 3.0 – Olmos Basin Tree Mitigation Plan).

The UDC states, “Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas. The 100-year floodplain shall be determined by the floodplain administrator. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission.”

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

The location of the Northeast Access Road is set due to the Federal Aviation Administration (FAA) regulations regarding the clearance of the perimeter road and perimeter fence from the runway. If these clearances are not maintained, it is considered a hazard to the FAA and the runway will not be allowed for use.

2. *The hardship relates to the applicant’s land, rather than personal circumstance.*

This hardship relates to the applicant’s land, rather than personal circumstance.

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

The runway layout is unique to this project as are the FAA safety regulations requiring certain clearances.

4. *The hardship is not the result of the applicant’s own actions.*

Mr. Mark Bird
Airport Rwy. 3-21 Extension-Administrative Exception Request
August 22, 2011
Page 3 of 3

The Runway Extension is to comply with FAA regulations for runway operations. Additionally, FAA regulations regarding wildlife habitat within 5 miles of the airport require that nothing be constructed to act as a wildlife attractant. For this reason, the J.W. mitigation is proposed on the Olmos Basin Golf Course. The applicant has taken all other practicable measures to minimize the adverse impacts to public health, safety and welfare and reduce the removal of the heritage trees.

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

The proposed administrative exception variance request will not be injurious to other property.

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



Loyce D. Clark
City of San Antonio – Aviation Department
Assistant Aviation Director
Planning & Development/Construction Division

Attachment

p:\72\64\00\word\forms\110822a1-variance request letter.doc

For Office Use Only: AEVR#: _____ Date Received: _____

DSD – Director Official Action:

APPROVED APPROVED W/ COMMENTS DENIED

Signature: _____ Date: _____
Printed Name: _____ Title: _____
Comments: _____



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Airport Runway 2-21 Extension-Northeast Access Road
Address:	San Antonio Airprot, 9800 Airport Blvd.
A/P #/PPR #/Plat#:	A/P# 1740935
VR Submittal Date:	8/22/2011
VR Submitted by:	Pape-Dawson on behalf of Loyce D. Clark – Aviation Department Assistant Aviation Director
Issue:	Below 100% preservation Heritage trees in Environmentally Sensitive Areas
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
By:	Mark Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Loyce D. Clarks letter dated August 22, 2011. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

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

The applicant wishes to remove heritage trees in excess of the 100% preservation requirements for Environmentally Sensitive Areas. Due to the runway extension the access road is required to be realigned within the 100 year floodplain and Floodplain Buffer. The proposed heritage tree preservation is 50%. DSD staff does agree with the applicant's request to mitigate for heritage trees below 100% preservation in the Environmentally Sensitive Areas for the following reasons:

1. Preservation of approximately 81% of the tree canopy in the Floodplain and 91.5% of the tree canopy in the Floodplain buffer is being preserved which is greater than the 80% required by the ordinance.
2. Mitigation planting will be 1,698 inches (566 inches at 3:1) of 3 & 4 inch caliper trees totaling 438 trees.
3. The mitigation tree planting will be part of the Olmos Basin Stream stream restoration.
4. The access road was re-aligned and designed to minimize impact to the Jurisdictional Waters and tree canopy.

DSD staff agrees with the applicant's analysis and supports the request to fall below 100% heritage tree preservation requirements for the Floodplain and Floodplain Buffer. The proposed variance request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

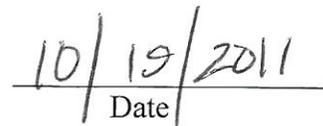
RECOMENDATION: Approval



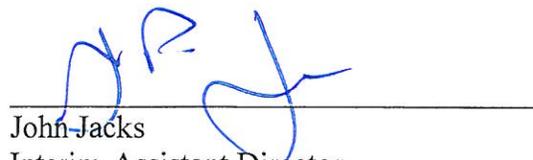
Mark Bird
City Arborist
DSD –Environmental


Date

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


Date

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


John Jacks
Interim-Assistant Director
DSD
Date

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 16 October 26, 2011

UTTURKAR

070354

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 585 F-2

OWNER: Anant K. Utturkar

ENGINEER: Briones Engineering, Ltd., by Rolando Briones, P.E.

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

Location: South of the intersection of Walzem Road and Archers Grove

Plat status: The Planning Commission approved this plat on November 12, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

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

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

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT ESTABLISHING
UTTURKAR SUBDIVISION

BEING A SUBDIVISION PLAT OF 2.691 ACRES OF LAND OUT OF JOSEFA LALL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, RECORDED IN VOL. 6209, PG. 1249, DEED RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF UTTURKAR SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ASSOCIATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Amant K. Utturkar
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **AMANT K. UTTURKAR** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF SEP, 2008.

R. K. Arto
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

Rolando H. Briones, Jr.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY **GEORGE OZUNA, JR.** P.E.S.

George Ozuna, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS CONCERNING SAID PLAT AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20____

ATTESTED: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ CLERK

DEVELOPER/OWNER:
ANANT K. UTTURKAR, M.D.
260 RESACA POINT RD.
BROWNSVILLE, TX. 78520
(956) 850-7527 OFFICE
(956) 793-4818 CELL

RECEIVED
11 SEP 15 PM 2:07
LAND DEVELOPMENT
SERVICES DIVISION

JOSE R. GONZALEZ
NOTARY PUBLIC
STATE OF TEXAS
COMMISSION EXPIRES
1-30-2011

STATE OF TEXAS
COUNTY OF BEXAR
ROLANDO H. BRIONES, JR.
LICENSED PROFESSIONAL ENGINEER
61430
9/10/08

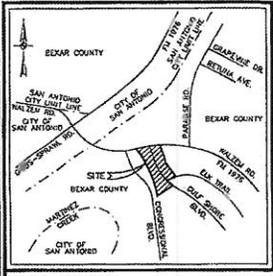
STATE OF TEXAS
COUNTY OF BEXAR
GEORGE OZUNA, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
2625

CITY PUBLIC SERVICE NOTES

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUESTING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "PHONE EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND BRANCHES THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BULKHEAD, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY OPS INHERENT LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE GRANTED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3) THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5) HOOP ELEVATIONS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

NOTES

- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- 3) H.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSDUCTION STATION - GULFBELT, P.U.D. AT 5950.
- 4) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (2)(2) P-5-40)
- 5) IMPACT FEE PAYMENT DUES:
A) SARA WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
B) BAKERTOWN WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- 6) WASTEWATER LDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO AVEVA AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 7) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. BUTTER ELEVATIONS AND CENTERLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

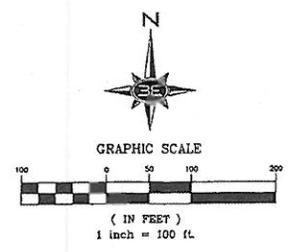


LOCATION MAP
NOT TO SCALE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	1725.00	346.88	174.08	1131.30	346.40
C2	325.00	58.72	29.44	1021.10	58.84
C3	5.00	8.17	5.33	93.39	7.29
C4	525.00	80.47	40.31	834.56	80.39
C5	708.00	440.58	227.65	353.67	433.50
C6	470.00	109.50	55.20	1323.52	109.65
C7	1500.00	33.08	16.54	135.49	33.08
C8	300.00	78.27	37.83	1227.31	78.07
C9	475.00	42.30	21.17	506.10	42.29
C10	825.00	46.23	23.13	502.43	46.21
C11	1500.00	32.65	16.33	134.50	32.65
C12	350.00	88.58	43.51	1410.26	88.36
C13	530.00	127.12	64.87	1344.34	126.82
C14	500.00	293.87	191.32	33740.31	283.66

LINE	LENGTH	BEARING
L1	19.26	S38°06'50"E
L2	50.00	S89°27'59"W
L3	34.89	N84°41'16"W
L4	34.89	N28°43'50"E

UNIT	VOLUME & PAGE
1	FAIRWAYS OF YODOLAKE UNIT 2 2516, 20
2	VENTURA SUBDIVISION UNIT 3 9500, 148
3	BRACKLEY COURT SUBDIVISION UNIT 1 9550, 65



- LEGEND**
- D.P.R. = DEED & PLAT RECORDS
 - D.E. = DEED RECORDS
 - C.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
 - F.N.D. I.R. = FOUND IRON ROD
 - R.P.R. = REAL PROPERTY RECORDS
 - V.N.E. = VEHICULAR NON-ACCESS EASEMENT
 - C.V.E. = CLEAR VISION EASEMENT

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

A. UTTURKAR
260 RESACA POINT
BROWNSVILLE
10/18/11

To

Joe Gonzales,
City of San Antonio, Development Services
Ref: - Utturkar Subdivision, Plat 070354

Sir,

I am owner and developer of this site. Some initial work is done at this site for future development. However, due to bad economic turn in last 18 months and temporary problems of obtaining loan from bank, I am requesting to grant me grace period of extension for three more years.

Thanking You

A Utturkar

Copy

Brunos Engineering.
Dan & Beals.



**City of San Antonio
Planning and Community Development Department
Memorandum**

TO: City of San Antonio Planning Commission

FROM: Christopher Looney, Executive Director, CSMA

SUBJECT: Briefing on the Disannexation of approximately 22.86 acres from City South Management Authority

DATE: October 26, 2011

Summary

This is the briefing regarding the proposed disannexation of approximately 22.86 acres from the City South Management Authority. No action by the commission is required.

Background

On September 1, 2011, the San Antonio City Council released 2,717 acres within its extraterritorial jurisdiction (ETJ) to the city of Von Ormy. The property is generally located to the southeast of the intersection of IH 35 and the Medina River. The City South Management Authority held discussions with Von Ormy representatives on January 28 and March 14, 2011, and the CSMA board was briefed on the request for release of territory on April 14, 2011.

Section 375.3085 of the Local Government Code grants the City South Management Authority Board the authority to annex or disannex territory to the authority. The annexation or disannexation requires that not earlier than the 60th or later than the 30th day before the date, the board votes on the annexation or disannexation, the board shall hold two public hearings to consider the annexation or disannexation. Notice of each public hearing was published in a newspaper of general circulation in the area of the proposed annexed or disannexed territory at least seven days before each public hearing. If the board approves the proposed annexation or disannexation, the board shall submit the action to the governing body of the municipality for approval. The annexation or disannexation takes effect on the date the governing body of the municipality approves the annexation or disannexation by ordinance.

Proposed Disannexation Schedule

<i>October 5, 2011</i>	√	Publication of Public Notice
<i>October 13, 2011</i>	√	First Public Hearing - CSMA
<i>October 26, 2011</i>		Planning Commission Briefing
<i>November 2, 2011</i>		Publication of Second Public Notice
<i>November 10, 2011</i>		Second Public Hearing & Consideration of Action - CSMA
<i>December 15, 2011</i>		San Antonio City Council Consideration

City of San Antonio
Planning and Community Development Department
Memorandum

Issue

With San Antonio's City Council action on September 2, 2011, and a previous action by City Council in 2008 to allow Von Ormy to incorporate, approximately 22.86 acres of the released area is situated within the City South Management Authority boundaries (Attachment 1). The City of Von Ormy may annex the territory within its ½ mile ETJ. Of the 22.86 acres, approximately 7.27 acres is within the City of Von Ormy, and 15.59 acres in Von Ormy's ETJ. The City of Von Ormy has adopted a subdivision ordinance, which has jurisdiction in its ETJ. The current land use is rural, and Sacred Heart Catholic Church is situated in this area.

Alternatives

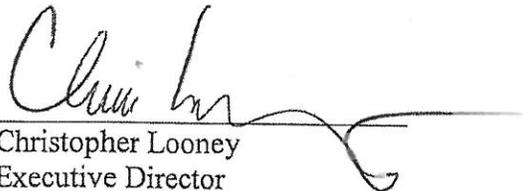
The alternative is to take no action and leave the area within CSMA. However, complications would arise if no action was taken. The City of Von Ormy has adopted its own subdivision ordinance, and is currently developing a zoning code. The City of San Antonio's zoning ordinance, adopted by CSMA, is aligned with the City of San Antonio's subdivision ordinance by cross-reference. If the approximately 22.86 acres were not disannexed, the current CSMA zoning code may present conflicts with the City of Von Ormy's subdivision or future zoning regulations. Land use issues would have to be coordinated through an interlocal agreement with CSMA, which could be onerous for this new municipality. There is no rationale to maintain this area in CSMA, since the City Council of San Antonio, the originating municipality of CSMA, has released the jurisdiction of this area to Von Ormy.

Fiscal Impact

There is no fiscal impact to CSMA associated with this action.

Recommendation

As the property has been released from the City of San Antonio's ETJ, staff recommends disannexation from City South Management Authority to allow the City of Von Ormy the opportunity for future expansion.

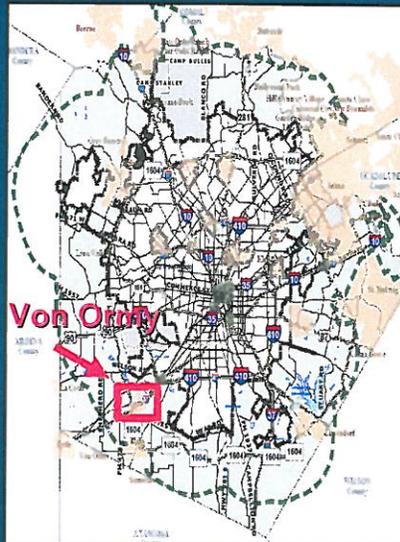

Christopher Looney
Executive Director

Briefing on the Disannexation of 22.86 acres from City South Management Authority

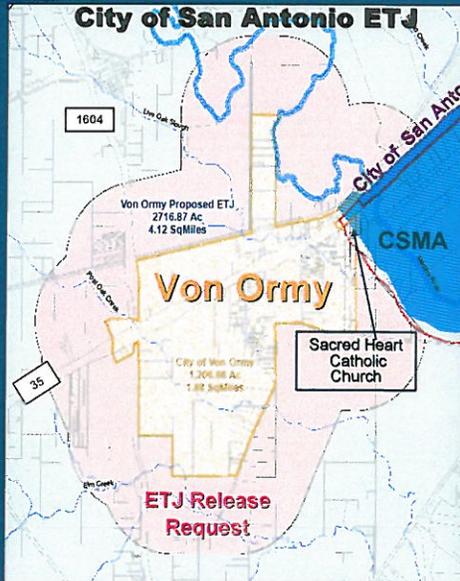
Agenda Item #
San Antonio Planning Commission
October 26, 2011

City of Von Ormy Background

- Jan. 2008: CoSA consented to Von Ormy's incorporation
- May 2008: Von Ormy incorporated Type A, general law municipality (*based on population*)
- 2010 Census population: 1,085 people
- City size: approx. 1.88 square miles, without ETJ



City of Von Ormy Background (cont.)



- Sept. 1, 2011 – CoSA approved the release of 2,717 acres (4.12 sq. mil) to allow Von Ormy to establish a ½ mile ETJ
- Provide Von Ormy voluntary annexation option & future municipal services
- Includes Sacred Heart Catholic Church

3

Proposed Disannexation



- CSMA held discussions with Von Ormy representative on January 28 and March 14, 2011
- CSMA Board was briefed on request for release of territory on April 14, 2011
- Propose 22.86 acres to be disannexed from CSMA
 - 7.27 acres in City of Von Ormy (yellow)
 - 15.59 acres in Von Ormy ETJ (blue)

4

Disannexation Schedule

✓ Publish Notification of Public Hearings	Oct. 5, 2011
✓ CSMA 1 st Public Hearing	Oct 13, 2011
◆ Planning Commission	Oct. 26, 2011
Publish Notification of 2 nd Public Hearing	Nov. 2, 2011
CSMA 2nd Public Hearing	Nov. 10, 2011
City Council Consideration of Ordinance	Dec. 15, 2011
Effective date of disannexation from CSMA	Dec. 15, 2011

5

Issue

- The City of Von Ormy may annex territory in its ½ mile ETJ
- The City of Von Ormy has adopted a subdivision ordinance, and is in the process of developing a zoning code.
- If the area were to remain in CSMA, complications may arise:
 - The current CSMA zoning code may present conflicts with Von Ormy's zoning code and subdivision ordinance.
 - Land use issues would require an interlocal agreement with this new municipality

6

Recommendation

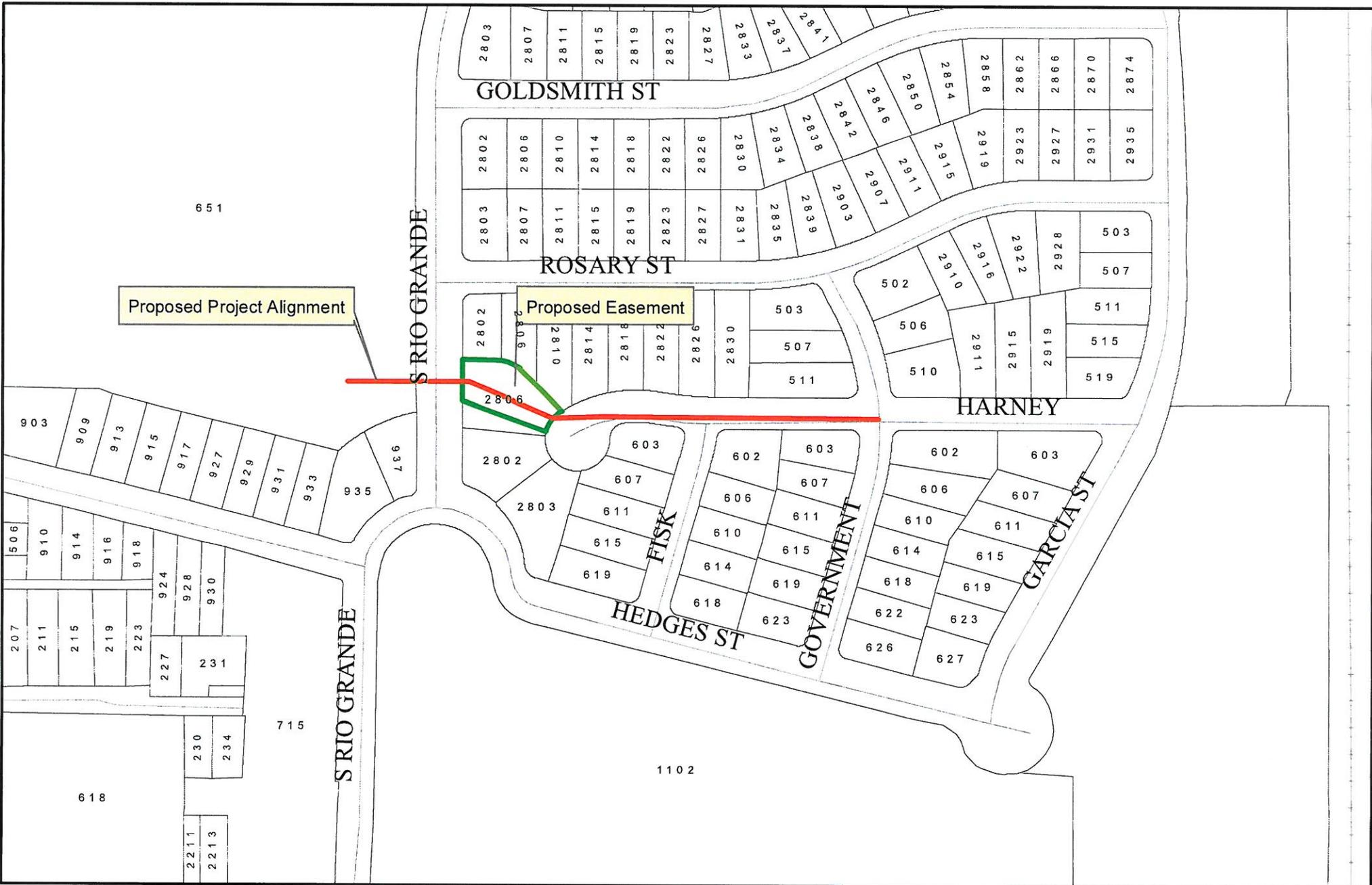
- Staff recommends approval of the disannexation of 22.86 acres from City South Management Authority
- This is a briefing and no action is required at this time.

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission
FROM: Nefi Garza, Assistant Director of Public Works
COPIES TO:
SUBJECT: Easement Dedication
DATE: October 18, 2011

Staff is seeking approval of the acquisition through dedication of a 6,732.20 square feet drainage easement on real property currently owned by the San Antonio Housing Authority (SAHA) located at 2806 Harney Street and near Rio Grande Street in Council District 2 and New City Block 1450. Property acquisition is a required component to complete the construction of underground storm water system from Rio Grande Street to the existing culverts. The project will consist of removing the existing 60 inch CMP that has areas of failure and replace it with an 8x4 concrete box culvert. A drainage inlet will be added on Rio Grande St. to improve drainage on the street level. The collapsed pipes and detention pond will be filled with new material and the headwall of the existing concrete channel off Rio Grande Street will be replaced. The limits will consist of a proposed system from existing channel on the Westside of Rio Grande Street and will tie into the existing system. These improvements will upgrade a portion of the existing system that is not able to adequately convey any additional runoff.





City of San Antonio
 Department of Public Works
 Storm Water Engineering

Data Source: City of San Antonio Enterprise GIS.
 "The Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."
 Please contact the responsible City of San Antonio Department for specific determinations. City of San Antonio Public Works Department.

Map created by: Name.LastName@sanantonio.gov
 Location: \\Fscommon\misc23\SW_Engineering\GIS\File\Name.mxd
 Date created: xx/xx/xx

Harney Rd Drainage Project

	Proposed Alignment
	Proposed Easement



1 inch = 200 feet





Easement Dedication for Harney Street Drainage Improvement

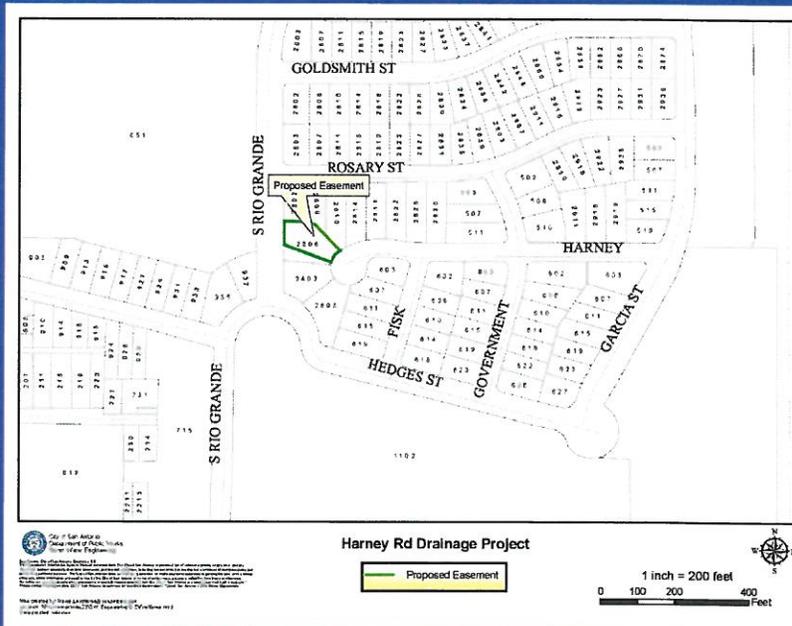
Nefi Garza, Assistant Director
Public Works

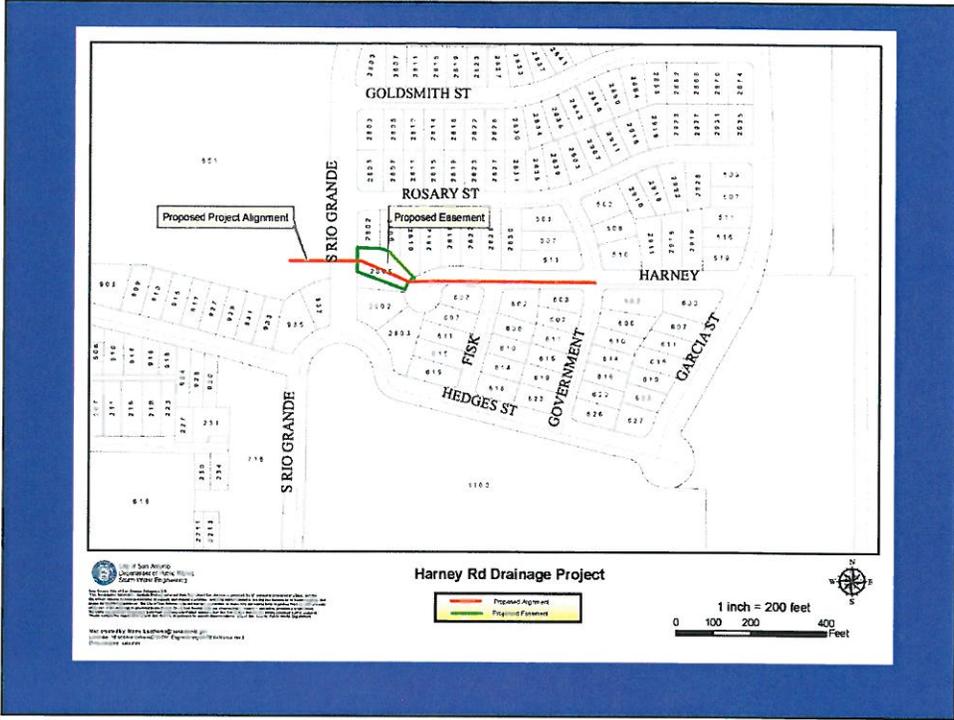
Reason for Dedication

- Dedication of drainage easement from the San Antonio Housing Authority to the City of San Antonio located for Harney Road Drainage Improvement
- Staff needs access to easement to install underground storm sewer system
- Easement is known as Lot 12, Block 19 NCB 1450 Springview Unit 3, Phase III

Proposed Improvements

- Project will remove failed CMP in the area and construct an underground storm sewer system.
- The project limits are from Rio Grande Street to the existing culverts





Easement Dedication for Harney Street Drainage Improvement

**CITY OF SAN ANTONIO
PLANNING COMMISSION**

RESOLUTION # _____

APPROVAL OF AN EASEMENT DEDICATION FROM THE SAN ANTONIO HOUSING AUTHORITY TO THE CITY OF SAN ANTONIO FOR THE STREET DRAINAGE IMPROVEMENT PROJECT.

* * * * *

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

The acquisition through dedication of a drainage easement known as Lot 12, Block 19, NCB 1450 Springview Unit 3, Phase III Subdivision for the Harney Road Drainage Improvement. The acquisition of the proposed parcel is necessary for the construction of an underground storm water system from Rio Grande Street to the existing culverts. The Easement acquisition is scheduled for City Council action on November 17, 2011.

APPROVED:

Amelia Hartman, Chair
San Antonio Planning Commission

ATTEST:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

ITEM # 191

TO: Planning Commission Individual Consideration Agenda

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division MSO

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management
Services Department

SUBJECT: S.P. No. 1300 - Request to declare as surplus and sell an improved tract of City-owned real property known as 2323 Buena Vista and purchase a vacant parcel of land located at 2305 Buena Vista

DATE: October 10, 2011

PETITIONERS: 1921 Deco Building, LLC
C/o David Komet
222 Austin Highway, Suite 2
San Antonio, Texas 78209
AND
City of San Antonio
Capital Improvements Management Services Department (CIMS)

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 10/26/2011.

BACKGROUND

A) 1921 Deco Building, LLC (petitioner) is requesting to purchase an improved tract of City-owned real property known as 2323 Buena Vista in City Council District No. 5, as shown on Exhibit "A." The property is located at the northeast corner of Buena Vista and S. Calaveras Streets. The subject property is the former site of Fire Station No. 8. The site has .3591 of an acre (15,645 square feet) of land and 6,260 square feet of building area. The structure is a two story building with 3,260 square feet on the first floor and 3,000 square feet on the second floor. If approved, the property will be used for professional office space. The petitioner plans to occupy 50 percent of the building and lease out the other 50 percent. The subject property was advertised to the public in the San Antonio Business Journal.

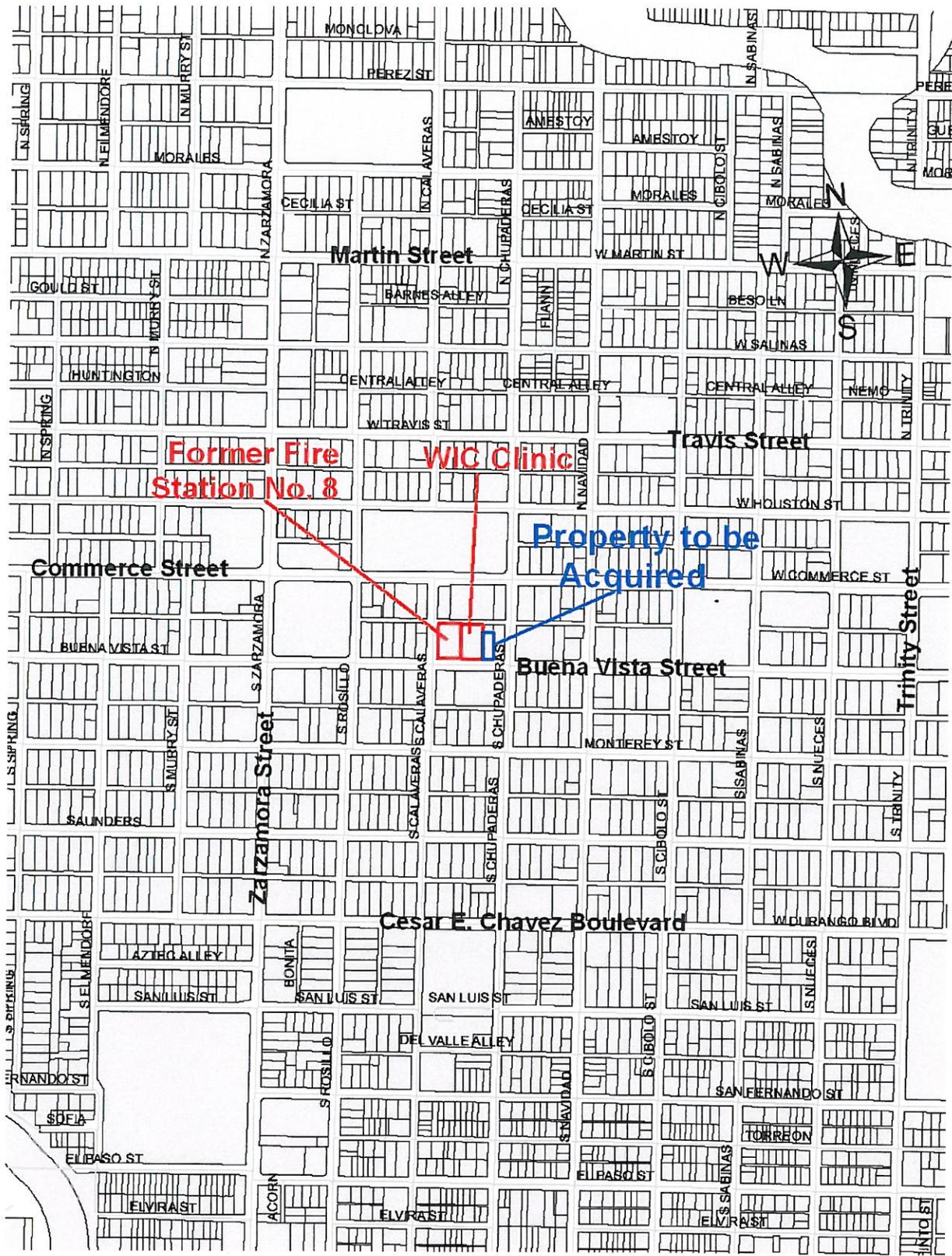
B) The City of San Antonio, (petitioner) is requesting to purchase a vacant parcel of land from the Denard Living Trust as shown on Exhibit "A." The vacant parcel is located at 2305 Buena Vista within New City Block 2319. The parcel consists of .11 of an acre (4,260 square feet). This parcel is being purchased to provide additional parking to the adjacent Women, Infants, and Children (WIC) Clinic.

COORDINATION AND FINANCIAL IMPACT

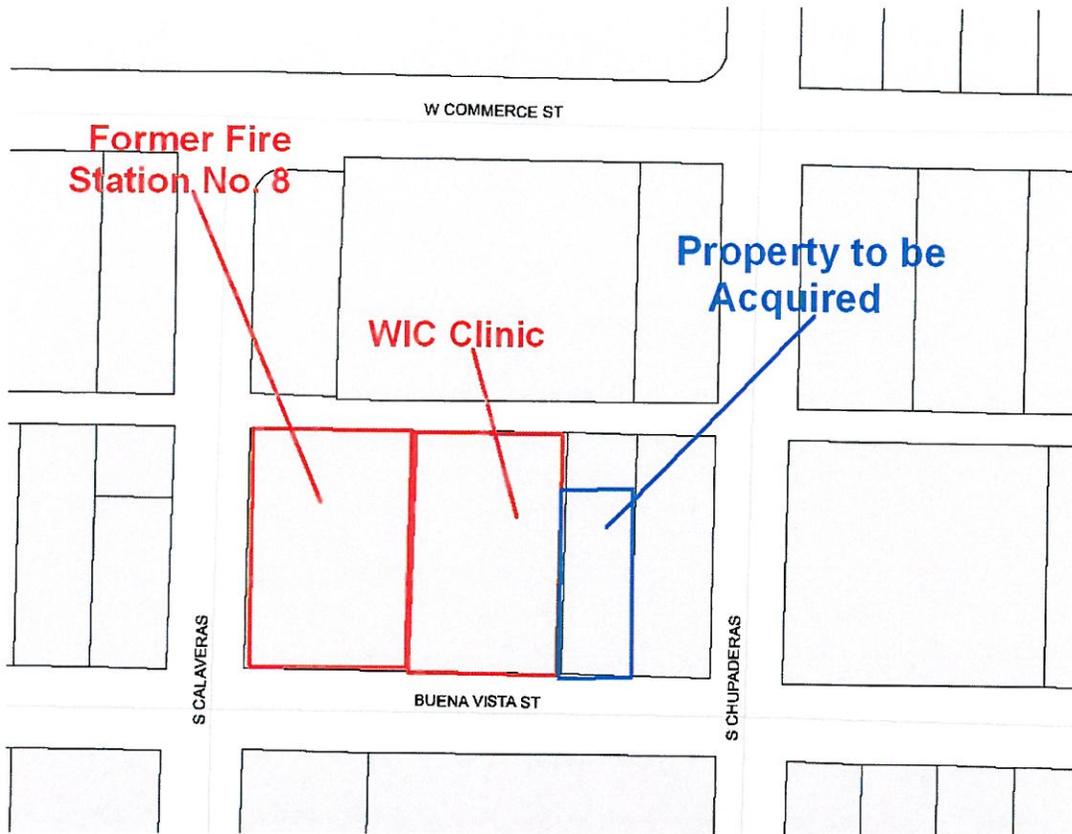
In compliance with City procedures, the Capital Improvements Management Services Department has coordinated with the Fire Department, City Attorney's Office and the Westside Development Corporation.

CONCLUSION AND RECOMMENDATION

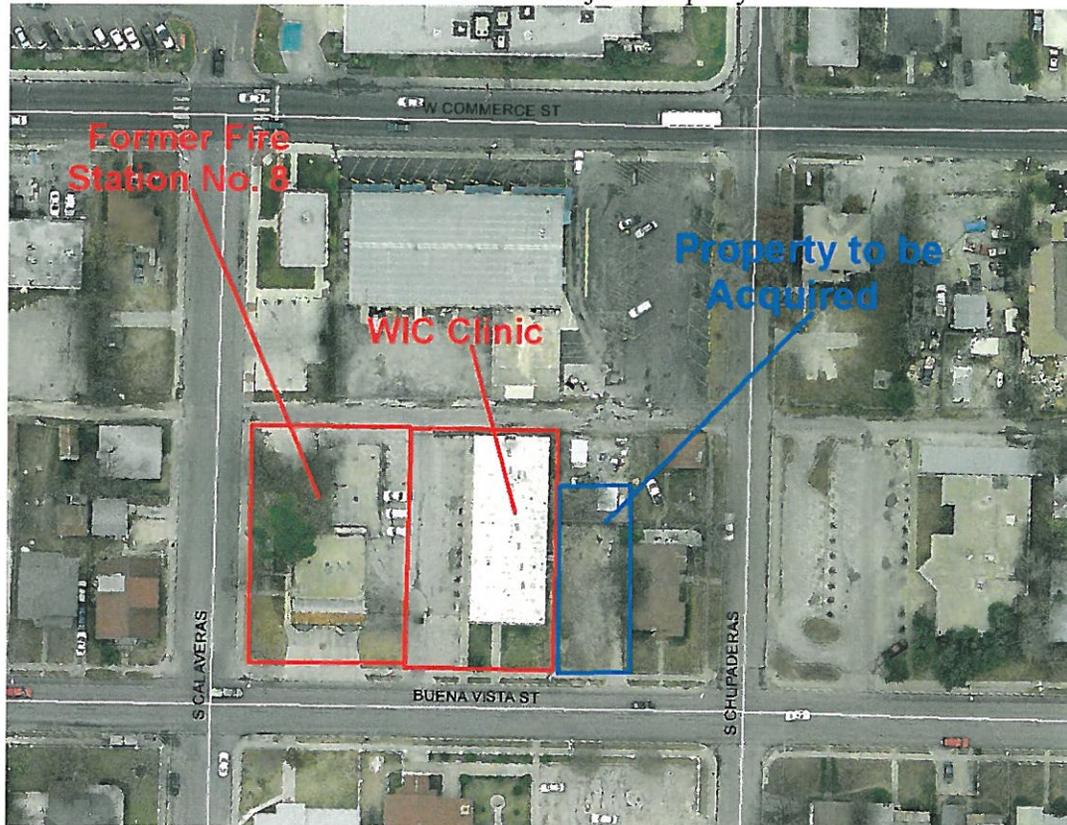
Staff recommends approval of this request.



Site Map of Subject Property



Aerial View of Subject Property





View of Former Fire Station Number 8 Facing North



View of Former Fire Station Number 8 Facing South

Lot 7 & 8, Block 23, N.C.B. 2319
2323 Buena Vista St.

A metes and bounds description of a Lot 7 & 8, Block 23, N.C.B. 2319, situated in the City of San Antonio, Bexar County, Texas:

Beginning at a PK nail set in concrete found for the southwest corner of the herein described tract, said nail also being the southwest corner of Lot 7, the southwest corner of Block 23 and the point of intersection of the north right-of-way line of Buena Vista Street and the east right-of-way line of South Calaveras Street;

Thence N 06° 17' 54" E, 156.45 feet, along the west line of the herein described tract, along the west line of Lot 7, along the west line of Block 23, N.C.B. 2319, and along the east right-of-way line of South Calaveras Street to an iron pin with a CoSA cap found for the northwest corner of the herein described tract, said iron pin also being a point along the south right-of-way line of an alley;

Thence S 84° 15' 06" E, 100.00 feet, along the north line of the herein described tract, along the north line of Lot 7 and Lot 8, along the north line of Block 23, N.C.B. 2319 and along the south right-of-way line of the alley to a PK nail set in asphalt found for the northeast corner of the herein described tract, said PK nail also being the northwest corner of Lot 9, Block 23, N.C.B. 2319;

Thence S 06° 17' 54" W, 156.45 feet, along the east line of the herein described tract and along the common line between Lot 8 and Lot 9 to an iron pin with a CoSA cap found for the southeast corner of the herein described tract, said iron pin also being a point along the north right-of-way line of Buena Vista Street and a point along the south line of Block 23, N.C.B. 2319;

Thence N 84° 15' 06" W, 100.00 feet, along the south line of the herein described tract, along the south line of Lot 7 and Lot 8, along the south line of Block 23, N.C.B. 2319 and along the north right-of-way line of Buena Vista Street to the point of beginning.



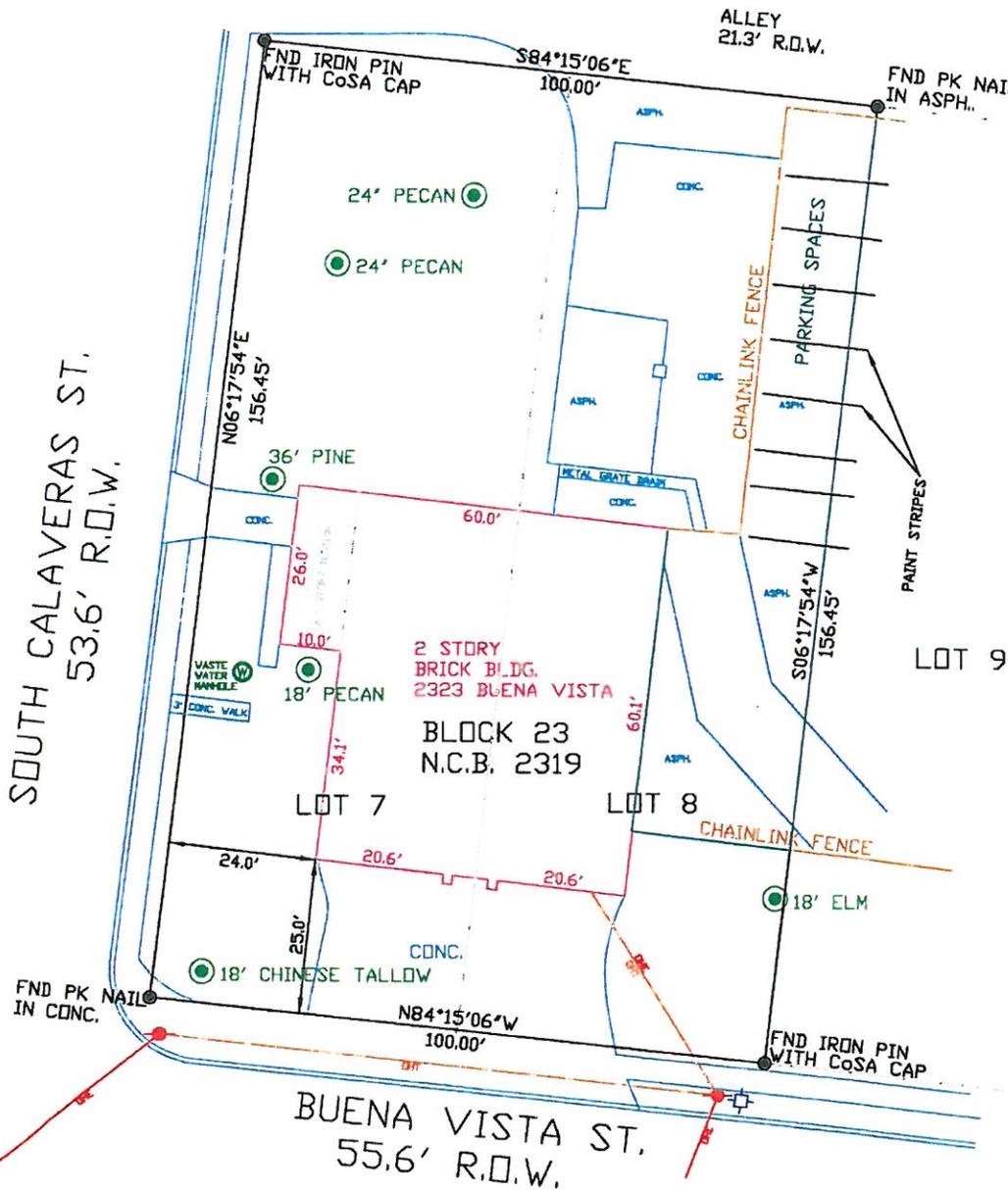
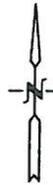
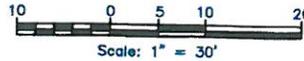
Paul A. Wilkinson, R.P.L.S.
Project: S-5326

3001201

A corresponding survey plat of even date herein accompanies this metes & bounds
All bearings are based on NAD 83 State Plane Coordinates, Texas, South Central Zone

LOT 13
BLOCK 23
N.C.B. 2319
VOL. 9561'
PG. 120

BEARING SOURCE:
NAD 83 STATE PLANE COORDINATE
TEXAS SOUTH CENTRAL ZONE



A SURVEY PLAT OF LOT 7 AND LOT 8, BLOCK 23,
N.C.B. 2319, SAN ANTONIO, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND SUBSTANTIALLY COMPLIES WITH THE CURRENT T.S.P.S.
STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A
CONDITION 1 SURVEY

THIS 3RD DAY OF OCTOBER, 20 11



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7229

COPYRIGHT 2010. BAIN MEDINA BAIN, INC. ©

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.: S-5373

U:\My Documents\B.W. CADDOIS_5336\BUENA VISTA\DWG\Working\Sketch-1.dwg, 10/4/2011, 2:40:17 PM, b.wilkinson

Parcel No. 18245
Project Name: Buena Vista St.
Project Number: 40-00004

FEE SIMPLE
METES & BOUNDS DESCRIPTION
0.11 ACRES (4260 SQ. FT.) OUT OF LOT 11
BLOCK 23, N.C.B. 2319

A metes and bounds description of 0.11 acre (4260 sq. ft.) portion of Lot 11, Block 23, N.C.B. 2319, situated in the City of San Antonio, Bexar County, Texas:

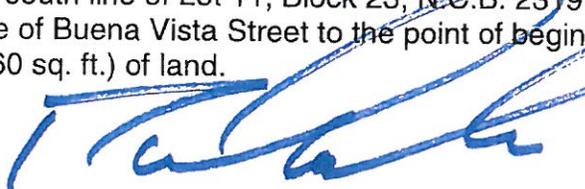
Beginning at a iron pin set for the southwest corner of the herein described tract, said iron pin also being the southeast corner of Lot 10 and a point along the north right-of-way line of Buena Vista St.;

Thence N 06° 17' 54" E, 96.95 feet, along the west line of the herein described tract, along the west line of Lot 11 and along the east line of Lot 10, to an iron pin found for the northwest corner of the herein described tract, said iron pin also being the southwest corner of a cell tower tract described in Volume 13569, Page 1687, of the O.P.R.O.R.P. of Bexar County;

Thence S 84° 15' 06" E, 50.00 feet, along the north line of the herein described tract and along the south line of the cell tower tract to a iron pin set for the northeast corner of the herein described tract, said Iron rod also being the southeast corner of cell tower tract, said point also being a point along the west line of Lot 12, Block 23, N.C.B. 2319;

Thence S 06° 17' 54" W, 96.95 feet, along the east line of the herein described tract, along the east line of Lot 11 and along west line of Lot 12 to the southeast corner of the herein described tract from which a chain link fence corner post bears S 64° 47' 10" W, 0.34 feet, said corner also being a point along the north right-of- way of Buena Vista St.;

Thence N 84° 15' 06" W, 50.00 feet, along the south line of the herein described tract, along the south line of Lot 11, Block 23, N.C.B. 2319 and along the north right-of-way line of Buena Vista Street to the point of beginning and containing 0.11 acres (4260 sq. ft.) of land.


Paul A. Wilkinson, R.P.L.S.

Project: S-5373

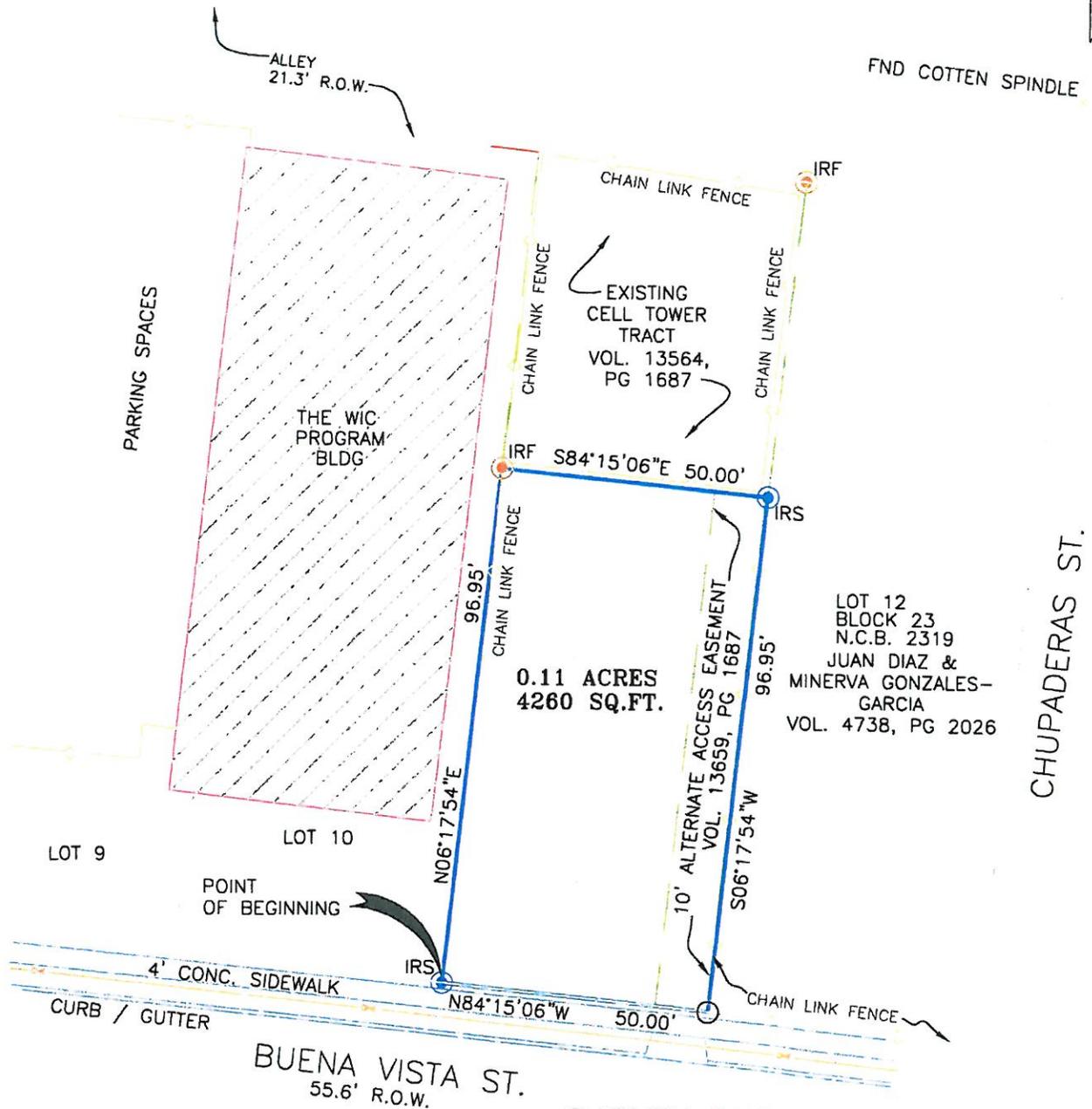
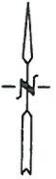
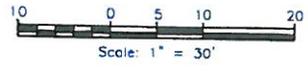
A corresponding survey plat of even date herein accompanies this metes & bounds
All bearings are based on NAD 83 State Plane Coordinates, Texas, South Central Zone
Copyright 2011. BAIN MEDINA BAIN, INC.



LEGEND

-  PROPERTY LINE
-  CHAIN LINK FENCE
-  IRF
IRON ROD (PIN) FOUND
-  IRS
IRON ROD (PIN) SET

BEARING SOURCE:
NAD 83 STATE PLANE COORDINATE
TEXAS SOUTH CENTRAL ZONE



BUENA VISTA ST.
55.6' R.O.W.

SURVEY SHOWING:

A SURVEY PLAT OF A 0.11 ACRE (4260 SQ. FT.)
PORTION OF LOT 11, BLOCK 23, N.C.B. 2319,
SAN ANTONIO, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND SUBSTANTIALLY COMPLIES WITH THE CURRENT T.S. & S.
STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1
CONDITION 1 SURVEY

THIS 3RD DAY OF OCTOBER, 20 11 A.D.



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223

COPYRIGHT 2011 BAIN MEDINA BAIN, INC. ©

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
HEREWITH ACCOMPANIES THIS SURVEY PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO: S-5373

2323 Buena Vista Redevelopment Proposal

Investment Summary
August 2011

Combining the purity and timelessness of a natural material with the opportunities and innovations of today.

Table of Contents

Executive Summary

The Project

The Sponsor

Investment Opportunity

Economic Impact

Adaptive Reuse Budget

Historic Redevelopment 200 South Beaton, Corsicana

Project Images

Scope of Work

Historic Redevelopment 116 North Beaton, Corsicana

Project Images

Scope of Work

Historic Redevelopment 2323 Buena Vista, San Antonio

Exterior Images

Interior Images

Scope of Work

Executive Summary

The Project

Komet Asset Management (KAM) is interested in an adaptive reuse project to convert the historic firehouse at 2323 Buena Vista into commercial office space. This infill redevelopment will bring a prominent and historic landmark back into productive use along the Buena Vista West side corridor.

The Sponsor

Komet Asset Management (KAM) is an alternative investment development and management company based on a unique process called The Opportunity Map.

We have used this unique process successfully for over 25 years to develop business and investment process, deploy capital productively and to minimize the downside risk to capital. Harnessing this approach for our clients' benefit has helped them to develop a clear road map to wealth creation and wealth preservation, and to join the ranks of professional investors who understand that a well-crafted discipline with strong risk management is the key to success.

KAM will form a stand alone Limited Liability company as the investment vehicle for the project.

Investment Opportunity

KAM has secured a letter of intent from Proof Advertising out of Austin for approximately 50% of the lease space at 2323 Buena Vista. The remainder of the building will be occupied by KAM related operations focused on Westside redevelopment and infill projects.

There are several development themes that will be involved in the project:

1. West side infill redevelopment
2. Historic restoration
3. Empowerment zone employment
4. Community Reinvestment Act lending
5. Leverage into further West side projects with a "local" presence
6. Energy conservation design and rehabilitation
7. Attention to water conservation measures

Redevelopment Approach

KAM's ability to execute its strategy efficiently implies a close and productive working relationship with constituent agencies such as Historic Preservation, the Westside Development Corporation, and other city planning agencies. We have pursued this strategy effectively in previous projects, two of which are highlighted in following sections.

Both of the projects presented challenges that are similar to those found at 2323 Buena Vista:

1. age of structure
2. construction technologies
3. modernization of older buildings
4. water management
5. historical restoration
6. coordination with city constituents required
7. investment model requirements balancing restoration, modernization and investment return strategies with sustainable building practices

Company

8. sustainable energy program
 - a. window replacement and upgrade
 - b. exterior door upgrades
 - c. radiant barrier roofing
 - d. multiple insulation strategies

References for the projects completed are available upon request.

Economic Impact

Jobs: 9 new, 3 relocated

Construction: approximately \$250,000 in costs, plus associated jobs

Property Value: Tax against increased value

Redevelopment on Buena Vista corridor identified by community as high priority

Provides infill development base for infill affordable, sustainable housing

Adaptive Reuse Budget Historic Redevelopment 200 South Beaton, Corsicana

Project Images

Scope of Work

Following is the scope of work completed for redevelopment of the property:

1. Complete electrical rewiring of building
2. Plumbing work to complete two new living units. Updates and upgrades on remaining units, including new water efficient fixtures

Name of report

Company

3. Interior remodeling to create two new living units, upgrades and improvements on the remaining four units.
4. Complete roof replacement including new supporting structure.
5. Exterior repair to eliminate moisture penetration on parapet and exterior walls
6. Exterior general historic restoration
7. Exterior restoration of cast concrete building elements
8. Installation of energy efficient central air conditioning
9. Window replacement to improve energy efficiency and to match historic overlay requirements
10. Building envelope insulation strategy to include thermal mass of building
11. Ceiling insulation to R30

Historic Redevelopment 116 North Beaton, Corsicana

Project Images

Scope of Work

Following is the scope of work completed for redevelopment of the property:

1. Complete electrical rewiring of building including 3 phase power
2. Complete plumbing overhaul
3. Interior remodeling to create two large loft apartments on the second floor, commercial space and one apartment in progress on the ground floor
4. Roof repair/replacement
5. Exterior repair to eliminate moisture penetration
6. Exterior historic restoration
7. Installation of energy efficient central air conditioning
8. Window replacement to improve energy dynamic and to match historic overlay requirements
9. Building envelope insulation strategy included thermal mass of building
10. Ceiling insulation to R30

Historic Redevelopment 2323 Buena Vista, San Antonio

Name of report

Company

Exterior Images



Interior Images

Name of report

Company



Scope of Work

Following is the anticipated scope of work for redevelopment of the property:

1. Electrical rewiring

Name of report

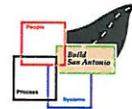
Company

2. Plumbing overhaul
3. Interior remodeling to suit
4. Roof repair/replacement
5. Exterior work to eliminate moisture penetration
6. Landscaping
7. Exterior historic restoration
8. Expanded and improved parking to include pervious ground cover
9. Security system installation
10. Window replacement to improve energy dynamic
11. Building envelope energy package
12. Rainwater capture
13. Air conditioning
14. Data cabling to spec

Name of report

**City of San Antonio
Capital Improvements Management
Services (CIMS) Department**

**Planning Commission
Individual Consideration Item
Special Project 1300
Sale of City-owned Property and
Purchase of Property
October 26, 2011**



Planning Commission Item (Sale)

- 1921 Deco Building, LLC (petitioner) is requesting to purchase an improved tract of City-owned real property known as 2323 Buena Vista within New City Block 2319
- The property is located at the northeast corner of Buena Vista and S. Calaveras Streets
- This property is located within New City Block 2319 in City Council District No. 5
- The subject property is the former site of Fire Station No. 8



Planning Commission Item (Sale)

- The site has .3591 of an acre (15,645 square feet) of land and 6,260 square feet of building area
- The structure is a two story building with 3,260 square feet on the first floor and 3,000 square feet on the second floor
- If approved, the property will be used for professional office space
- The petitioner plans to occupy 50 percent of the building and lease out the other 50 percent

3

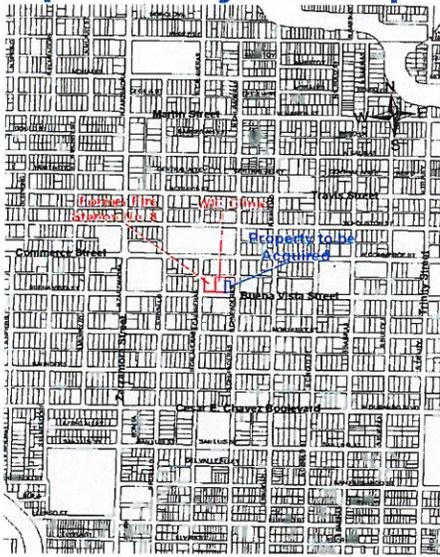


Planning Commission Item (Purchase)

- The City of San Antonio, (petitioner) is requesting to purchase a vacant parcel of land from the Denard Living Trust
- The vacant parcel is located at 2305 Buena Vista within New City Block 2319
- The parcel consists of .11 of an acre (4,260 square feet)
- This parcel is being purchased to provide additional parking to the adjacent Women, Infants, and Children (WIC) Clinic

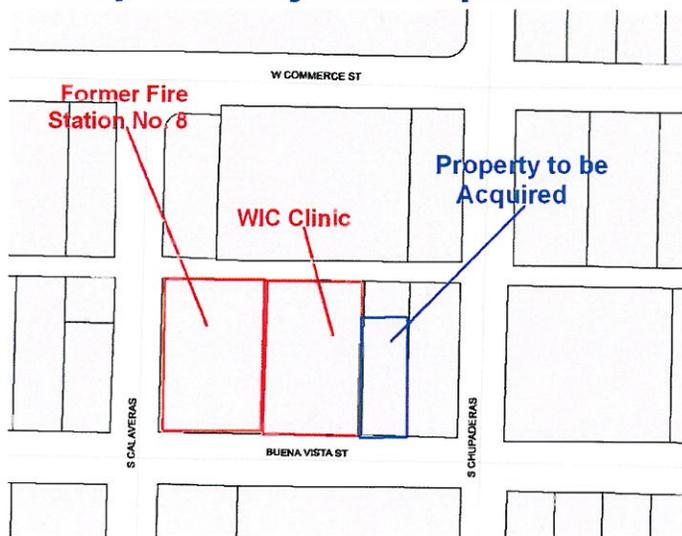
4

Exhibit "A" Site Map of Subject Properties



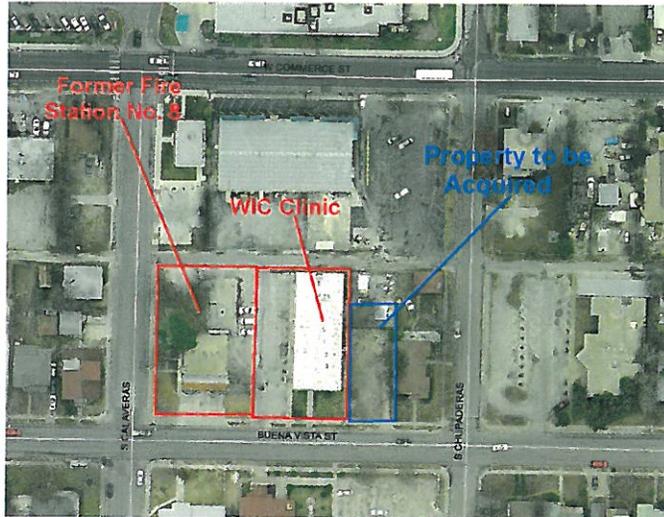
5

Exhibit "A" (Cont.) Map of Subject Properties



6

**Exhibit "A" (cont.)
Aerial Photograph of Subject Properties**



7

**Exhibit "A" (cont.)
Photograph of Former Fire Station No. 8**



8



Coordination

Coordination:

- In compliance with City procedures, the subject properties were advertised to the public in the San Antonio Business Journal
- CIMS has coordinated with the Fire Department, City Attorney's Office and the Westside Development Corporation

9



Fiscal Impact

Financial Impact:

- The City of San Antonio will receive \$55,000.00 for the sale of the former site of fire station no. 8 and pay \$12,000.00 for the vacant parcel of land

Issues & Recommendation

Policy Analysis:

This action is consistent with City Code and Ordinances relative to the disposition of any City-owned property and purchase of property

Recommendation:

Staff recommends approval of these requests

10

RESOLUTION # _____

A RESOLUTION SUPPORTING A) THE SALE OF AN IMPROVED TRACT OF CITY-OWNED REAL PROPERTY KNOWN AND AS 2323 BUENA VISTA WITHIN NEW CITY BLOCK 2319 LOCATED AT THE NORTHEAST CORNER OF BUENA VISTA AND CALAVERAS STREETS AS REQUESTED BY 1921 DECO BUILDING, LLC AND B) THE PURCHASE OF A VACANT PARCEL OF REAL PROPERTY BY THE CITY OF SAN ANTONIO LOCATED AT 2305 BUENA VISTA WITHIN NEW CITY BLOCK 2319 FROM THE DENARD LIVING TRUST IN CITY COUNCIL DISTRICT 5

* * * * *

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

WHEREAS, A) 1921 Deco Building, LLC has filed an application requesting to purchase an improved tract of City-owned real property known as 2323 Buena Vista within New City Block 2319 from the City of San Antonio and B) the City of San Antonio is requesting to purchase a vacant parcel of land located at 2305 Buena Vista within New City Block 2319 from the Denard Living Trust as identified in Exhibit A and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached sale of land and purchase of land.

SIGNED this 26th day of October, 2011.

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

ITEM # 20

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

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

SUBJECT: S. P. No. 1537—Request to close and barricade to vehicular traffic part of West Petaluma Boulevard crossing railroad tracks near Wilma Jean Drive

DATE: October 10, 2011

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

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on October 26, 2011.

BACKGROUND

The Public Works Department is requesting the closure of that part of West Petaluma Boulevard Public Right of Way crossing railroad tracks near Wilma Jean Drive adjacent to NCB 9464 in order to establish a Quiet Zone as shown on the attached exhibit.

Quiet Zones are governed by rules of the Federal Railroad Administration (FRA), which enables public entities, including municipalities, to declare a railroad Quiet Zone if specific safety requirements are met. In order to establish a Quiet Zone the entity must implement safety measures that reduce the risk of vehicular-train collision below the risk level established by the FRA.

The FRA requires that a Quiet Zone be at least one-half mile in length, and that the average risk of vehicle accidents within the Quiet Zone be reduced by implementing safety measures such as concrete medians, conversion of crossings from two-way to one-way traffic, signage and pavement markings, installation of four-arm quad gates and crossing closures. By using a combination of these measures, a public entity may reduce the risk of vehicle-train collisions at crossings within the Quiet Zone below the risk level established by the FRA. By implementing these safety measures, and upon its review, the FRA may designate the area a Quiet Zone. An established Quiet Zone may be subject to recurring review by the FRA to assure safe conditions are maintained.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

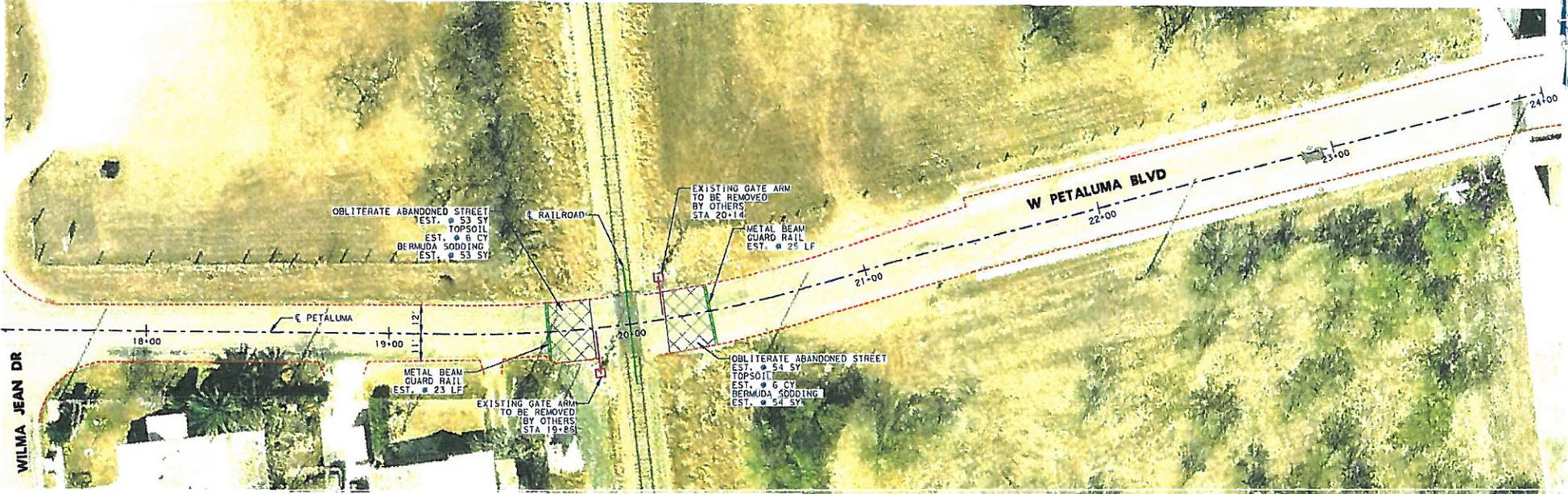
Staff recommends approval of this request.

CHA

DATE: 12/06/2010 10:25:33 AM
 PLOT: 102 11/23/10 11:25:33 AM
 USER: jmc

DATE: 12/06/2010 10:25:33 AM
 PLOT: 102 11/23/10 11:25:33 AM
 USER: jmc

DATE: 12/06/2010 10:25:33 AM
 PLOT: 102 11/23/10 11:25:33 AM
 USER: jmc



NOTE: 1. POSTED SPEED LIMIT 40 MPH.
 2. STATIONING IS AN APPROXIMATE REPRESENTATION OF THE ROADWAY CENTERLINE AND IS RELATIVE TO THE CENTERLINE OF RR TRACK LOCATED AT STA 20+00.

LEGEND

- EXISTING
- ⊗ EXIST PAVEMENT TO BE OBLITERATED
- RAILROAD
- METAL BEAM GUARD RAIL



ESTIMATED QUANTITIES			
ITEM	DESCRIPTION	QUANTITY	UNIT
102.1	OBLITERATING ABANDONED STREET	107	SY
309.1	METAL BEAM GUARD RAIL	48	LF
515.1	TOPSOIL	12	CY
618.10	BERMUDA SODDING	107	SY
631.53	W14-1 DEAD END (30'x30')	2	EA

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.
 Supervised By: LUIS A. CUELLAR
 P.E. Serial No. 89856
 Date: December, 2010

HDR HDR Engineering, Inc.
 Texas P.E. Firm Registration No. P-725

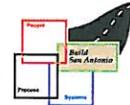
City of San Antonio, Texas
 DISTRICT 4
 QUIET ZONE
 R.R. CROSSING IMPROVEMENTS
 W PETALUMA BLVD
 PLAN SHEET
 SHEET 41

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

**October 26, 2011
Agenda Item #**

Request to close a portion of
West Petaluma Boulevard
crossing railroad tracks

Petitioner: Public Works
Department



Planning Item

- Petitioner is requesting the closure of that part of West Petaluma Boulevard crossing railroad tracks near Wilma Jean Drive adjacent to NCB 9464, located in Council Districts 3 and 4.
- The closure is to be barricaded to vehicular traffic in order to establish a Quiet Zone.



Background

Purpose:

- Quiet Zones are governed by rules of the Federal Railroad Administration (FRA), which enables public entities, including municipalities, to declare a railroad Quiet Zone if specific safety requirements are met.

3

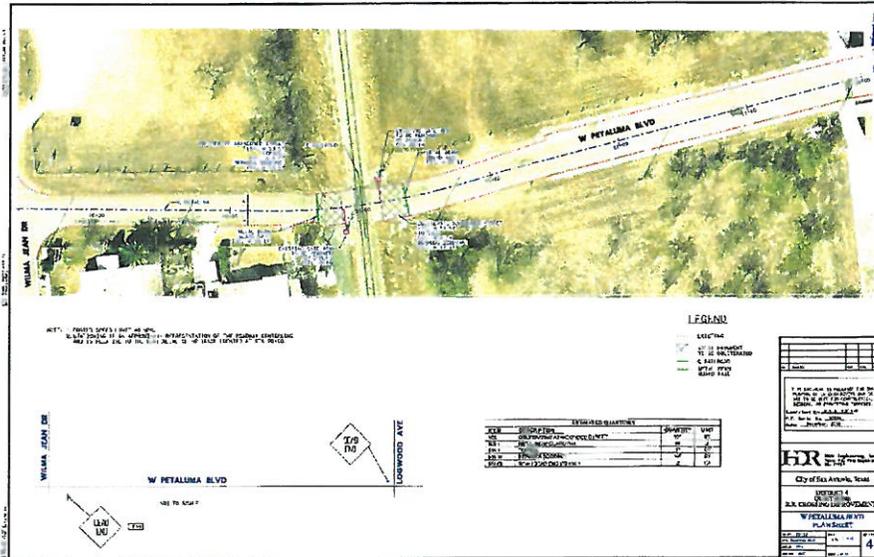


Background Cont.

- By using a combination of safety measures, a public entity may reduce the risk of vehicle-train collisions at crossings.
- Upon review, the FRA may designate the area a Quiet Zone, which may be subject to recurring review to assure safe conditions are maintained.

4

Exhibit A



5

Background (cont)

Coordination:

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

6



Background (cont)

Notification:

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

7



Fiscal Impact

Financial Impact:

- No fiscal impact.

Issues & Recommendation

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF THAT PART OF WEST PETALUMA BOULEVARD CROSSING RAILROAD TRACKS NEAR WILMA JEAN DRIVE ADJACENT TO NCB 9464, IN COUNCIL DISTRICTS 3 AND 4 AS REQUESTED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF SAN ANTONIO.

* * * * *

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

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

WHEREAS, Public Works Department of the City of San Antonio filed an application requesting closure of that part of West Petaluma Boulevard Public Right of Way crossing railroad tracks near Wilma Jean Drive adjacent to NCB 9464, as identified on exhibit; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of that part of West Petaluma Boulevard Public Right of Way crossing railroad tracks near Wilma Jean Drive.

SIGNED this 26th day of October, 2011.

AMELIA HARTMAN, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11063

Council District: 6

Anticipated City Council Meeting Date: **December 1, 2011**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 21

Summary:

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

Plan Approval Date: September 24, 1998

Plan Update(s): May 27, 2004 and June 16, 2011

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

Background Information:

Applicant: Brown and Ortiz, PC (c/o James Griffin)

Owner: HRS Partnership

Property Location: northwest of the intersection of Culebra Road and Mountain View Drive

Acreage: 3.7031

Current Land Use of site: Vacant

Adjacent Land Uses:

N: designated Parks/ Open Space; occupied by a regional stormwater facility

E: designated Parks/ Open Space; occupied by a regional stormwater facility

S: designated Rural Estate Tier; occupied by restaurants and automotive repair shops

W: designated Neighborhood Commercial; vacant land

Issue:

LAND USE ANALYSIS:

The subject property is situated on the north side of Culebra Road approximately 800 feet east of the intersection of Culebra Road and Rogers Road and located within the boundary of the Northwest Community Plan. The subject property is currently vacant and designated as Neighborhood Commercial land use. The parcel that abuts the subject property to the west is also vacant and designated as Neighborhood Commercial land use. Culebra Creek is located north and east of the subject property and is designated as Parks/ Open Space land use. The portion of Culebra Creek abutting the subject property was channelized as part of a regional storm water detention facility that was constructed with funds from the City's 2007-2012 General Obligation Bond Program. The parcels located south of the subject property (across Culebra Road) are occupied by restaurants and automotive service uses including a tire and muffler shop, inspection station, and automotive repair shop. These parcels are classified as Rural Estate Tier land use in the West/ Southwest Sector Plan. Culebra Road is the southern boundary of the Northwest Community Plan.

The Neighborhood Commercial land use classification includes lower intensity commercial uses such as small-scale retail and offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood Commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

The applicant is requesting to change the land use designation for the subject property to Community Commercial land use. The Community Commercial land use classification includes offices, professional services, and retail uses that are accessible to a variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major

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

intersections or where an existing commercial area has been established. Community Commercial uses should be accessible to multiple nearby neighborhoods. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers and lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

The depth of the properties on the north side of Culebra Road is limited to less than 400 feet by the regional storm water detention facility to the north. Due to this limited depth the properties have generally been subdivided into lots of 1-2 acres in size. The Neighborhood Commercial land use designation is generally appropriate for these smaller lots; however the general conditions in the area could also support Community Commercial land uses in certain locations. At nearly 4 acres in size, the subject property is the largest lot on the north side of Culebra Road. The subject property is located within 800 feet of the intersection of two major arterials, Culebra and Rogers Roads. The subject property has direct access onto Culebra Road and access to Rogers Road via a shared access easement that crosses through the lots to the west. Culebra Creek provides a 300 foot buffer between the subject property and the closest residence in the single family neighborhood to the west. The Culebra Road right-of-way and the nonresidential uses on the south side of Culebra Road provide a nearly 300 foot buffer between the subject property and the closest single family lot in the residential estate neighborhood to the south. The subject property's size, access to major arterials, and location make this location appropriate for Community Commercial land use.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Culebra Road is classified as a Primary Arterial "Type A" roadway. Rogers Road, which is located approximately 800 feet west of the subject property, is classified as a Secondary Arterial "Type A" roadway.

Other streets: Mountain View Road is a local street.

Transit: VIA route 606 provides metro service with stops along Culebra Road.

Comments: The subject property has direct access to Culebra Road and access to Rogers Road via a shared access easement. A traffic impact analysis (if required) will be completed during the zoning, platting, or permitting stages to determine if mitigation will be required.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Culebra Creek Park is located approximately 0.6 miles west of the subject property. Knowlton Elementary and Zachry Middle Schools are located approximately 0.8 miles east of the subject property.

Comments: The proposed land use change is not expected to generate any additional demand for community facilities.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Although nearby commercial lots are designated as Neighborhood Commercial land use, the general conditions in the area could also support Community Commercial land uses in certain locations. The subject property is nearly 4 acres in size, has access to two major arterials and is separated from the nearest residential uses by significant buffers. The subject property's size, access to major arterials, and location make this location appropriate for Community Commercial land use.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 26, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: October 7, 2011

No. Notices mailed 10 days prior to Public Hearing: 15 to owners of property within 200 feet; 13 to planning team members

Registered Neighborhood Association(s) Notified: Mountain View Acres Neighborhood Coalition (within 200 feet)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011203

Current zoning district: R-6

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: November 1, 2011

Approval Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Christopher Looney, AICP

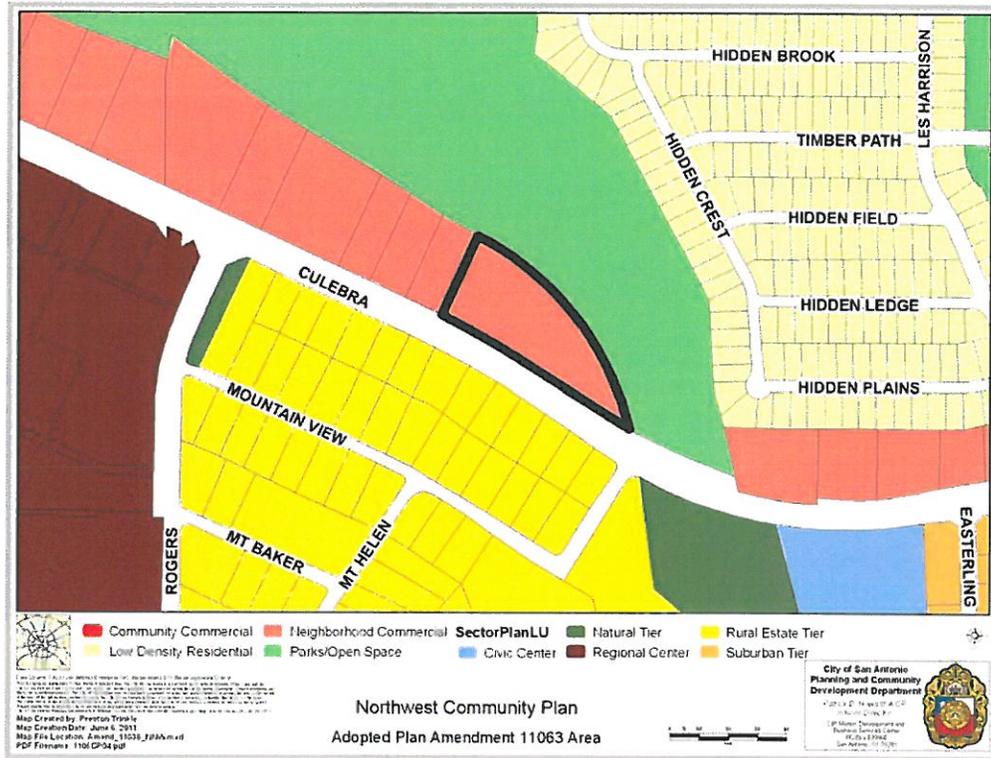
Assistant Director

Case Manager: Michael Taylor, AICP

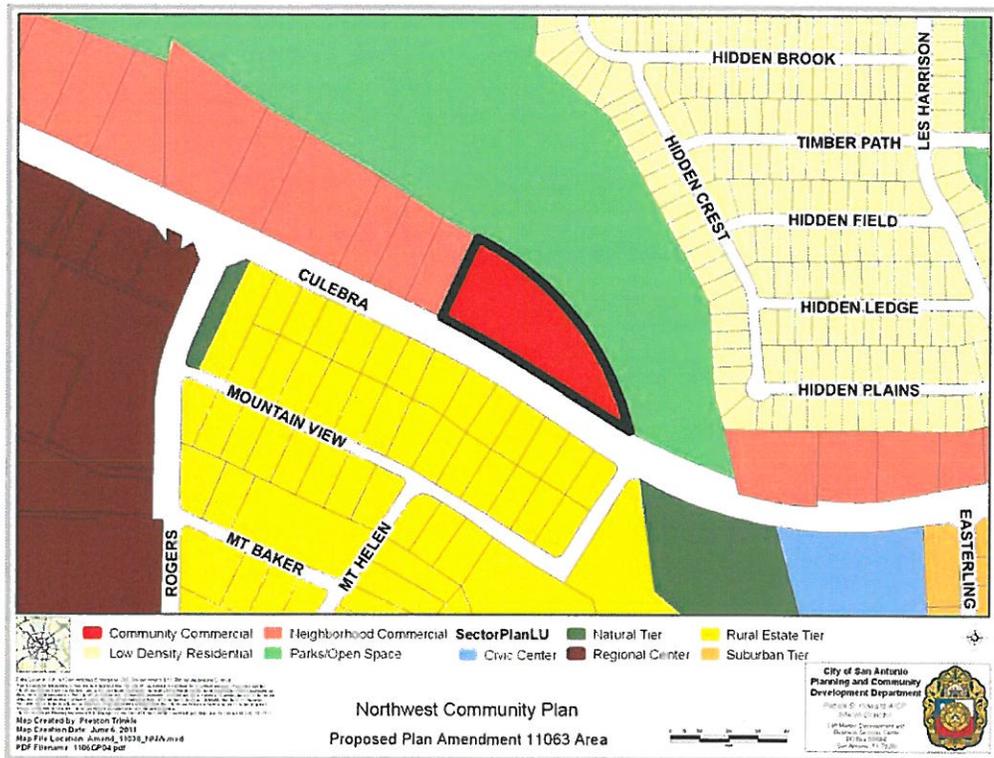
Planning Coordinator

Phone No.: 207-0145

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11063 Northwest Community Plan

Planning Commission
October 26, 2011
Agenda Item No. XX

Amendment 11063

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



Area Images



Subject Property



Storm Water Facility to the North & East



Multi-Tenant Center to the West



Retail, Service Uses to the South

Staff Recommendation

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

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 3.7031 ACRES OUT OF NCB 17636 GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF CULEBRA ROAD AND MOUNTAIN VIEW DRIVE.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Master Plan on September 24, 1998 and updated the plan on May 27, 2004 and June 16, 2011; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 26, 2011 and **APPROVED** the amendment on October 26, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 26th DAY OF OCTOBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11064

Council District: 3

Anticipated City Council Meeting Date: 12/1/2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 22

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Heritage South Sector Plan**

Plan Approval Date: September 16, 2010

Plan Update(s): None

The applicant requests to amend the Land Use Plan designation *from Suburban Tier* land use to **Agribusiness/RIMSE (Research, Industrial, Manufacturing, Sport and Entertainment)** land use.

Background Information:

Applicant: Abasto Corporation

Owner: SE Loop 410 Southton Park, LLC. and V.K. Knowlton Construction and Utilities Inc.

Property Location: South Frontage of SE Loop 410 between Southton Road and South Presa Road (U.S. Highway 181)

Acreage: 72.546

Current Land Use of site: Vacant

Adjacent Land Uses:

N: designated Suburban Tier and SE Loop 410; vacant and SE Loop 410

E: designated Suburban Tier; vacant

S: designated Suburban Tier and outside City of San Antonio; convenient store, vacant, Bexar County Equipment Park

W: designated Suburban Tier; vacant

Issue:

LAND USE ANALYSIS:

The subject property is located on the south side of the SE Loop 410 Frontage Road, between South Presa Road to the east and Southton Road to the west. This approximately 72.5-acre site is currently undeveloped. The land use designation of the subject property is Suburban Tier land use. The land use designation of the surrounding parcels is also Suburban Tier to the east and to the west and Country Tier to the south. SE Loop 410 is the northern boundary of the Heritage South Sector Plan. There are commercial and manufacturing facilities on the east side of South Presa Road. A few large-lot single-family residences are located to the east of the subject property. An equipment park is located to the south of the subject property which is owned and operated by Bexar County. This facility is located on the south side of Shane Road across the street from the subject property.

The Suburban Tier land use category includes a large spectrum of uses which are mainly residential and commercial in nature. Residential uses include small and large tract attached and detached single-family dwelling units and multi-family residential that are medium density in character. These multi-family residential uses include duplexes, quadplexes, townhouses, garden homes and condominiums. Commercial uses that are allowed in Suburban Tier land use are medium-intensity detached retail services such as service stations, professional offices, bakeries, restaurants, markets, clinics, hotels and other retail stores.

The current Agribusiness/RIMSE Tier land use category provides for minimum 25-acre lots for businesses that produce, process or distribute agricultural products and/or livestock or conduct related

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agribusiness activities. In addition, research, technology, manufacturing, and allied office parks with supporting uses such as restaurants, gas stations, and other similar uses as well as amateur and professional large scale sports and entertainment venues with supporting uses may also be accommodated within this land use category.

The subject property's approximate 72.5 acre size exceeds the minimum recommended 25 acres for the requested land use designation. The subject property is located on the frontage road of SE Loop 410 and therefore has access to the highway, thereby decreasing the chance of large trucks utilizing local streets. Similar manufacturing and industrial uses are located in the general area of the subject property; specifically at the southeast corner of South Presa Road and SE Loop 410 and the aforementioned equipment park that is located across the street to the south of the subject property. Additional intense uses and an industrial park are located one mile to south of the subject property on Southton Road. There are more industrial uses such as a quarry and an industrial park one mile to the south on Southton Road. Currently there are no residential uses on the east side of Southton Road where the subject property is located. There is also adequate space as a buffer to the existing low density residential uses to the southeast of the subject property. Therefore, the requested land use change is appropriate for this location.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: SE Loop 410 is a highway. Southton Road is considered an Enhanced Secondary Arterial. South Presa is classified as Secondary Arterial "Type A" roadway with 86 ft. right-of-way.

Comments: The truck traffic for the proposed use, a produce terminal, will ideally be limited to the SE Loop 410 Frontage Road. There may be minimal impact on residential and local streets.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: There are no nearby public facilities within a walking distance.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The subject property has convenient access to SE Loop 410, which will likely decrease the chance of large trucks utilizing local streets. Existing industrial uses in the area, including the southeast corner of the intersection of SE Loop 410 and South Presa Street and the adequate space for a buffer to the existing low-density residential uses to the southeast of the subject property, are factors that make the requested plan amendment appropriate.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 26, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: October 7, 2011

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

No. Notices mailed 10 days prior to Public Hearing: 16 to owners of property within 200 feet; 29 to planning team members

Registered Neighborhood Association(s) Notified: None.

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011214

Current zoning district: UD

Proposed zoning district: MI-1

Zoning Commission Public Hearing Date: November 1, 2011

Approval

Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Christopher Looney, AICP

Assistant Director

Case Manager: John Osten

Sr. Planner

Phone No.:207-2187

Master Plan Amendment 11064

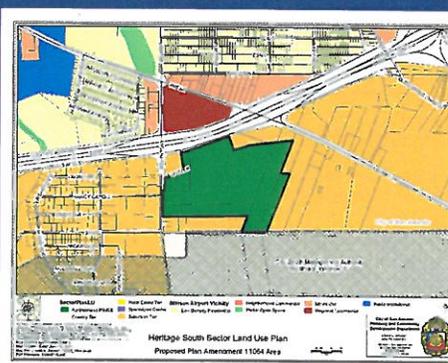
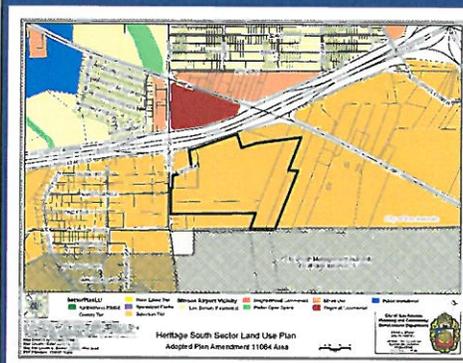
Heritage South Sector Plan

Planning Commission
October 26, 2011
Agenda Item No. XX

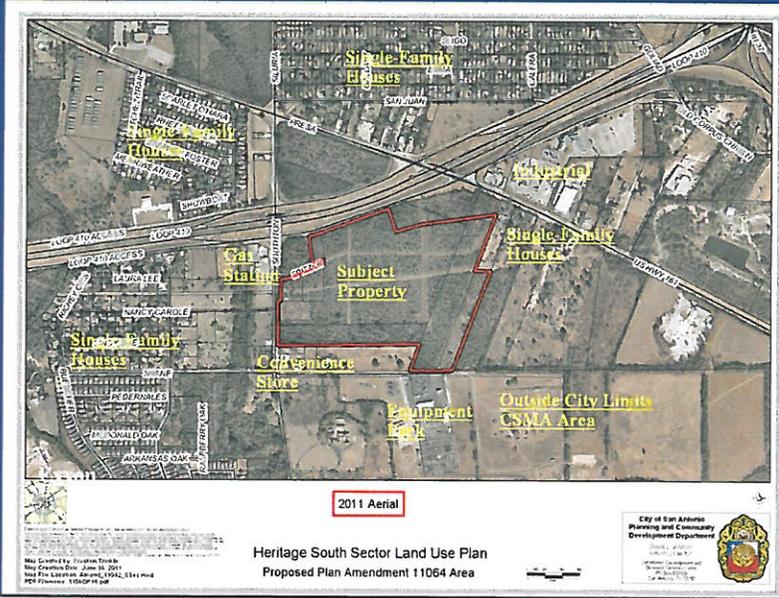
Amendment 10002

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



Area Images



Subject Property 72.546 acres



Subject Property from North of SE Loop 410



Spitzer Road from Southton Road



Convenience Store @ Southton & Shane

Area Images



Industrial Site on South Presa Street



Single-Family Residence on South Presa



Looking South on Southton Road



Looking North on South Presa Street

Staff Recommendation

Approval of the request to amend
from Suburban Tier land use to
Agribusiness/RIMSE land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER LAND USE TO AGRIBUSINESS/RIMSE TIER LAND USE FOR AN AREA OF APPROXIMATELY 72.546 - ACRES OUT OF NCB 10915 GENERALLY LOCATED SOUTH OF SE LOOP 410 BETWEEN SOUTHTON ROAD AND SOUTH PRESA STREET.

WHEREAS, City Council approved the Heritage South Sector Plan as an addendum to the Master Plan on September 16, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 26, 2011 and **APPROVED** the amendment on October 26, 2011; and

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

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

SECTION 1: The amendment to the Heritage South Sector 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 26th DAY OF OCTOBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

P/C AGENDA FOR October 26, 2011

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Laura Heights Subdivision Unit 8 - PUD	HJ Enterprise, L.P.	Harry Hausman	
5B & 7	Coleman Ridge Subdivision Unit 2	Habitat for Humanity	Natalie Griffith	
5C & 8	J. Anthony SE Military		Louis Arredondo	
5D & 9	Villa Del Sol Unit 9 BSL	KB Home Lone Star, Inc.	Joseph C. Hernandez	
5E & 10	Culebra Road Commercial	Laredo Warehouse, Ltd.	Robert Trautmann	
5F & 11	Fire Station No. 28	City of San Antonio		Razi Hosseini
12	Bluffton Oaks	Circular Quay, LTD	Robert Goldberg	
13	Spurs Park, Unit 2	Sports SA Holdings LP	Dr. David Schmidt	
14	Park Place II Subdivision Unit 4A	Armadillo Construction Company, LTD	Jeffrey J. Czar, Jr.	
15	San Antonio Airport Runway Extension Variance	City of San Antonio		Frank Miller
16	Utturkar		Anant K. Utturkar	
17	Briefing Disannexation of 22.86 Acres	City South Management Authority		Christopher Looney
18	Easement Dedication	City of San Antonio		Nefi Garza
19	S.P. No. 1300	City of San Antonio		
20	S.P. No. 1537	City of San Antonio		
21	PA 11063	Planning and Community Development		
22	PA 11064	Planning and Community Development		