

SAN ANTONIO PLANNING COMMISSION AGENDA



October 27, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEMS:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the proposed Facility and Street Naming Ordinance (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 100319 Lackland City Unit - 51 BSL 4 648 A-6
(West of the intersection of Fir Valley Drive and Brook Valley Drive)

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.

* Project is located in the Camp Bullis Notification Area.

PUBLIC HEARING FOR ITEM 6 HELD ABOVE:

6. 100319 Lackland City Unit - 51 BSL 4 648 A-6
(West of the intersection of Fir Valley Drive and Brook Valley Drive)

PLATS:

7. 100168 Whitcher # III 4 648 D-8
(East of the intersection of Dempsey Drive and Sherry Street)
8. 100208 Kinder Parkway Unit 4* OCL 451 A-3
(On the north side of Borgfeld Drive east of Crazy Horse Drive)

INDIVIDUAL CONSIDERATION

PLATS:

9. 060661 KB Culebra Unit - 3 PUD (Rescind) OCL 577 B-1
(South of Culebra Road, on the west side of Gass Road)
10. 100199 KB Culebra Unit - 3B PUD OCL 577 B-1
(South of Culebra Road, on the west side of Gass Road)

VARIANCES and APPEALS:

11. FPV 11-001 Ingram Road Low Water Crossing #58 LC8 (Floodplain) 6 & 7 579 F-7
(On Ingram Road, between Potranco Road and Northwestern Drive)

LAND TRANSACTIONS:

12. SP No 1353 Request to close, vacate and abandon improved portions of East Houston and 3rd Streets. (Capital Improvements Management Services Department, by Jesse Quesada)
13. SP No 1505 Request to declare as surplus and sell 5 acres of vacant City- owned property. (Capital Improvements Management Services Department, by Jesse Quesada)

COMPREHENSIVE MASTER PLANS:

14. PA 10022 – Public hearing and consideration of a resolution amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 9.59 acres located at 910 Southeast Military Drive from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department, by John Osten)

15. Briefing and public hearing on the Comprehensive Master Plan Framework, the 2010 update to the 1997 Master Plan Policies. (Planning and Community Development Department, Patrick Howard/Karen Walz)

OTHER ITEMS:

16. Public hearing and consideration of amendments to the Unified Development Code as part of the 2010 Biennial Update Program. (Development Services Department, by Andrew Spurgin)
17. Discussion and consideration of Planning Commission Work Session Process and workflow.
18. Approval of the minutes for the October 13, 2010 Planning Commission meeting
19. Director's report - City Council Action Update (Planning Commission Items sent to Council)
20. 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
21. **ADJOURNMENT**

Consent Agenda

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

AGENDA ITEM NO: 5A&G October 27, 2010

LACKLAND CITY UNIT-51 BSL
SUBDIVISION NAME

MINOR

100319
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 648 A-6

OWNER: Jose A. Morado Jr.

ENGINEER: Stephen G. Cook Engineering, by Stephen G. Cook, P.E.

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

Date filed with Planning Commission: October 4, 2010

Location: West of the intersection of Fir Valley Drive and Brook Valley Drive

Services Available: SAWS Water and Sewer

Zoning: NP-8 Neighborhood Preservation District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

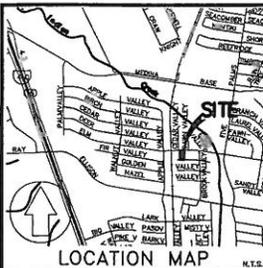
To replat **0.21** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 27, 2010. Nineteen notices were mailed to the adjacent property owners, as of this writing, no written oppositions were submitted. In addition, notice was given to the People Active in Community Effort Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval



- ① 25' SETBACK LINE
 - ② 18" UTILITY EASEMENT (VOL. 5700, PG. 111 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS)
 - ③ 30' SETBACK LINE
- NOTE:
- 1) WASTEWATER ECU 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 ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - 2) BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93).
 - 3) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR WIDTH AREA IN ACCORDANCE WITH USC 55-506(a)(5).
 - 4) THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FOOT NOTES:

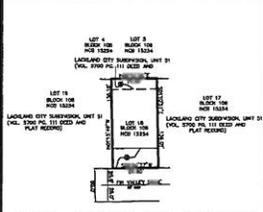
1) FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SET-BACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.

PLAT I.D. 100319

BUILDING SETBACK LINE PLAT OF LACKLAND CITY SUBDIVISION, UNIT 51

THE REPLAT IS THE PURPOSE OF CHANGING THE BUILDING SETBACK FROM 30' TO 25' BEING LOT 18, BLOCK 108, NCB 15254 ON A PLAT KNOWN AS LACKLAND CITY SUBDIVISION, UNIT 51, RECORDED IN VOL. 5700, PG. 111, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES RECEIVED
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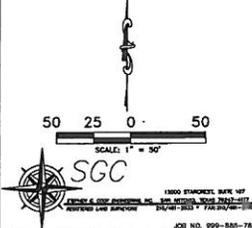


AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

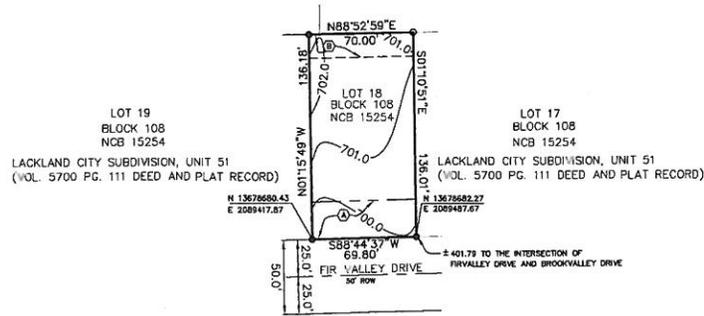
BEING LOT 18, BLOCK 108, NCB 15254 ON A PLAT KNOWN AS LACKLAND CITY SUBDIVISION, UNIT 51 RECORDED IN VOL. 5700 PG. 111, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

CITY PUBLIC SERVICE NOTES.

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) 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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY EPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EPS 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.



LOT 4 BLOCK 108 NCB 15254
LOT 5 BLOCK 108 NCB 15254
LACKLAND CITY SUBDIVISION, UNIT 51 (VOL. 5700 PG. 111 DEED AND PLAT RECORD)



LEGEND

- IRON ROD FOUND UNLESS NOTED OTHERWISE
- 1/2" IRON ROD W/ CAP LABELED SIZE THEREON - SET, UNLESS NOTED OTHERWISE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT LACKLAND CITY SUBDIVISION, UNIT 51 WHICH IS RECORDED IN VOLUME 5700 - PAGE 111 BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF 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:

STEPHEN G. COOK
LICENSED PROFESSIONAL SURVEYOR NO. 5293

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THE 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.

STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEER NO. 83139

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER _____

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF LACKLAND CITY SUBDIVISION, UNIT 51 HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/OR UNDER ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2010 AT _____ IN THE RECORDS OF THE _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 2010.

TEXAS

BY: _____ DEPUTY

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 October 27, 2010

WHITCHER # III
SUBDIVISION NAME

MAJOR PLAT

100168
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 648 D-8

OWNER: Richard Whitcher

ENGINEER: SIA Engineering, by Sia Sayyadi, P.E.

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

Date filed with Planning Commission: October 12, 2010

Location: East of the intersection of Dempsey Drive and Sherry Street

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District
MH Manufactured Housing District

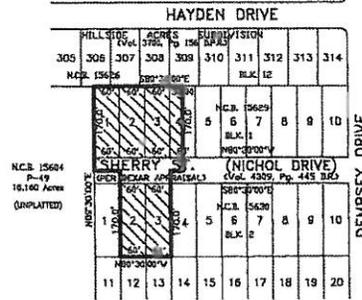
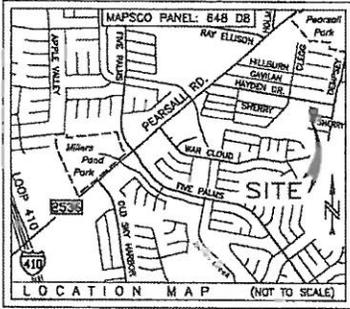
Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **1.515** acres consisting of **6** single-family lots and **210** linear feet of public streets.

STAFF RECOMMENDATION:

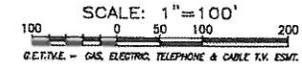
Approval



SUBJECT AREA

SCALE: 1"=200'

PLAT NO. 100168



SIA ENGINEERING, INC.
 8977 SAN PEDRO AVE.
 SAN ANTONIO, TEXAS 78216-8245
 (210) 341-5500 FAX (210) 308-0662
 JOB NO. 10-08003P
 DATE: JULY 20, 2010

**SUBDIVISION PLAT ESTABLISHING
 WHITCHER # III
 SUBDIVISION**

1.515 ACRES OF LAND, ESTABLISHING LOTS 11, 12, 13 AND 14, BLOCK 1, NEW CITY BLOCK 15630, BEXAR COUNTY, TEXAS, BEING ARBITRARY LOTS 1 THRU 3 AND THE WEST 30 FEET OF LOT 4, BLOCK 1, NCB 15629, AND ARBITRARY LOTS 2 AND 3, BLOCK 2, NCB 15630, OUT OF W. O. DAVIS AN UNRECORDED SUBDIVISION RECORDED IN VOLUME 4309, PAGE 445, DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

SUBDIVIDER/OWNER: RICHARD WHITCHER
 7818 DEMPSEY DR.
 SAN ANTONIO, TX 78242

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WHITCHER # III SUBD. 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 EXCEPTIONS 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 HAS BEEN FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____
 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

GENERAL NOTES

- PROPERTY CORNERS:
 - - INDICATES 1/2" IRON PIN FOUND
 - - INDICATES 1/2" IRON PIN SET V/ SA ENG. CAP, UNLESS OTHERWISE NOTED
- EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 2 FEET.
- BASES OF BEARINGS: VOLUME 3700, PAGE 156 O.P.R.
- COORDINATES ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, N.A.D. 83.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTES:

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, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUIT, PIPILINGS OR TRANSFORMERS, TOGETHER WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BALDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY C.P.S. MONETARY LOSS RESULTING FROM INSPECTIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

25' x 25' ACCESS ROAD TURNAROUND EASEMENT

0.227 ACRES DEDICATION FOR PUBLIC STREET RIGHT-OF-WAY (SHERRY ST.)

IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER 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.

STATE OF TEXAS
 COUNTY OF BEXAR

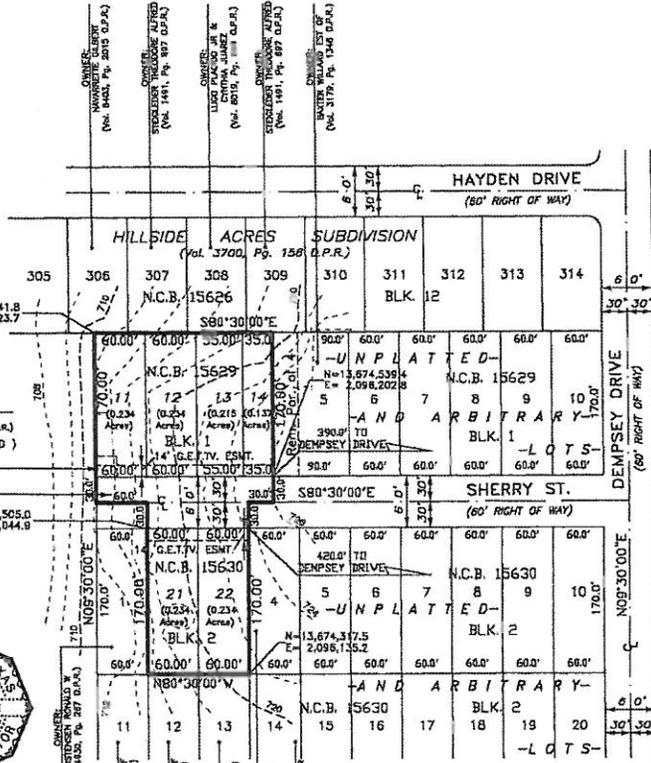
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY SIA ENGINEERING, INC. UNDER MY SUPERVISION.

SIA SAYYADI, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR (TX 5451)

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 UNRECORDED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER



PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 8 October 27, 2010

KINDER PARKWAY UNIT-4
SUBDIVISION NAME

MAJOR PLAT

100208
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 A-3

OWNER: Kinder Partnership, by Lloyd A. Denton, Jr.

ENGINEER: Pape Dawson Engineers, by Rick Wood, P.E.

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

Date filed with Planning Commission: October 12, 2010

Location: On the north side of Borgfeld Drive east of Crazy Horse Drive

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in associated with: MDP 824-B, Kinder Ranch, accepted on September 20, 2010

Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

To plat 3.266 acres consisting of 600 linear feet of public streets.

DISCUSSION:

The Development Services Department and Bexar County Infrastructure Services have cited: Sections 35-506(p)(8) and 35-506(p)(10) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant has submitted a request for an Administrative Exception to the requirements.

The Development Services Director and Bexar County has granted an administrative exception to Section 35-506(p)(8) of the UDC regarding Pavement Standards – Curb and Gutter and Section 35-506(p)(10) of the UDC regarding Pavement Standards – Parkways, as indicated in the attached report.

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military's review of the application was not applicable in accordance with the executed MOU.

However, the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

STAFF RECOMMENDATION:

Approval

September 20, 2010

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

Re: Kinder Parkway Unit-4
Plat No. 100208 (ETJ)
UDC Article 35-506(p)(10) and 35-506(p)(8)
Administrative Exception

Dear Mr. Carrizales:

We hereby request an Administrative Exception from the following sections of the UDC: Article 35-506(p)(10) and 35-506(p)(8).

Kinder Parkway is a secondary arterial road, which runs through the Kinder Ranch MDP connecting from Bulverde Road to Borgfeld Road. Based on the traffic counts it was determined a secondary arterial would be required, even though Kinder Parkway is not on the major thoroughfare plan. The Developer is trying to create a road which compliments the existing topography and natural features similar to a Rogers Ranch Parkway. In order to accomplish this, the Developer has set aside 200-feet of right-of-way, as opposed to the required 86-foot right-of-way, in order to be able to save existing trees and reduce street grades by meandering the lanes within the right-of-way. In addition, an Alternative Pedestrian Circulation Plan was submitted and approved for Kinder Ranch to allow for a 10-foot multi-use pathway for pedestrian and bike traffic in lieu of standard sidewalks adjacent to the curbs. The overall purpose of the Developer to provide additional right-of-way and a 10-foot multi-use pathway in order to save as much natural vegetation and topography as possible to provide a natural atmosphere for the main roadway in Kinder Ranch.

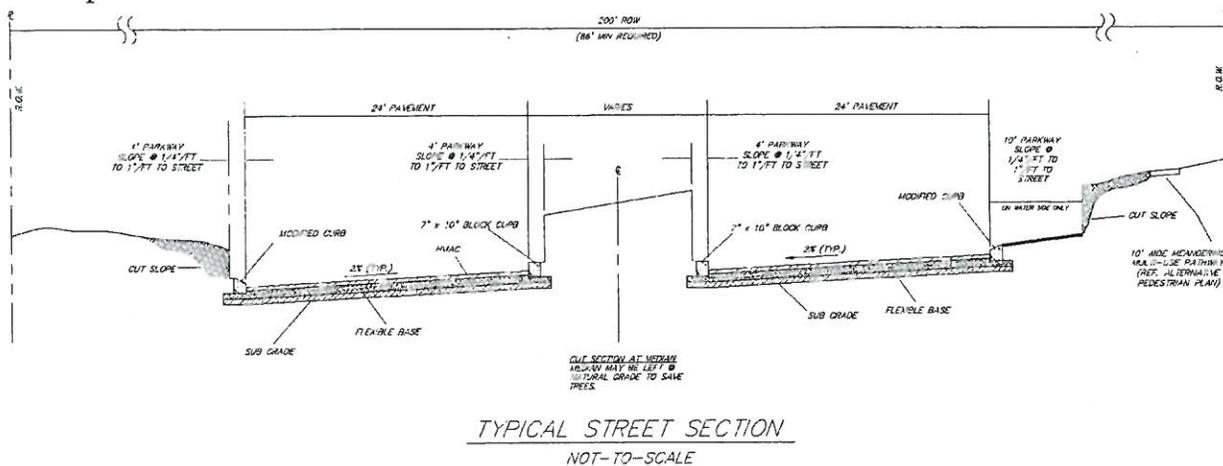
At the beginning design stages of the project, the Developer and Pape-Dawson Engineers, Inc. met with the City of San Antonio and Bexar County to discuss the design plan of this road. Since this road was going to incorporate unique design traits, we felt it was important to get both the City's and County's input during the design stage. While the main focus of this meeting was the road slopes being greater than 5% due to the topography, the entire vision of the parkway, split centerlines of the lanes, saving trees, and aesthetic curb designs were discussed. The

DEVELOPMENT SERVICES
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response from the City and County was favorable to the proposed design ideas being proffered used with Kinder Parkway. Although the design considerations were agreed to in principle, it was determined in this meeting that an Administrative Exception would be required for each plat associated with Kinder Parkway.

This request is for an Administrative Exception for the parkway slopes along Kinder Parkway. The design cross sections of the roadway call for 4-foot parkway graded at 2% at the medians and the outside curb of the eastbound lane and a 10-foot parkway graded at 2% on the outside of the westbound lane for utilities, as shown in Figure 1, below. The remainder of the 200-foot granted right-of-way is set aside to preserve existing trees and vegetation and provide area for the 10-foot wide multiuse pathway. Grading the entire 200-foot right-of-way at a 2% slope would cause mass destruction to existing trees and vegetation. As with the roadway grades, effort was made to reduce the cross slope cuts along Kinder Parkway; however, some of the natural cross slopes in the parkway are greater than the standard 2% parkway slope. While the natural parkways are within the allowable limits for streets in heavy cuts (one inch per foot) some vertical cuts will be needed at the designed parkways listed above to preserve the natural landscape.



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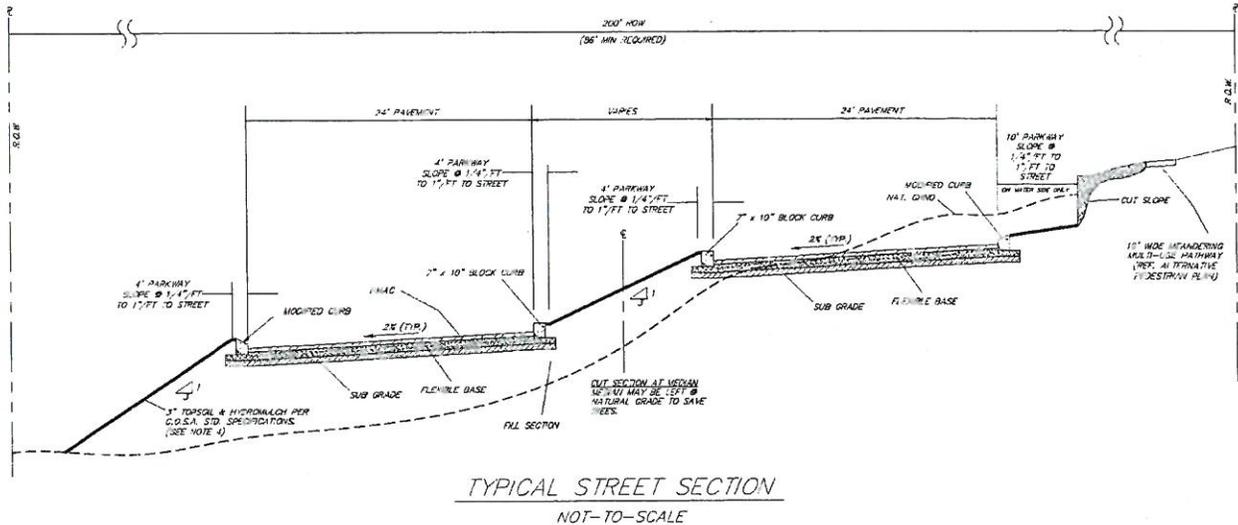
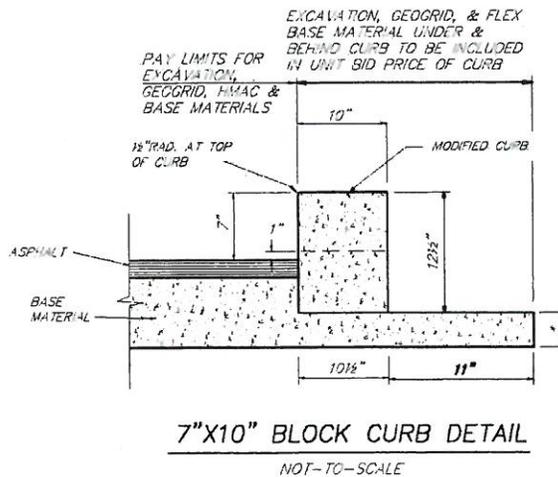


Figure 1

The Developer also requests an Administrative Exception from using COSA standard curb details, in order to install a more aesthetic curb section as detailed in the construction plans. The proposed aesthetic curb better matches and compliments the design efforts to preserve a more natural feel for the roadway. A curb section similar to these has been used on Rogers Ranch Parkway. These curb sections are still the same height as the City’s standard curb, and therefore will maintain the same drainage characteristics. Details of the curb sections have been included below in Figure 2 and Figure 3.



* DISTANCE VARIES
 BASED ON STREET TYPE
 AND PAVEMENT SECTION
 USED. (SEE STREET
 SECTIONS THIS SHEET)

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Figure 2

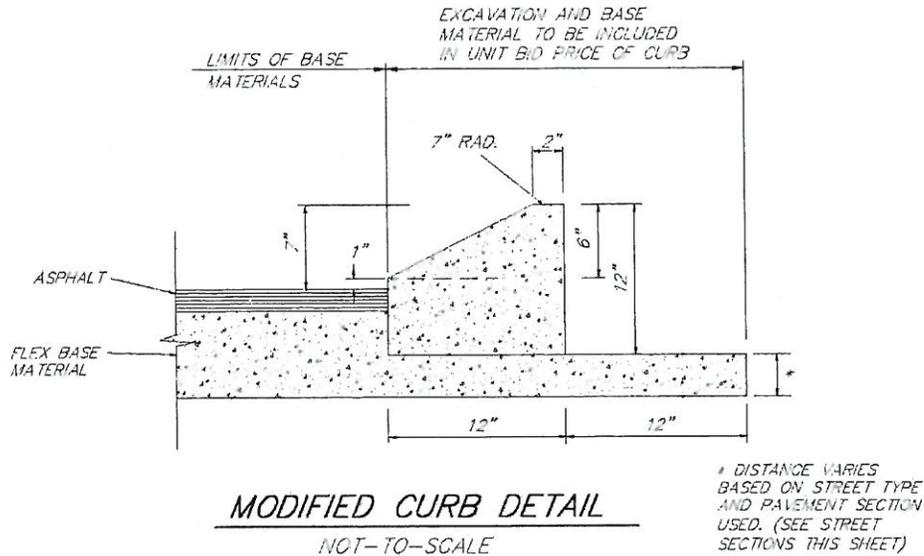


Figure 3

This Administrative Exception for Kinder Parkway was previously approved with Kinder Parkway Unit-1 (Plat #070562) and Kinder Parkway Unit-2 (Plat #080178). The design of Kinder Parkway Unit-4 is a continuation of the design of Unit-1 and Unit-2. The approval of this Administrative Exception will allow Kinder Parkway to be extended under the previously approved design standards.

Approval of this request should not create any adverse impacts on the Public Health Safety and Public Works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this 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.

Mr. Richard Carrizales
Kinder Parkway Unit-4
Plat No. 100208 (ETJ)
Administrative Exception
September 20, 2010
Page 5 of 5

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In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

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



Caleb Chance, P.E.
Project Manager

Attachment(s)

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

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**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Kinder Parkway Unit 4 Subdivision plat totaling 3.75 acre with no residential lots to create ROW for the construction of a public road
Address:	Approximately 4,226 feet East of the intersection of Dal-Cin Road and Borgfeld Drive Ferguson Map Grid 451/B-3
A/P #/PPR #/Plat #:	100208
AEVR #:	
AEVR Submittal Date:	09/21/10
AEVR Submitted by:	Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
Issue:	Block Curbs, and Parkway Slopes
Code Sections:	2009 Unified Development Code (UDC), Section 35-506 (p)(8) – Pavement Standards – Curb and Gutter; and Section 35-506 (p)(10) – Pavement Standards – Parkways,
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Chance's letter dated September 20, 2010. At issue are: the proposed construction of curbs; and parkway slopes within Kinder Parkway Unit 4.

Block curb is to be used throughout the development.

In the parkways, cut slopes will not exceed a height of 2.75 feet within the clear vision areas outside of the 4-foot parkway graded at 2% in the medians and outside curb of the eastbound lane, and the 10-foot parkway graded at 2% on the outside curb of the westbound lane. Additionally, the clear vision areas will be evaluated after the street is constructed to determine if any vegetative clearing or thinning will be required or if the cut slope height may need to be reduced.

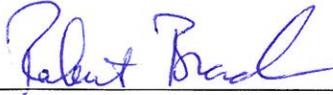
The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. *Is the exception contrary to the spirit and intent of section?*

- a. Block curb. The proposed change will enhance the aesthetics of the development and will not affect the functionality of the pavement system. Since the proposed items are not of standard design, it is expected that these items will require a higher degree of maintenance, staff training, and the use of materials that are not available at the Service Centers.
 - b. Parkway slopes. Due to the large width of the medians and the depth of some of the cuts to be made for the roadway and the use of an alternative pedestrian plan, additional clearing in these areas is not necessary. The modifications within the parkway slopes will save existing trees within the right-of-way (ROW). Public health, safety, and welfare will be protected through the establishment and evaluation of the clear vision areas outside the horizontal clear zones.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. In addition, the applicant will be creating a ROW agreement indicating who will be responsible for maintaining non-standard items used in the ROW and will participate in the evaluation of the project once the street is constructed to identify areas may require removal or thinning of vegetation or reducing the height of the cut slope to ensure the public health, safety, and welfare are protected. Within the agreement, provisions will address emergency repair in order to protect public health, safety and welfare.
 3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, the public benefit is not only an enhanced aesthetic value to the development that is not available through the standard design, but also allows for preservation of the natural vegetation.
 4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?***
Yes.

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

RECOMENDATION: Approval of Administrative Exception

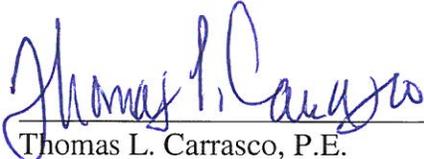


Robert Brach, P.E.
Development Services Engineer
Bexar County

9/22/10

Date

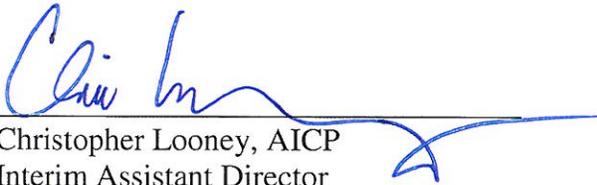
I have reviewed the AEVR Analysis and concur with the recommendation.



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

9/24/10

Date



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

9-28-10

Date

Individual Consideration

**PLANNING COMMISSION
RESCIND PLAT APPROVAL**

AGENDA ITEM NO: 9 October 27, 2010

KB CULEBRA UNIT - 3 PUD
SUBDIVISION NAME

MAJOR PLAT

060661
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 B-1

OWNER: KB Home, by Joseph Hernandez

ENGINEER: M.W. Cude Engineering, L.L.C., by Ian Cude, P.E.

CASE MANAGER: Larry Odis, Planner (207-8050)

Location: South of Culebra Road on the west side of Gass Road

APPLICANT'S PROPOSAL:

Applicant is requesting that the Planning Commission rescind the July 23, 2008 plat approval.

DISCUSSION:

The original 20.292 acres is being platted though these subsequent plats.

- Plat No. 090327 KB Culebra Unit-3A was submitted and approved on December 18, 2009 and has been recorded
- Plat No. 100199 KB Culebra Unit-3B PUD will be considered by the Planning Commission October 27, 2010
- Plat No. 100200 KB Culebra Unit-3C PUD currently under review will complete the platting for the original 20.292 acres.

STAFF RECOMMENDATION:

Approval



REPLAT & SUBDIVISION PLAT ESTABLISHING KB CULEBRA SUBDIVISION, UNIT 3 PLANNED UNIT DEVELOPMENT

BEING 20.292 ACRES OF LAND OUT OF THE LUIS GONZALEZ SURVEY No. 84, ABSTRACT No. 253, COUNTY BLOCK 4408, BEAR COUNTY, TEXAS AND OUT OF A 95.422 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11918, PAGE 1012, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF KB CULEBRA SUBDIVISION, UNIT 3, PLANNED UNIT DEVELOPMENT, BEING 20.292 ACRES OF LAND OUT OF THE LUIS GONZALEZ SURVEY No. 84, ABSTRACT No. 253, COUNTY BLOCK 4408, BEAR COUNTY, TEXAS, WAS HEREBY APPROVED BY SAID COMMISSION ON THE 10th DAY OF JULY, A.D. 2008.

STATE OF TEXAS COUNTY OF BEAR BY [Signature] SECRETARY

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

OWNER / DEVELOPER CONTACT: JOE HERNANDEZ 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78201 TEL: (210) 348-1111 FAX: (210) 978-0072

STATE OF TEXAS COUNTY OF BEAR DAILY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 10th DAY OF JULY, A.D. 2008

[Signature] NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS 10th DAY OF JULY, A.D. 2008.

ATTEST: [Signature] COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

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

M.W. CUDE ENGINEERS L.L.C. IN & CUDE, P.L.C. 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: M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C. STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

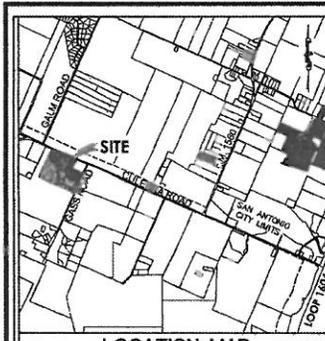
STATE OF TEXAS COUNTY OF BEAR

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

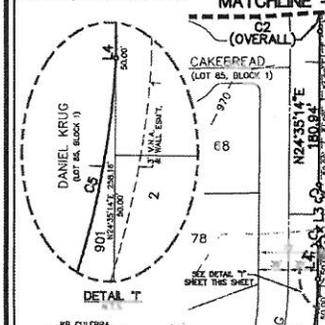
STATE OF TEXAS COUNTY OF BEAR

STATE OF TEXAS COUNTY OF BEAR

STATE OF TEXAS COUNTY OF BEAR



LOCATION MAP NOT TO SCALE



REPLAT DESCRIPTION AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED AS A 50' DRN. ESM.T., A 60' DRN. ESM.T., & A 50' X 50' DRN. ESM.T., AS SHOWN ON PLAT OF KB CULEBRA SUBDIVISION, UNIT 1 PLANNED UNIT DEVELOPMENT (VOL. 9574, PG. 18-19) DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



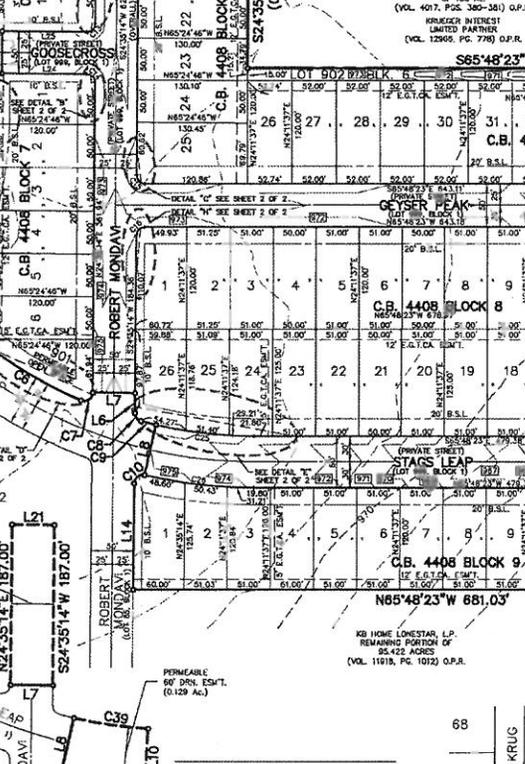
SPRINKLER: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND OPERATING FACILITIES, INCLUDING BUT NOT LIMITED TO, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

FINISH FLOOR NOTE: ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

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



SCALE 1" = 100'



REPLAT DESCRIPTION AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED AS A 50' DRN. ESM.T., A 60' DRN. ESM.T., & A 50' X 50' DRN. ESM.T., AS SHOWN ON PLAT OF KB CULEBRA SUBDIVISION, UNIT 1 PLANNED UNIT DEVELOPMENT (VOL. 9574, PG. 18-19) DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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

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

RAILROAD NOTES: ALL PRIVATE STREETS (LOT 199, BLOCK 1, GOOSEBUSH, ROBERT MONDAVI, GEYSER PEAK, SUTTER HOME, STAGS LEAP) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

LOTS LOCATED ON THE PERIPHERAL SHALL ADHERE TO THE MINIMUM REAR SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT. ALL STREETS ARE PRIVATE STREETS. ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

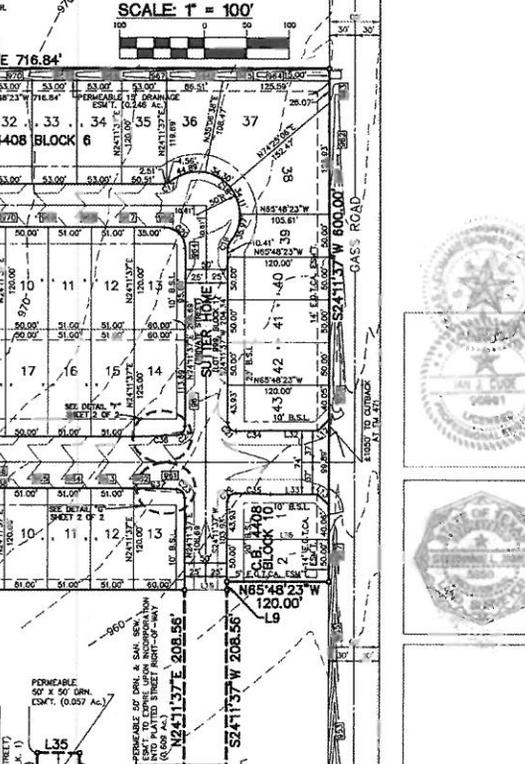
THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS, DETENTION POND, OUTLET STRUCTURE & EASEMENTS OF ANY NATURE, WITHIN THE CULEBRA SUBDIVISION, UNIT 3 PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

JUDGE NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE noise mitigation. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE PROPERTY BOUNDARY.

* A PORTION OF LOT 303 WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DENOTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEAR COUNTY, TEXAS, MAP NO. 48029D020F, DATED JANUARY 4, 2005. A FEMA LEARN FLOODPLAIN STUDY HAS BEEN PREPARED BY W. W. AND APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOT IS NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN.



SCALE 1" = 100'



REPLAT DESCRIPTION AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED AS A 50' DRN. ESM.T., A 60' DRN. ESM.T., & A 50' X 50' DRN. ESM.T., AS SHOWN ON PLAT OF KB CULEBRA SUBDIVISION, UNIT 1 PLANNED UNIT DEVELOPMENT (VOL. 9574, PG. 18-19) DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



REPLAT & SUBDIVISION PLAT ESTABLISHING KB CULEBRA SUBDIVISION, UNIT 3 PLANNED UNIT DEVELOPMENT

BEING 20.292 ACRES OF LAND OUT OF THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT NO. 253, COUNTY BLOCK 4408 BEAR COUNTY, TEXAS AND OUT OF A 95.422 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11918, PAGE 1012, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF KB CULEBRA SUBDIVISION, UNIT 3, BEING SUBMITTED TO AND CONSIDERED BY THE LANDS COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THIS _____ DAY OF _____, A.D. 2008.

STATE OF TEXAS COUNTY OF BEAR BY _____ SECRETARY

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN REFERENCE TO THROUGH A DULY AUTHORIZED AGENT, HEREBY AGREES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN DESCRIBED.

OWNER / DEVELOPER: JAMES HERMANN, 4800 FREDERICKSBURG RD, SAN ANTONIO, TEXAS 78201, TEL: (210) 348-1111, FAX: (210) 979-0072

STATE OF TEXAS COUNTY OF BEAR DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 9th DAY OF July, A.D. 2008.

Notary Public in and for the State of Texas, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL: THE UNDEVELOPED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____, A.D. 2008

STATE OF TEXAS COUNTY OF BEAR COUNTY CLERK, BEAR COUNTY

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SURVEYS, 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.

M.W. CUDE ENGINEERS L.L.C. IAN J. CUDE, P.E. LICENSED PROFESSIONAL ENGINEER

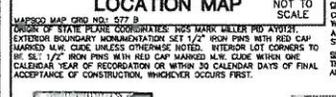
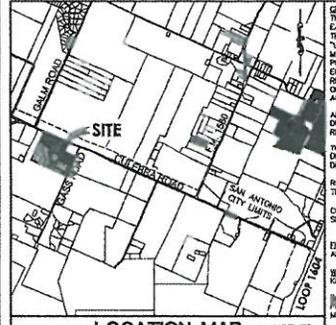
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C. STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

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

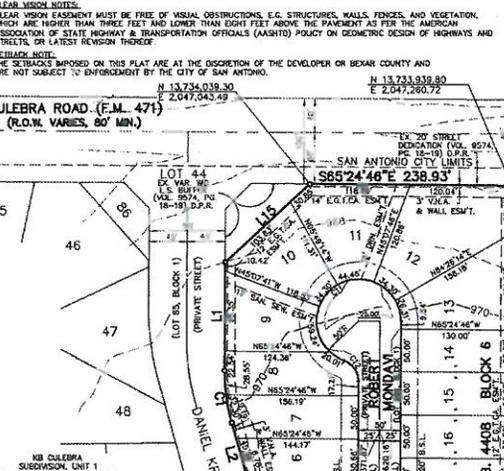
BY: _____ DCP

JULY 2008 SHEET 2 OF 2



LINE TABLE with columns for LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Includes details for various lines and bearings.

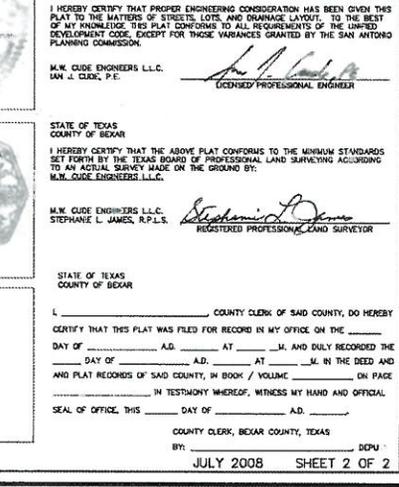
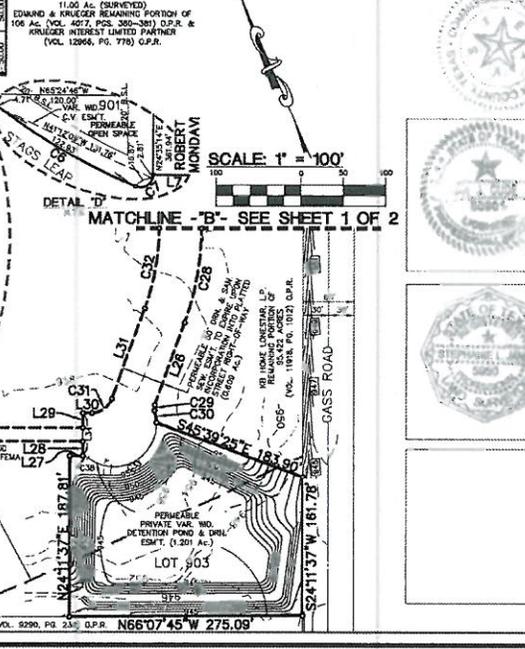
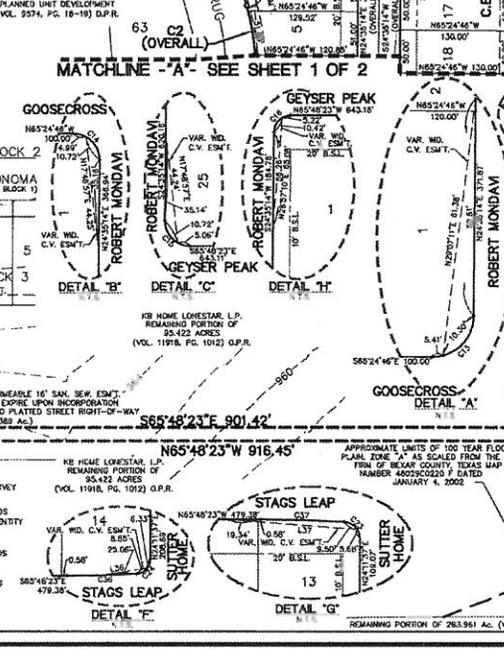
GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGERS, OR BUNDLING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH DAMAGED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.



GENERAL NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY.

CURVE TABLE with columns for CURVE, RADIUS, DELTA, TANGENT LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various points in the subdivision.

LEGEND: A. = ADDRESS, B.S.L. = BUILDING, C.B. = BACKLASH LINE, C.N. = CURVE NUMBER, CI. = COUNTY BLOCK, CPS = CITY PUBLIC SERVICE, C.V. = CLEAR VISION, D.P.R. = DRIVE & PLAT RECORDS, DRN. = DRAINAGE, EDU. = EQUIVALENT DWELLING UNIT, E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, EX. = EXISTING, F.P.P. = PROPOSED FOOTPRINT, LI. = LINE NUMBER, L.S. = LANDSCAPE, H.S. = NATIONAL GEODEMIC SURVEY, N.T.S. = NOT TO SCALE, O.P.R. = OFFICIAL PUBLIC RECORDS, P.A.D. = PERMANENT STATION IDENTITY, PROP. = PROPOSED, R.O.W. = RIGHT-OF-WAY, R.P.R. = REAL PROPERTY RECORDS, SAN. SEW. = SANITARY SEWER, VAR. WD. = VARIABLE WIDTH, VOL. = VEHICULAR NON-ACCESS, VOL. = VOLUME, WAT. = WATER, W.P.P. = PROPOSED CONTOUR, S. = STREET CENTERLINE.



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 October 27, 2010

KB CULEBRA UNIT - 3B PUD
SUBDIVISION NAME

MAJOR PLAT

100199
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 B-1

OWNER: KB Home, by Joseph C. Hernandez

ENGINEER: M.W. Cude Engineering, L.L.C., by Ian Cude, P.E.

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

Date filed with Planning Commission: *Pending*

Location: South of Culebra Road, on the west side of Gass Road

Services Available: SAWS water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 024-06, Silverado Subdivision, accepted on September 28, 2006

PUD 06-018, Silverado Subdivision, approval on October 11, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **11.002** acres consisting of **58** single family lots and **1550** linear feet of private streets.

DISCUSSION:

Plat No. 060661 KB Culebra Unit PUD approved by the planning commission on July 23, 2008 will be rescinded prior to this Unit being accepted by the planning commission.

STAFF RECOMMENDATION:

Pending



SUBDIVISION PLAT
ESTABLISHING
KB CULEBRA
SUBDIVISION, UNIT 3B
PLANNED UNIT DEVELOPMENT

BEING 11.002 ACRES OF LAND OUT OF THE LUIS GONZAGA SURVEY No. 84, ABSTRACT NO. 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS AND OUT OF A 95.422 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11918, PAGE 1012, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF KB CULEBRA SUBDIVISION, UNIT 3B P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE CRITERIA(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

STATE OF TEXAS COUNTY OF BEXAR
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

OWNER / DEVELOPER
RE HOME CONTACT: JOE HERMANIST
4500 FRIEDRICHSBURG RD.
SAN ANTONIO, TEXAS 78201
TELE (210) 348-1111
FAX (210) 978-0072

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

2010 OCT 1 10:55 AM '10
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

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

DATED THIS _____ DAY OF _____ A.D. _____

STATE OF TEXAS COUNTY OF BEXAR
COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, 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.

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. BOE P.E.
REGISTERED 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:
M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEWARD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR
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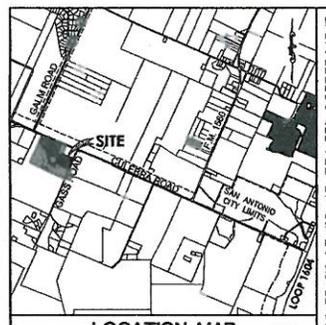
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MAPSCO MAP GRID 1045-877 B N.T.S.
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
1/4" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
BEARINGS REFERENCED TO PLAT OF KB CULEBRA SUBDIVISION UNIT 4, VOLUME 9816, PAGE 45, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OPS ENERGY NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (OPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ELECTRIC PIPES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES. THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.L.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.L.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY ROAD LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

FINISH FLOOR NOTE:
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

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

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID AT THE TIME OF WATER METER SET.

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

UNPLATTED
(11,500 S.A.C. (SUBDIVISION)
(EDMUND C. MULLIGER, JR.
(8) R.F. & R.C. MULLIGER
REMAINING PORTION
(VOL. 4017, PAGES 289-291) O.P.R.
AND
MULLIGER INTEREST
LIMITED PARTNER
(VOL. 11,500 S.A.C. (SUBDIVISION)
(EDMUND C. MULLIGER, JR.
(8) R.F. & R.C. MULLIGER
REMAINING PORTION
(VOL. 4017, PAGES 289-291) O.P.R.)

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

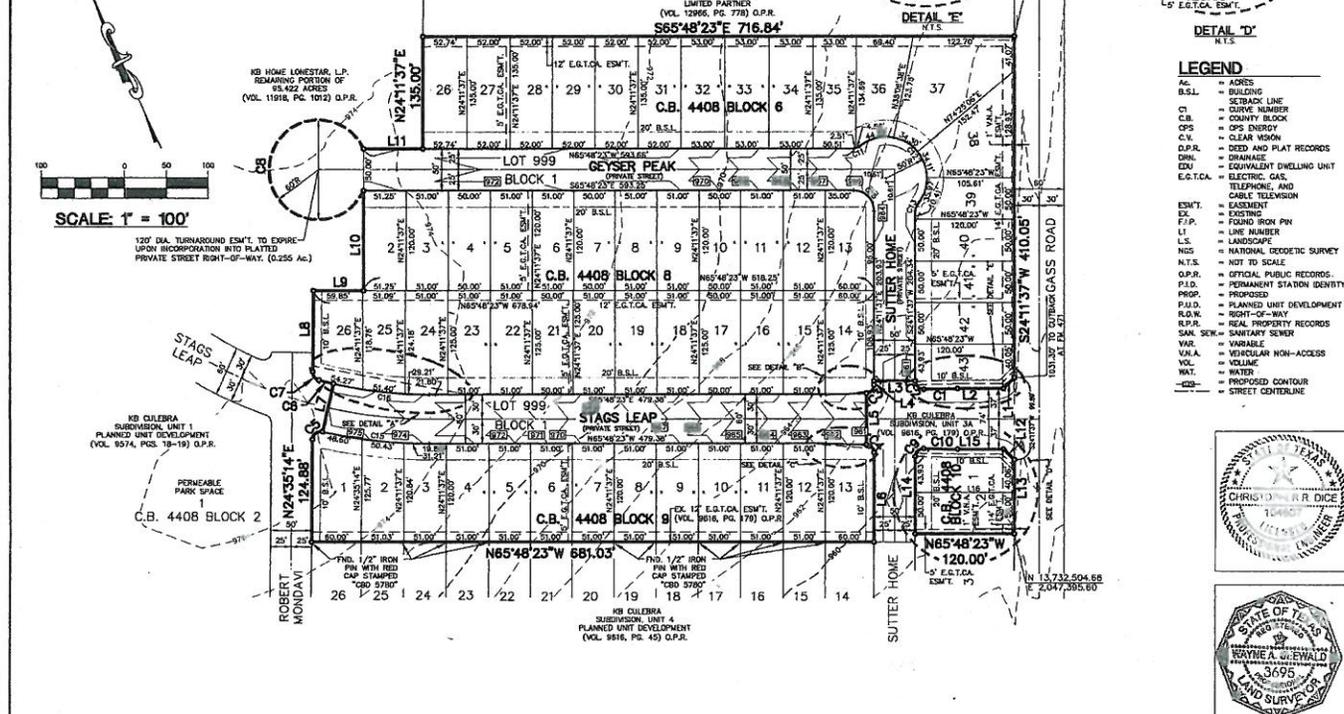
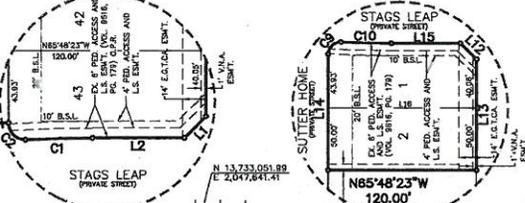
DRAINAGE NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY,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

PAVING NOTES:
ALL PRIVATE STREETS (LOT 999, BLOCK 1; GEYSER PEAK, SUTTER HOME, STAGS LEAP) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL WATER, SANITARY SEWER, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

LOTS LOCATED ON THE PERMETER SHALL ADHERE TO THE MINIMUM REAR SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT. ALL STREETS ARE PRIVATE STREETS. ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

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

THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS, DETENTION POND, OUTLET STRUCTURE & EASEMENTS OF ANY NATURE WITHIN KB CULEBRA SUBDIVISION, UNIT 3B P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

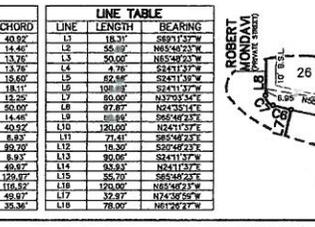


CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING	CHORD
C1	919.00'	234.36°	20.47'	49.93'	897.90'±1"	40.92'	40.92'
C2	10.00'	92.94°±36"	18.46'	18.16'	892.90'±1"	18.46'	18.46'
C3	10.00'	89.71°±00"	9.46'	18.16'	887.43'±1"	13.76'	13.76'
C4	10.00'	86.97°±14"	6.46'	18.16'	879.71'±00"	13.76'	13.76'
C5	10.00'	102.22°±00"	12.46'	12.16'	879.99'±1"	18.60'	18.60'
C6	5709.00'	137.58°	8.08'	18.11'	851.56'±33"	18.11'	18.11'
C7	10.00'	72.31°±56"	7.76'	13.38'	833.16'±43"	13.26'	13.26'
C8	80.00'	319.42°±00"	1.53'	13.38'	824.11'±14"	50.00'	50.00'
C9	18.00'	87.34°±36"	10.46'	16.16'	820.28'±50"	14.46'	14.46'
C10	919.00'	174.38°	20.47'	49.93'	814.21'±1"	40.92'	40.92'
C11	10.00'	42.11°±34"	3.57'	7.07'	808.24'±10"	8.82'	8.82'
C12	50.00'	171.03°±00"	639.03'	149.77'	820.48'±14"	89.70'	89.70'
C13	10.00'	49.07°±45"	3.87'	7.07'	844.27'±4"	8.82'	8.82'
C14	844.00'	332.48°	24.99'	49.98'	885.11'±00"	49.97'	49.97'
C15	880.00'	113.57°	65.40'	139.74'	859.22'±25"	139.87'	139.87'
C16	830.00'	113.10°	68.63'	138.77'	856.22'±25"	138.51'	138.51'
C17	460.00'	330.46°	24.99'	49.98'	847.19'±46"	49.97'	49.97'
C18	28.00'	102.00°±00"	25.00'	38.27'	840.48'±38"	38.30'	38.30'

LINE TABLE

LINE	LENGTH	BEARING
L1	18.31'	S89.17°33" W
L2	55.89'	N85.48°23" W
L3	50.00'	N85.48°23" W
L4	4.78'	S24.11°37" W
L5	62.88'	S24.11°37" W
L6	108.16'	S24.11°37" W
L7	80.00'	N37.03°34" E
L8	87.87'	N03.14°14" E
L9	118.88'	S85.48°23" E
L10	118.88'	S85.48°23" E
L11	71.41'	S85.48°23" E
L12	18.30'	S24.11°37" W
L13	30.91'	S41.11°37" W
L14	93.93'	N41.11°37" E
L15	85.70'	S85.48°23" E
L16	118.88'	S85.48°23" E
L17	32.87'	N74.38°59" W
L18	78.99'	N61.20°42" W



LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C.B. = COUNTY BLOCK
- OPS = OPS ENERGY
- CLN = CLEAR VISION
- O.P.R. = DEED AND PLAT RECORDS
- DML = DRAINAGE
- EDU = EQUIVALENT DWELLING UNIT
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- EXST. = EXISTING
- F.P. = FOUND IRON PIN
- LI = LINE NUMBER
- L.S. = LANDSCAPE
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- VAR. = VARIABLE
- V.A.A. = VEHICULAR NON-ACCESS
- VOL. = VOLUME
- WAT. = WATER
- W.C. = WASTEWATER
- PROPOSED CONTOUR
- STREET CENTERLINE

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:
M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEWARD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: // October 27, 2010

**INGRAM ROAD LOW WATER
CROSSING #58 (LC-8)**

#FPV 11-001

COUNCIL DISTRICT: 6 & 7

FERGUSON MAP GRID: 579 F-7

OWNER: Bexar County Flood Control, by Arturo Villareal, Jr. PE. CFM

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

Location: On Ingram Road, between Potranco Road and Northwestern Drive

Proposed Use: Bridge construction

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

The Department of Public Works cited Section 35-F133(c) of the Unified Development Code regarding approval of Conditional Letter of Map Revision (CLOMR) by FEMA when improvements are proposed and prior to commencement of construction in the floodplain. The Director of Public Works has responded to the variance request as indicated in the attached report and does not object to the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

- The proposed project will not significantly impact either the predicted floodplain elevations in the project area or expected downstream peak runoff values.

- The CLOMR has been reviewed and accepted by the Public Works Department Storm Water Engineering Division staff.
- The floodplain analysis submitted with the CLOMR was based upon the best available information (approved Flood Insurance Rate Map panels to be effective September 29, 2010).
- A provision of any Floodplain Development Permit (FPDP) released in association with this project will be that the owner and/or developer accept responsibility for addressing any comments that FEMA may have related to the proposed development, and for restoring the project site to its pre-development conditions should FEMA not support the proposed improvements.



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 10-261

Date 8/10/2010

Permit Number 2010261

1. APPLICANT DATA (Owner)

Company Name Bexar County Flood Control Program (BCFC)
 First Name Arturo MI _____ Last Villarreal, Jr, PE, CF
 Address: Number 6800 Street Park Ten, Ste. 180S City San Antonio
 State Tx Zip Code 78213 Phone (210) 296-2124

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Other*

*If non-residential or other selected complete the following:

Type of use proposed: Bridge Construction

Occupant Name BCFC Phone (210) 296-2000

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Other Other (Describe): Bridge, storm sewer, and utility construction

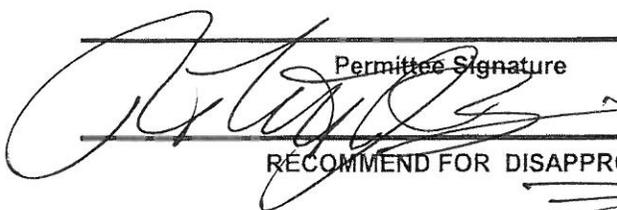
ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB _____ Tract _____

Location Description: Ingram Rd. between Northwestern and Potranco

Permittee Print Name

Permittee Signature


Date 8/23/10

RECOMMEND FOR DISAPPROVAL

Date

Denied

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

Date

(Conditions and provisions on next page)



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



FOR OFFICE USE ONLY

Application Number 10-261

Date 8/10/2010

Permit 2010261

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- Other provisions:

The floodplain development permit is denied because the proposed project is not in compliance with the following Unified Development Code (UDC) Sections:

App. F, Sec. 35-F133 (c) - When improvements are proposed in the floodplain, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to the commencement of construction.

Is Additional Information Required? no

Are other Federal, State, or Local Permits required? no

Permit Application - Reviewed By: bem

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

 Permittee Initial



**Bexar County Infrastructure Services
Flood Control Division**
233 N. Pecos Suite 420, San Antonio, TX 78207
(210)335-0676 office (210)335-6713 fax

Flood Control Capital Improvement Program Office
6800 Park Ten Blvd. Suite 180S, San Antonio TX 78213
(210)296-2002 office (210)296-2025 fax



October 5, 2010

Director of Planning and Development Services
c/o Development Services Staff
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

**Re: Ingram Road Low Water Crossing #58 LC8
Bexar County Contract 2008-265
Variance Request per the Unified Development Code: Division 10 – Variances and
Appeals, Section 35-483 “Subdivision Variances”**

Dear City of San Antonio Development Services Department,

Introduction: With this letter, the Bexar County Flood Control Program requests a Variance to the City of San Antonio’s Flood Plain Ordinance Section 35-F133(c) for the Ingram Road Low Water Crossing #58 Project, Bexar County Contract 2006-265. This project consists of the construction of a 1720 foot, 4 lane bridge across both Leon Creek and Huebner Creek to provide unflooded access during the Ultimate Development 100 year (1% chance) storm event on Ingram Road between Northwestern Drive and Potranco Road. The existing Federal Emergency Management Agency (FEMA) floodplain will remain unchanged upstream and downstream of our proposed improvements. A Conditional Letter of Map Revision (CLOMR) report was accepted by the City of San Antonio Storm Water Engineering Department on September 29, 2010 and submitted to FEMA September 30, 2010. Because Ingram Road, from Culebra, is a primary route to Ingram Park Mall it is necessary for Bexar County Flood Control Program to close the road for construction after the 2010 Christmas shopping season (January 17, 2011) and reopen the road to two way traffic before the 2011 Christmas shopping season (October 31, 2011). To meet this schedule, we are requesting this variance so that the Floodplain Development Permit will be issued for this project.

Code Issue: The City of San Antonio’s Floodplain Ordinance, Appendix F. Floodplains – Areas of Special Flood, does not allow a Floodplain Development Permit (FPDP) to be issued by the Storm Water Engineering Department unless the CLOMR has been approved by FEMA (the specific paragraph is cited below). The FPDP is the City’s authorization to begin construction of the project. As a part of the orderly processing of the BCFC Capital Improvement Projects, a FPDP is typically required before a general contractor can be awarded the construction contract for a CIP Project by Bexar County Commissioner’s Court.

**Re: Ingram Road Low Water Crossing #58 LC8
Bexar County Contract 2008-265
Variance Request per the Unified Development Code: Division 10 – Variances and
Appeals, Section 35-483 “Subdivision Variances”**

Variance Request: Since approval by FEMA of a CLOMR typically takes a minimum of six months the BCFC Program is respectfully requesting a variance to the Floodplain Ordinance of the City of San Antonio, Section 35-F133 Permit evaluation part (c) which states “If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR” (Letter of Map Revision) “submitted to FEMA prior to acceptance of the construction by the City. A hold will be placed on all building permits for lots in a floodplain until FEMA has approved the LOMR or a performance bond is issued per Section 35-F134 (b).” This variance is supported by the City of San Antonio Storm Water Engineering Staff (see attached letter dated August 23, 2010 from the City of San Antonio’s Public Works Department). The City of San Antonio Public Works Department is involved in the review and approval of all Bexar County Flood Control Projects within the city limits from the Preliminary Engineering Phase through Detailed Design.

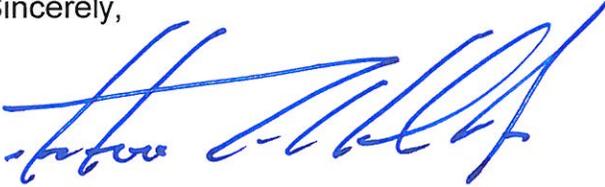
Justification of Variance: There is good and sufficient cause to approve the variance. The proposed design of this project complies with all other applicable standards of the UDC subsection 35-432(e). This project will be funded for construction in December 2010 and meet our schedule if our variance request is granted. Adverse impacts to the public have been considered and it is our opinion that the benefits (safe unflooded access across Leon and Huebner Creek) far outweigh any temporary negative impacts (i.e. road closure). Currently this portion of Ingram Road needs to be closed to through traffic during minor storm events. The current velocities in this portion of Ingram Road during these minor storm events (5yr, 10yr, etc) are higher than acceptable velocities for low water crossings (Figure 504-2 “Dangerous Roadway Conditions During Flood Events” of the UDC). For this Capital Improvement Project the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted. The granting of the 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. The delay of this variance request will be detrimental to the orderly procession of this proposed Bexar County Flood Control Project.

Per the technical data previously submitted with the CLOMR, the variances will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.

Please send comments about this request to my attention or contact Abiel R. Hinojosa at (210) 296-2115 or by email at abi.hinojosa@aecom.com if there are any questions about this correspondence.

**Re: Ingram Road Low Water Crossing #58 LC8
Bexar County Contract 2008-265
Variance Request per the Unified Development Code: Division 10 – Variances and
Appeals, Section 35-483 “Subdivision Variances”**

Sincerely,

A handwritten signature in blue ink, appearing to read "Arturo Villarreal, Jr.", written in a cursive style.

Arturo Villarreal, Jr., PE, CFM
Manager Flood Control Division

attachment (as)

cc:

Clifford M. Hew, P.E. - Unintech Consulting Engineers, Inc.

Martin J. Cristofaro, PE, RPLS, CFM - Program Manager

Abiel R. Hinojosa, PE, – BCFC Project Manager



**Bexar County
Infrastructure Services
Flood Control CIP Program**

Project: LC 8

Ingram Road LWC

Location / Limits: Ingram Road between Potranco Rd to Northwestern Rd



SCOPE :

This project will build a 1,716ft (long) bridge along Ingram Road across both Leon Creek and Huebner Creek between Northwestern and Potranco providing unflooded access during the 1% chance rainfall event. This project includes coordination with the CoSA Parks Departments' Linear Creekway Project and the Huebner Creek Enhanced Conveyance Project (LC-17).



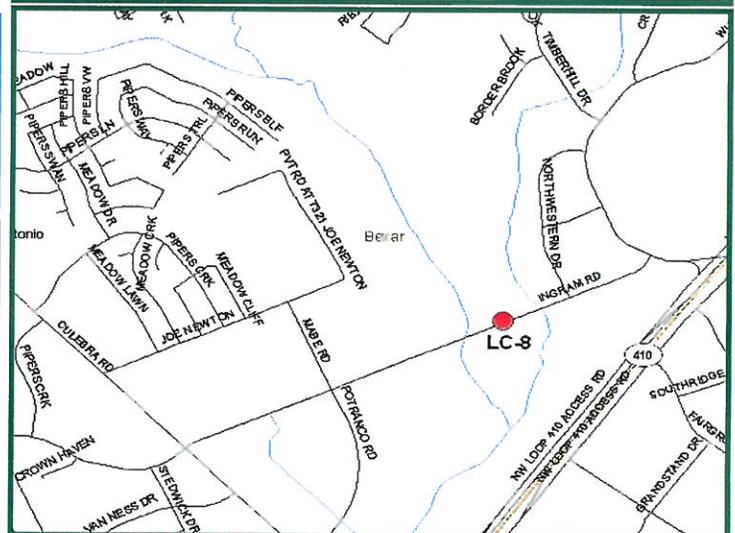
Precinct: 2 **OCL/ICL:** I.C.L. C.D. 6, 7
Watershed: Leon Creek
Creek Name: Leon Creek
Project Type: Low Water Crossing

Consultant: Unitech Consulting Engineers, Inc
Consultant Awarded: 7 /22/2008
Contractor: TBD
Contractor Awarded:
Construction Start: Jan 2011
Construction End: Jan 2012

Estimated Construction Cost:
 \$12,000,000

PROJECT STATUS

Detailed Design



Updated: July 2010



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 23, 2010

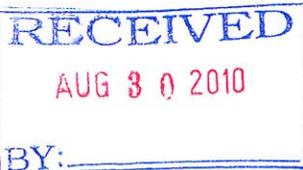
Bexar County Flood Control Program
Attn: Arturo Villarreal, Jr., P.E., CFM
6800 Park Ten Blvd., Suite 180S
San Antonio, Texas 78213

**Re: Ingram Rd. Bridge Project (LC-8) CLOMR Submittal
FPDP 2010261**

Mr. Villareal:

We have reviewed the Conditional Letter of Map Revision (CLOMR) submittal and Floodplain Development Permit Variance request for the above referenced project, all dated July 2010.

1. The Department of Public Works will **support** the variance to the following City of San Antonio Unified Development Code (UDC) sections for this project:
 - UDC Section 35-F133 (c) – *When improvements are proposed in the floodplain, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to commencement of construction.*
2. As the proposed project does not meet the above UDC requirements, a variance to the UDC sections will be required prior Public Works releasing the Floodplain Development Permit.
3. The justifications for our support of the above variance is as follows:
 - Section 35-F133 (c)
 - The project engineer of record has demonstrated that the proposed project will not significantly impact either the predicted floodplain elevations in the project area or expected downstream peak runoff values.
 - The CLOMR submitted in association with this project has been reviewed and accepted by Public Works Department Storm Water Engineering Division staff.
 - The floodplain analysis submitted with the CLOMR was based upon the best available information (approved Flood Insurance Rate Map panels to be effective September 29, 2010).



- A provision of any Floodplain Development Permit (FPDP) released in association with this project will be that the owner and/or developer accept responsibility for addressing any comments that FEMA may have related to the proposed development, and for restoring the project site to its pre-development conditions should FEMA not support the proposed improvements.

Based on these justifications, Public Works will **support** the variance from the above UDC section. Once the variance is approved by the City of San Antonio Planning Commission, Storm Water Engineering Division will issue a Floodplain Development Permit for the proposed project. If you should have any questions or require additional information, please contact me at (210) 207-8084, or John Salazar, PE at (210) 207-0179, or Ben Marshall, EIT at (210) 207-5032.

Sincerely,



Robert J. Browning, P.E., C.F.M.
Chief Storm Water Engineer
City of San Antonio, Department of Public Works

Enc(s): Exhibit 1 – FPDP2010261 (denied)
Exhibit 2 – Project Summary Sheet

 cc: Majed A. Al-Ghafry, Public Works Director
 Nefi Garza, PE, CFM, Assistant Public Works Director
Scot Laun, PE – TEDSI Infrastructure Group, Inc.

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

COPY
For your info.

TO: Amelia Hartman, Chairperson
City of San Antonio Planning Commission

FROM: Robert J. Browning, PE, CFM
Chief Storm Water Engineer *RLB 8/23/10*

SUBJECT: Floodplain Variance Request: FPV- 10-009
For Ingram Rd. Bridge Project (LC-8)

DATE: August 23, 2010

The Storm Water Engineering Division of the Department of Public Works has reviewed a request for a variance to the floodplain regulations found in Appendix F of the City of San Antonio Unified Development Code (UDC). This request was submitted in association with the above development by Arturo Villarreal, Jr., P.E., CFM. With Bexar County Flood Control Program and is associated with floodplain development permit 2010261.

The variance requested is from:

- UDC Section 35-F133 (c) – *When improvements are proposed in the floodplain, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to commencement of construction.*

Public Works **supports** the requested variance to the Unified Development Code. Our justifications and understandings are outlined on the attached letter addressed to Mr. Arturo Villarreal, Jr., P.E., CFM.

Please contact myself at (210) 207-8084, John Salazar, PE, at (210) 207-0179 or Ben Marshall at (210) 207-5032 should you have any further questions or require any additional information.

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item # 12

TO: Planning Commission **Individual Consideration**

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

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

SUBJECT: S. P. No. 1353 - Request to close, vacate and abandon improved portions of E.
Houston and 3rd Streets

DATE: October 11, 2010

PETITIONERS: State of Texas and the Daughters of the Republic of Texas
Attn: Ms. Patti Atkins
President General, DRT
PO Box 206
Hull, TX 77564-0206

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 10/27/2010.

BACKGROUND

The State of Texas and the Daughters of the Republic of Texas (petitioners) are requesting the closure, vacation and abandonment of improved portions of E. Houston and 3rd Streets adjacent to NCB 115 and in City Council District No. 1, as shown on attached Exhibit "A." The proposed closures consist of the cul-de-sac area and have 9,122 square feet or .209 acres. These Public Rights of Way are adjacent to the Alamo and are located between Alamo Plaza and Bonham Street. E. Houston Street is currently a one-way street running in an easterly direction. The two (2) existing lanes at the intersection of E. Houston and 3rd Streets will remain open to allow ingress and egress thru traffic.

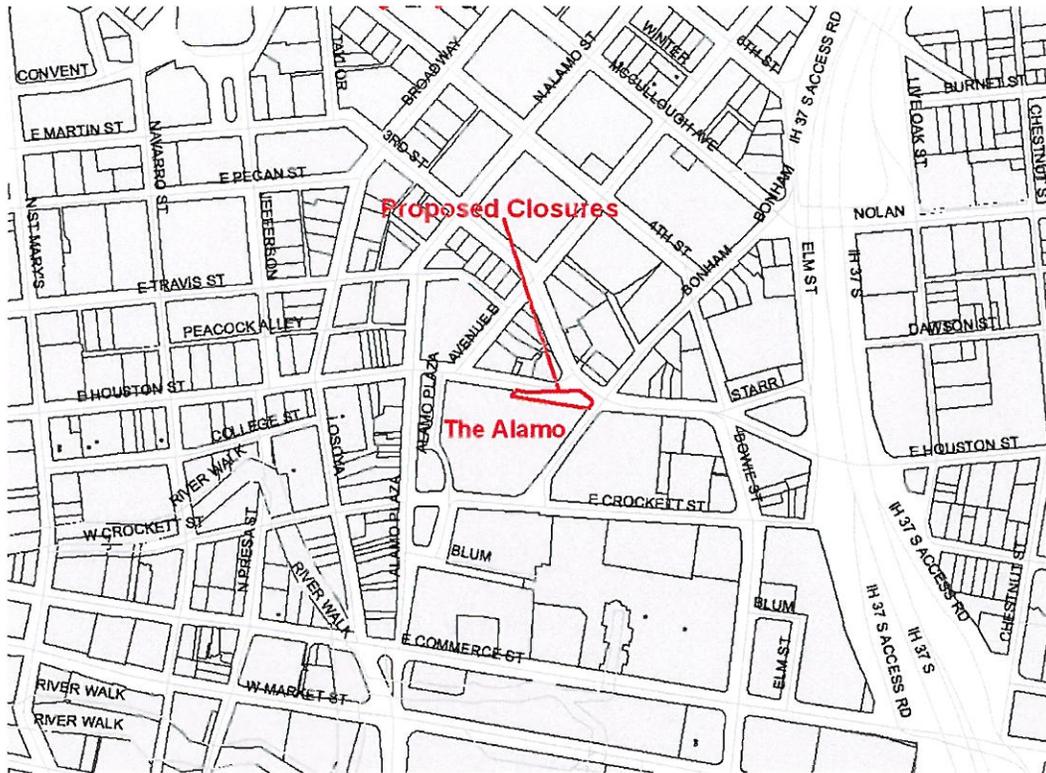
If approved, petitioners would like to incorporate these Public Rights of Way with their abutting property. As part of their 2007 Draft Master Plan Report, the Daughters of the Republic of Texas explored redevelopment and expansion of the Alamo. These Public Rights of Way have been identified as the only option for redevelopment and expansion since there is no other available vacant land. The redevelopment and expansion of the Alamo includes the construction of a new structure. The new structure will consist of a basement, first floor and second floor. It will include a visitor's center, auditorium, security office, historian's office, vault for the Alamo collection and an educational facility with an electronic classroom in order to bring presentations and history talks into the school classrooms.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the petitioners' request has been canvassed through interested City departments, utilities and applicable agencies. The Daughters of the Republic of Texas are coordinating with the Texas Historical Commission and the San Antonio Conservation Society. The petitioners plan to invest \$16,564,000.00 on the construction of the new structure and a total of \$39,006,166.00 on the entire project. An executed Letter of Agreement by which the petitioners agree with conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

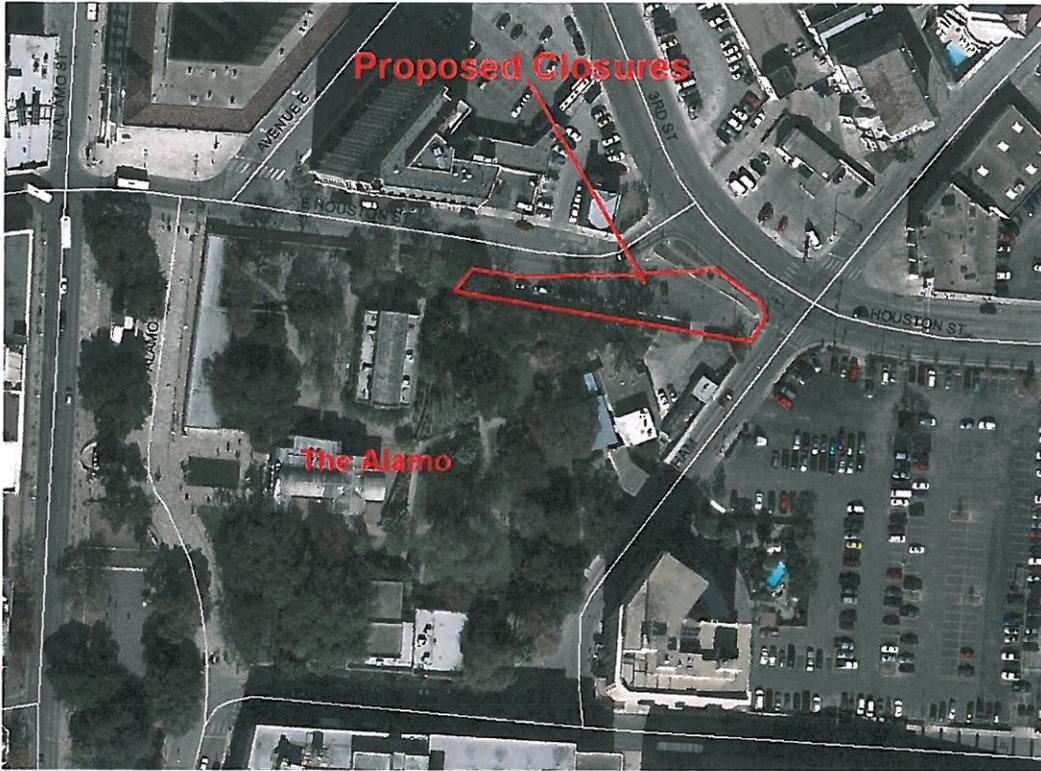
Staff recommends approval of this request.



Site Map of Proposed Closures



Map of Proposed Closures



Aerial Photograph of Proposed Closures



Easterly View of Proposed Closures



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

September 2, 2010

State of Texas and the Daughters of the Republic of Texas

Attn: Ms. Patti Atkins

President General, DRT

PO Box 206

Hull, TX 77564-0206

S.P. No. 1353 - Request to close, vacate and abandon improved portions of E. Houston and 3rd Streets

Dear Mrs. Atkins:

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

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT: Ensure all utilities are relocated or retained in a utility easement. Neighborhood Associations: Downtown Alliance San Antonio, Centro San Antonio-The Downtown District (Public Improvement District). The development Engineering Section (Planning & Development Services Department) and Public Works Department have been working with Daughters of the Republic of Texas and State of Texas and have approved this option of the closures.

PUBLIC WORKS DEPARTMENT: Surface drainage inlet must maintain drainage capacity. Relocation of curb inlet may be required depending upon drainage needs. City will retain/obtain easement for drainage infrastructure. Any modifications to the current infrastructure (street or sidewalk) that affect communication, energy, water and/or waste water utilities will have to consider cost for potential re-location of the aforementioned utilities. Connectivity from the central business district towards the east side on this arterial will be compromised. In addition, will need to consider future mass transit plans (either for primary or secondary route plans). This includes providing ample right-of-way for the integration of pedestrian amenities such as sidewalks. Computer aided-design (CAD) drawings from VIA depict such amenities and is acceptable from the perspective of this office.

DOWNTOWN OPERATIONS DEPARTMENT: The five (5) meters at this location are utilized by the general public on a daily basis. Their removal would constitute a loss of revenue to the Parking Fund. The fees for the loss of revenue will be waived since the value of the proposed improvements far outweigh the value of the parking revenue.

The request would require the closure of Commercial Loading Zone (CLZ) on the east side of the curb, which may have an impact on area businesses. Due to the narrowing of E. Houston Street, the organization will need to work with the City of San Antonio to create a traffic flow plan for large commercial vehicles and tour buses that enter the street from the west.

OFFICE OF HISTORIC PRESERVATION: Conditional approval with the stipulation that any construction activities will require a Texas Antiquities permits application

CPS ENERGY: Petitioners must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioners. Also, the existing gas facilities must not be enclosed under any structure.

A twenty-eight (28) foot wide easement for the length of the duct bank and manholes will be required. A six (6) foot easement around and including the area surrounding the vaults in the street right-of-way will be required. No permanent or temporary structure shall be built on the manholes, vaults or duct bank. In the event where a re-route will be required, the customer shall be responsible for all costs associated with re-routing duct bank, manholes, and vaults, including any street restoration, overlay, etc., and any and all legal requirements. CPS Energy has a communication cable in the electric underground duct bank at the corner of Third St. and Ave. E, but nothing down at the Houston St. corner.

SAN ANTONIO WATER SYSTEM: There is existing water, recycle water, and sewer lines located within the proposed closure of East Houston Street. Petitioners must agree to reserve a perpetual easement for this infrastructure to allow access for inspection, operational and maintenance purposes or the petitioners may seek the relocation of this infrastructure with the express permission and coordination of the San Antonio Water System at the sole expense of the petitioners.

VIA METROPOLITAN: VIA is currently developing its Long Range System Plan which will address future modes of transit, i.e., Local Bus, BRT, LRT, Streetcar, etc. In conjunction with this Plan, VIA has also been developing, along with the City, the Downtown Alliance and other entities, a Downtown Streetcar Study and plan for a Starter Streetcar program. A grant proposal for a north-south starter segment has already been submitted, and was endorsed by both COSA and the County. The portion of Houston Street, for which the right of way request addresses, is one of the options being considered as an east-west streetcar segment, and therefore, it is critical to preserve the necessary right of way to accommodate an alignment on Houston Street.

VIA METROPOLITAN (Continued): The illustrations represent the minimum right of way necessary to allow for the streetcar alignment. Please note that this still allows for the applicant to assume most of the requested right of way. If the proposed right of way closures were granted in their entirety, it would eliminate the opportunity for future transit on this portion of Houston Street, and the adjacent linkages both east and west of this segment. Therefore, for the streetcar alignment on the roadway portion only, the right of way along this segment should be maintained at a minimum of 24 feet, in a direct line along the north side of Houston St. (between Alamo and 3rd Streets), transitioning through the intersections of 3rd Street and Bonham Street (accommodating the required turning streetcar/truck radius), to the south side of Houston Street (east of Bonham Street). There may be additional COSA right of way requirements regarding the transition through the intersection. The preservation of public right of way at this location will provide for direct connectivity of future public transit options, while still allowing for the majority (approx. 85%) of the DRT request.

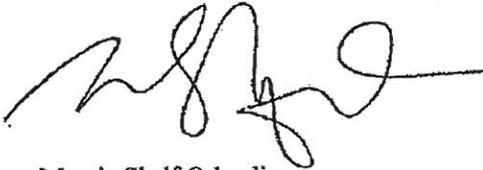
Additionally, it will be necessary for the DRT to coordinate with VIA during the early site planning phases of any future building projects along this portion of Houston Street, in order to plan for the additional public right of way and/or easement, beyond that of the roadway pavement width, which could be required for a transit station/stop location.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closures, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioners assert that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioners acknowledge that this property will be accepted in its "as is" condition. Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioners agree to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioners. Petitioners agree to provide a legal survey (plat and field notes of the proposed closures prior to consideration by the Planning Commission and City Council.

The street closure fees established for this request is \$275,220.00 which has been waived in accordance with the 100% reduction provided under the City's Incentive Scorecard System. This Letter of Agreement is being offered by City of San Antonio only to the petitioners named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

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

Sincerely,

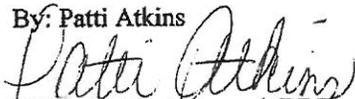


Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

The Daughters of the Republic of Texas

By: Patti Atkins


Title: President General, DRT

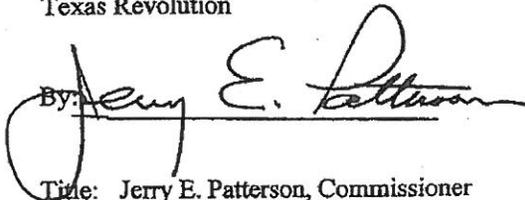
Date:

09/08/2010

APPROVAL:

State of Texas for the use, custody
and care of the Daughters of the
Texas Revolution

By:



Title: Jerry E. Patterson, Commissioner
General Land Office State of Texas

Date:

9/7/10

SURVEYOR'S NOTES

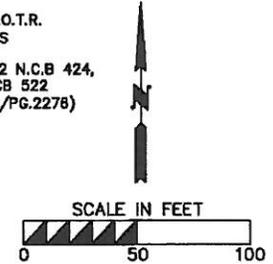
1. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
 2. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A COMMITMENT OF TITLE INSURANCE. THE UNDERSIGNED SURVEYOR CONDUCTED RESEARCH OF PUBLIC RECORDS THAT WAS FOCUSED ON THE BOUNDARY OF THE SUBJECT TRACT OF LAND. NO RESEARCH WAS CONDUCTED FOR EASEMENTS, DEDICATIONS, RESTRICTION OR ANY OTHER CONVEYANCES WHICH MIGHT AFFECT THE FEE OWNERSHIP OF THE PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED INSTRUMENTS WHICH MAY AFFECT THIS PROPERTY.
 3. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON THAT ARE RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES BUILDINGS PARTY WALLS, PARKING, EASEMENTS, SERVICE AND ENCROACHMENTS ARE BASED ON VISIBLE ABOVEGROUND EVIDENCE UNLESS OTHERWISE NOTED. NO UNDERGROUND SURVEYING WAS CONDUCTED.
 4. BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLAINS SOUTH CENTRAL ZONE NAD 83 AS OBSERVED BY OPS FROM BASE STATION EZSA PD 065187. ALL DEED CALLS ROTATED TO FOUND CORNERS AS DEFINED BY OPS OBSERVATIONS.

5. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE UNDERSIGNED SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 6. THE ADJOINING OWNERSHIP INFORMATION WAS OBTAINED FROM THE BEXAR COUNTY, TAX APPRAISAL DISTRICT AND MAY NOT REFLECT THE CURRENT OWNERSHIP STATUS.

EMILY MORGAN HOTEL

LEGAL DESCRIPTION

- (A) LOT A6, A8 & A9 N.C.B 552 D.O.T.R. (VOL.6750/P.G.925) 0.203 ACRES
- (B) LOT E IRR 25.8 FT. OF 1 BLK.22 N.C.B 424, LOT A7 & SE IRR 9.5 OF 3, NCB 522 RODRIGUEZ CAROLYN (VOL.9360/P.G.2278) 0.0976 ACRES



LINE	BEARING	DISTANCE
L1	S 75°27'17" E	60.26'
L2	N 85°10'34" E	44.23'
L3	S 39°59'02" W	42.92'
L4	N 39°30'37" E	14.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	201.94'	75.19'	74.76'	S 84°57'38" E	21°20'05"
C2	74.71'	54.19'	53.01'	S 66°28'54" E	41°33'29"
C3	421.12'	41.92'	41.90'	S 47°58'28" E	05°42'14"
C4	45.47'	16.89'	16.79'	S 14°30'44" E	21°16'48"
C5	21.00'	38.40'	33.27'	N 10°25'34" W	104°46'42"
C6	2.50'	4.98'	4.20'	N 17°35'24" W	114°12'03"
C7	2.47'	4.86'	4.12'	N 15°50'40" W	112°43'07"

EAST HOUSTON STREET

ALAMO PLAZA
V. 7711, PG 430

BONHAM STREET
(66' R.O.W.)

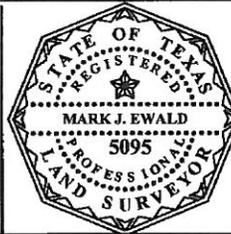
CROCKETT HOTEL

MONUMENTS SET WILL BE PICKED UP PENDING FINAL ACCEPTANCE OF FINAL MONUMENTS BY THE GOVERNMENT OF THE REPUBLIC OF TEXAS.

As noted from FEMA's FLOOD INSURANCE RATE MAP, Community No. 560000, Panel No. 0802, Panel Detail 080201, this tract is in Zone (X), X-1 and is in a special flood hazard zone, as that term defined by FEMA. The flood zone identification in this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which they not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to delineate the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

DRAWN BY: JW/RE/ME
 DATE: September 7, 2010
 JOB NO.: N/A
 OF # : N/A

- LEGEND**
- △ - CALCULATED POINT
 - ⊠ - SET MONUMENT
 - ⊙ - FND 1/2 IRON ROD
 - ⊗ - FND "X" ON CONCRETE
 - (-) - RECORD INFORMATION
 - B.S. - BUILDING SETBACK
 - ⊕ - MANHOLE
 - ⊖ - FIRE HYDRANT
 - ⊙ - WATER VALVE
 - ⊙ - GAS
 - ⊗ - LIGHT POST
 - ⊙ - FND PUNCHED HOLE
 - △ - FND NAIL



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
 MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5095

Westar Alamo
 LAND SURVEYORS, INC.
 P.O. BOX 1038 HELOTES, TEXAS 78023-1038
 PHONE (210) 372-9500 FAX (210) 372-9989
 SURVEYING SAN ANTONIO & SURROUNDING AREAS

ALAMO ADJOINER TRACT

300 E. HOUSTON STREET
 SAN ANTONIO, TEXAS

Being 0.209 acres of land, more or less, and consisting of public Right-of-Way of East Houston Street out of New City Block 115, in the City of San Antonio, Bexar County, Texas, along with a portion of the public Right-of-Way of 3rd Street, said 0.209 acres being subject to a six (6) foot wide sidewalk and utility easement adjoining all Right-of-Ways and being more particularly described by metes and bounds attached hereto.

METES AND BOUNDS

Being 0.209 acres of land, more or less, and consisting of public Right-of-Way of East Houston Street out of New City Block 115, in the City of San Antonio, Bexar County, Texas, along with a portion of the public Right-of-Way of 3rd Street, said 0.209 acres being subject to a six (6) foot wide sidewalk and utility easement adjoining all Right-of-Ways and being more particularly described by metes and bounds as follows:

BEGINNING at a punched hole found in the northwest Right-of-Way line of Bonham Street, same being a northeasterly corner of Alamo Plaza (Volume 7711, Page 340) and a southeasterly corner of this 0.209 acres, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.209 acres and said Alamo Plaza the following courses and distances:

Along a curve to the left having a radius of 21.00 feet, an arc length of 38.40 feet, a chord length of 33.27 feet, a chord bearing of North 10 degrees 25 minutes 34 seconds West, and a delta angle of 104 degrees 46 minutes 42 seconds to a nail found for the point of tangency;

North 74 degrees 41 minutes 25 seconds West (called North 74 degrees 23 minutes 40 seconds West), at a distance of 239.19 feet pass an "X" found on the concrete, and continuing for a total distance of 242.94 feet to a monument set for an angle corner;

Along a curve to the right having a radius of 2.50 feet, an arc length of 4.98 feet, a chord length of 4.20 feet, a chord bearing of North 17 degrees 35 minutes 24 seconds West, and a delta angle of 114 degrees 12 minutes 03 seconds to an "X" found on the concrete for the West Corner of this 0.209 acres;

North 39 degrees 30 minutes 37 seconds East, a distance of 14.91 feet to an "X" found on the concrete at a point of curvature;

and,

Along a curve to the left having a radius of 2.47 feet, an arc length of 4.86 feet, a chord length of 4.12 feet, a chord bearing of North 15 degrees 50 minutes 40 seconds West, and a delta angle of 112 degrees 43 minutes 07 seconds to a monument set for the point of tangency, same being in the southwest Right-of-Way line of said East Houston Street and the northwest corner of this 0.209 acres;

THENCE along the southwest Right-of-Way line of Houston Street, South 75 degrees 27 minutes 17 seconds East, a distance of 60.26 feet to a monument set for the point of curvature;

THENCE along a curve to the left having a radius of 201.94 feet, an arc length of 75.19 feet, a chord length of 74.76 feet, a chord bearing of South 84 degrees 57 minutes 38 seconds East, and a delta angle of 21 degrees 20 minutes 05 seconds to a calculated point for the point of tangency;

THENCE continuing along southwest Right-of-Way line of Houston Street, North 85 degrees 10 minutes 34 seconds East, a distance of 44.23 feet to a calculated point for the point of curvature, same being in the southwest Right-of-Way line of said 3rd Street;

THENCE along a curve to the right having a radius of 74.71 feet, an arc length of 54.19 feet, a chord length of 53.01 feet, a chord bearing of South 66 degrees 28 minutes 54 seconds East, and a delta angle of 41 degrees 33 minutes 29 seconds to a calculated point for the point of tangency and the point of curvature;

THENCE along a curve to the left having a radius of 421.12 feet, an arc length of 41.92 feet, a chord length of 41.90 feet, a chord bearing of South 47 degrees 58 minutes 28 seconds East, and a delta angle of 05 degrees 42 minutes 14 seconds to a monument set for the point of tangency and the point of curvature of a non-tangent curve to the right;

THENCE along the non-tangent curve to the right having a radius of 45.47 feet, an arc length of 16.89 feet, a chord length of 16.79 feet, a chord bearing of South 14 degrees 30 minutes 44 seconds East, and a delta angle of 21 degrees 16 minutes 48 seconds to a monument set for Easternmost corner of this 0.209 acres, same being in the northwest Right-of-Way of said Bonham Street;

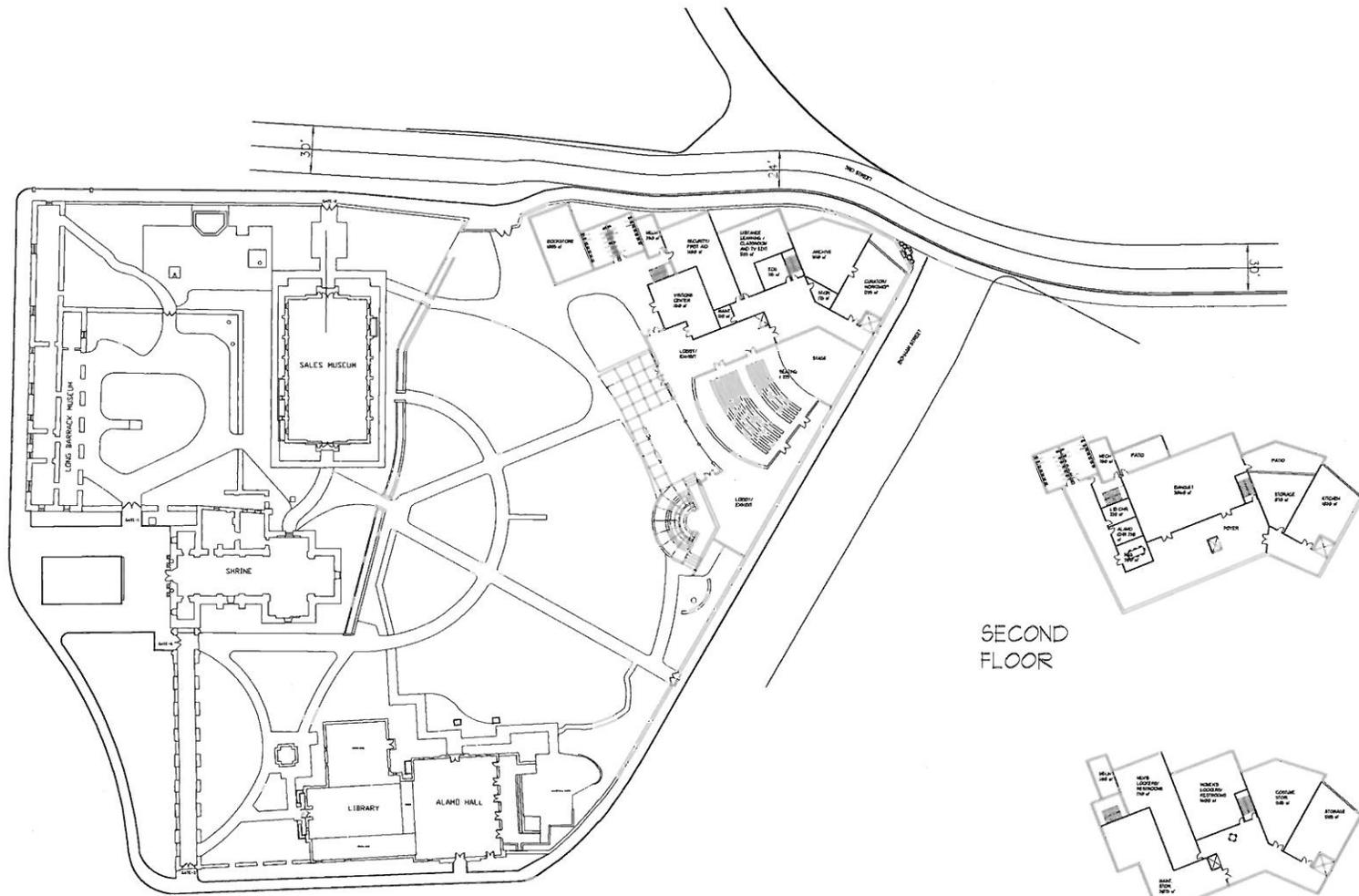
THENCE along the northwest Right-of-Way line of said Bonham Street, South 39 degrees 59 minutes 02 seconds West, a distance of 42.92 feet to the **POINT OF BEGINNING**, and containing 0.209 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All monuments set are "PK" nails pending final acceptance of Brass Monuments by the Daughters of the Republic. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 9, 2010





1 ALAMO MASTERPLAN
SCALE: 1/32"=1'-0"

Consultant

THE ALAMO COMMITTEE OF THE
DAUGHTERS OF THE REPUBLIC OF TEXAS

ALAMO PLAZA
SAN ANTONIO, TEXAS

Architects
**FORD
POWELL
& CARSON,**
ARCHITECTS & PLANNERS, INC.

Architecture
Planning
Landscape Architecture
Interior Design

1738 Tank Commander Street
San Antonio, Texas 78205
214-348-1198

**ISSUED FOR
INFORMATION**

REVISIONS		
NO.	DATE	DESCRIPTION

Date 10/07/10	Checked By CP
Project Number 30-149	Drawn By CM, AN
Sheet Title	

Sheet Number

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURES OF IMPROVED PORTIONS OF E. HOUSTON AND 3RD STREETS ADJACENT TO THE ALAMO WITHIN NCB 115, CITY COUNCIL DISTRICT 1, AS REQUESTED BY THE STATE OF TEXAS AND THE DAUGHTERS OF THE REPUBLIC OF TEXAS.

* * * * *

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

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

WHEREAS, the State of Texas and the Daughters of the Republic of Texas filed an application requesting closures of improved portions E. Houston and 3rd Streets within NCB 115, 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 application seeking closures of improved portions of E. Houston and 3rd Streets.

SIGNED this 27th day of October, 2010.

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

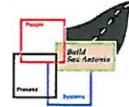
**City of San Antonio
Capital Improvements Management
Services Department**

October 27, 2010

Agenda Item:

Petitioners: State of Texas and the
Daughters of the Republic of Texas

Request to close, vacate and abandon
Public Rights of Way



Planning Commission Item

- State of Texas and the Daughters of the Republic of Texas (petitioners) are requesting the closure, vacation and abandonment of improved portions of E. Houston and 3rd Streets Public Rights of Way in City Council District No. 1
- The proposed closures consist of the cul-de-sac and have 9,122 square feet or .209 acres
- These Public Rights of Way are adjacent to the Alamo and are located between Alamo Plaza and Bonham Street



Background

Purpose:

- The petitioners own all of the abutting property to the proposed closures
- If approved, petitioners would like to incorporate these Public Rights of Way with their abutting property for expansion and redevelopment purposes
- As part of their 2007 Draft Master Plan Report, the Daughters of the Republic of Texas explored redevelopment and expansion of the Alamo

3



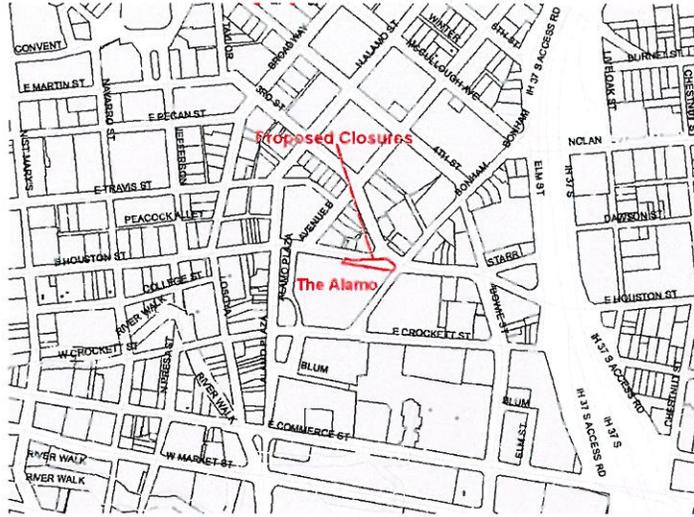
Background (cont.)

Purpose:

- These Public Rights of Way have been identified as the only option for redevelopment and expansion since there is no other available vacant land
- The redevelopment and expansion of the Alamo includes the construction a new structure
- The new structure will consist of a basement, first floor and second floor. It will include a visitor's center, auditorium, security office, historian's office, vault for the Alamo collection and an educational facility with an electronic classroom in order to bring presentations and history talks into the school classrooms

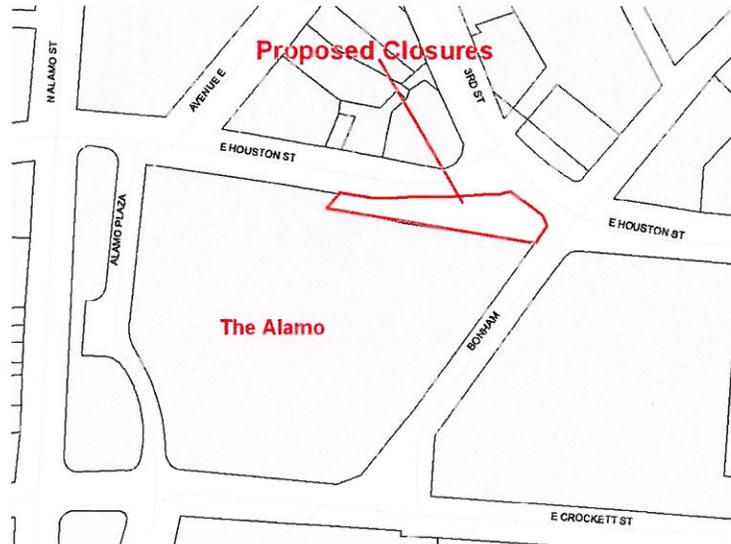
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Exhibit "A" Site Map of Proposed Closures



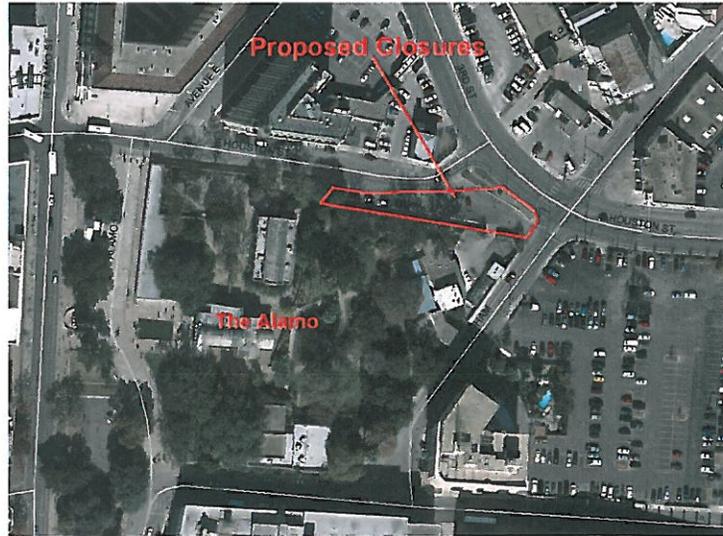
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Exhibit "A" (Cont.) Map of Proposed Closures



6

**Exhibit "A" (cont.)
Aerial Photograph of Proposed Closures**



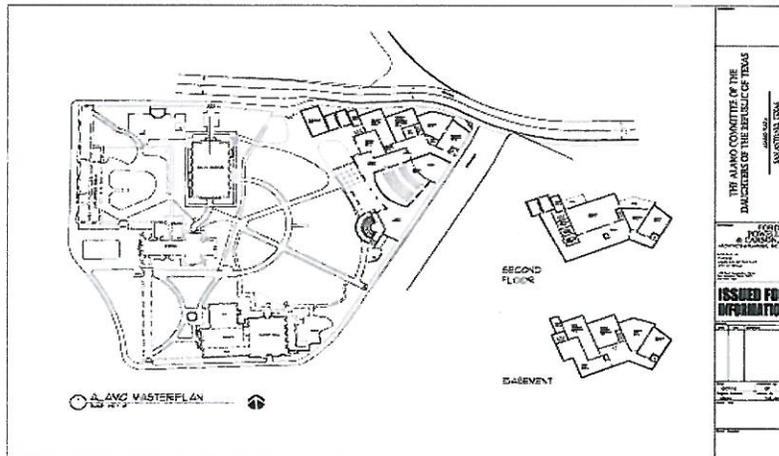
7

**Exhibit "A" (cont.)
Easterly View of Proposed Closures**



8

Conceptual Plan



9

Background (cont.)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- The Daughters of the Republic of Texas are coordinating with the Texas Historical Commission and the San Antonio Conservation Society
- Petitioners have agreed to comply with all conditions

10



Background (cont.)

Notification:

- One sign has been posted informing the public of the proposed closures
- 91 notices were mailed to property owners within a 500 foot radius of the proposed closures
- ? notices were returned in favor
- ? notices were returned in opposition

11



Fiscal Impact

Financial Impact:

- The street closure fees established for this request is \$275,220.00. Petitioners qualified for a 100% reduction in accordance with the International and Economic Development Department's Incentive Scorecard Program, so the fees will be waived
- The five (5) parking meters at this location are utilized by the general public on a daily basis. Their removal would constitute a loss of revenue to the Parking Fund. The fees for the loss of revenue will be waived since the value of the proposed improvements far outweigh the value of the parking revenue
- Petitioners plan to invest \$16,564,000.00 on the new structure and a total of \$39,006,166.00 on the entire project

12



Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way

Recommendation:

- Staff recommends approval of this request

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

Item # 13

TO: Planning Commission Individual Consideration Agenda

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

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

SUBJECT: S. P. No. 1505 - Request declare as surplus and sell 5 acres of vacant City-owned property

DATE: October 11, 2010

PETITIONER: Bay Valley Foods, LLC
C/o Ed Lowenbaum
Lowenbaum REP, Inc.
810 W. Washington
Chicago, Illinois 60607

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 10/27/2010.

BACKGROUND

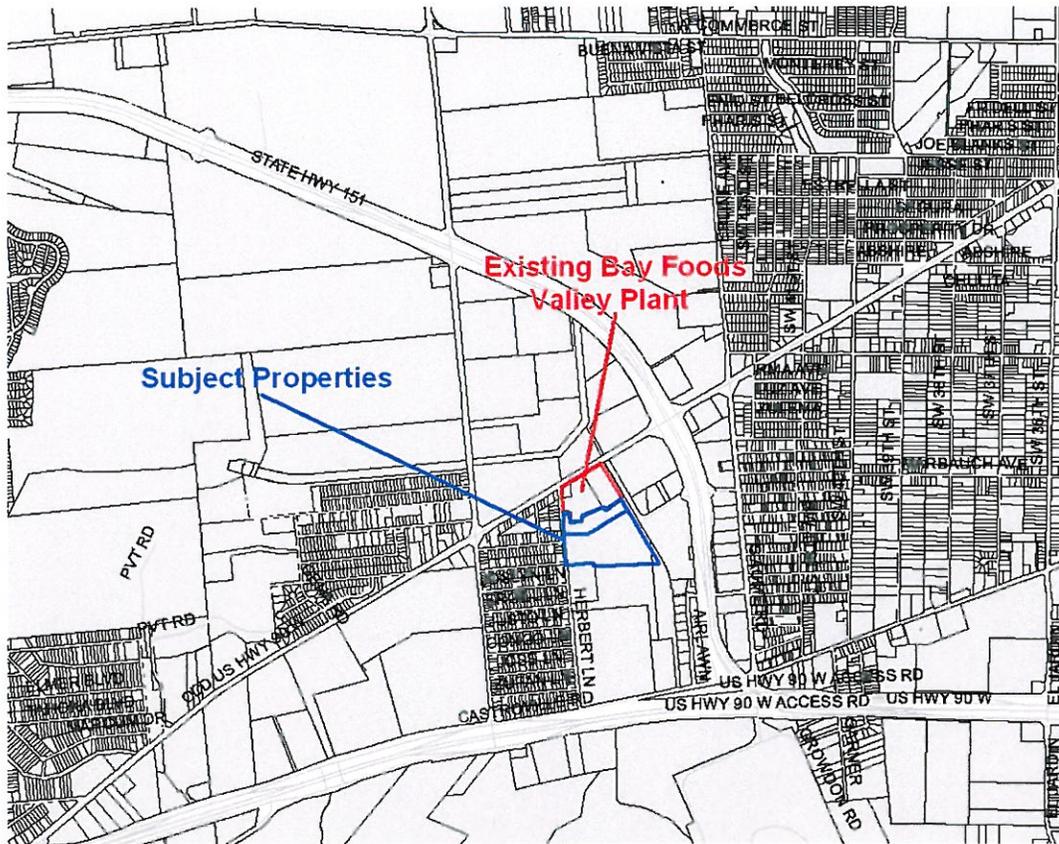
Bay Valley Foods, LLC (Petitioner) is requesting to purchase five (5) acres of vacant City-owned property and have the Non Exclusive Right to Purchase up to 10 acres of vacant City-owned property for a period of one (1) year of property located in the Southwest Business Technology Park (SWBTP) in City Council District 6, as shown on the attached Exhibit "A." The property is located between S. Callaghan Road and State Highway 151 south of the petitioner's property at 5301 W. Old Highway 90. The petitioner conducts food manufacturing operations and employs 146 at its existing facility. In order to keep up with the increasing demand for salsa and other products produced in San Antonio, petitioner proposes to add an 80,000 square foot expansion to their existing facility. The new facility will include upgraded food storage and preparation areas, additional production lines, and increased warehouse capacity. This expansion and retention project will result in a new investment of \$11 million, retaining 146 jobs and creating 74 new jobs. Bay Valley Foods also considered expansion at company-owned sites in Dallas and Oklahoma.

COORDINATION AND FINANCIAL IMPACT

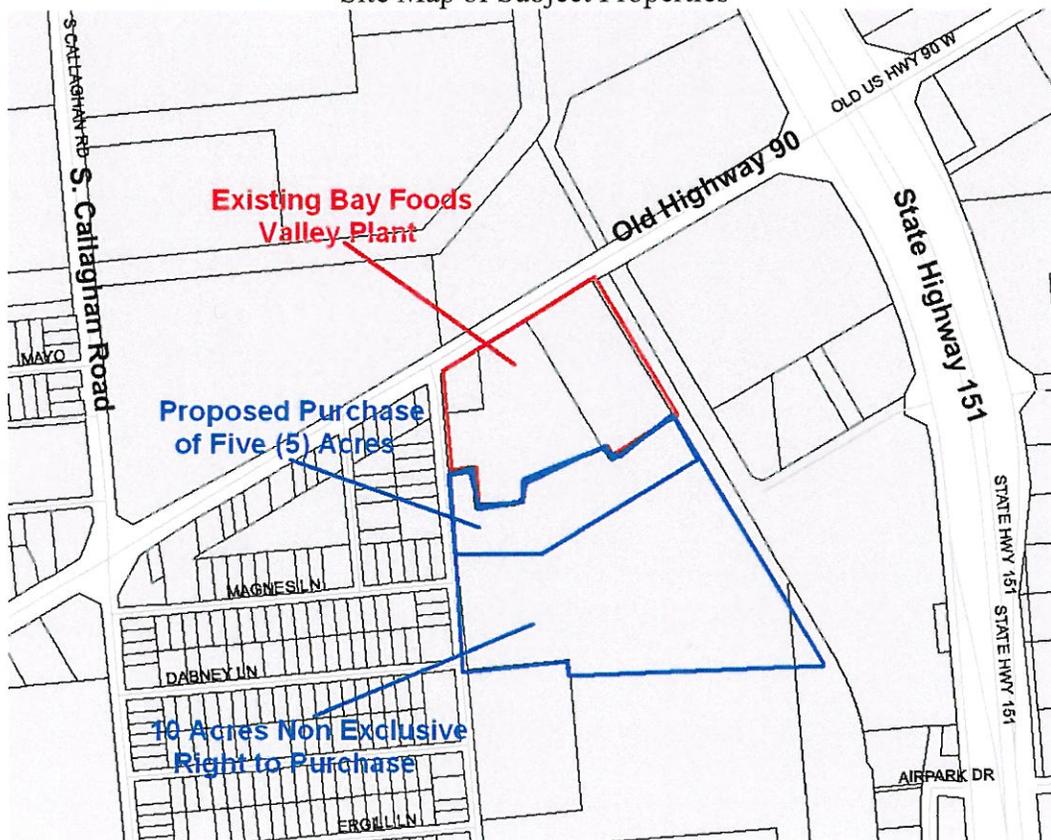
In compliance with City procedures, the subject properties were advertised to the public in the San Antonio Business Journal on Friday, July 16, 2010 and Friday, July 23, 2010. The Capital Improvements Management Services Department has coordinated with the City Attorney's Office, Center City Development Office and the International and Economic Development Department. The City of San Antonio will receive \$161,172.00 for the sale of this property.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

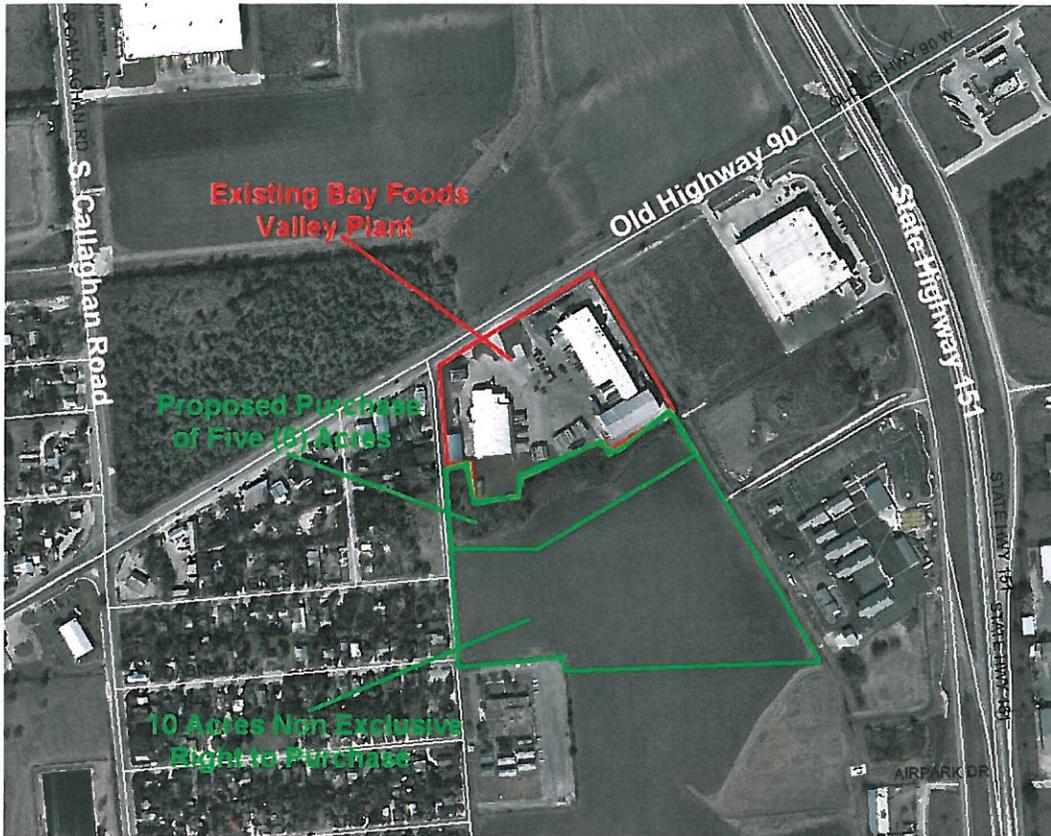


Site Map of Subject Properties



Map of Subject Properties

Exhibit "A"



Aerial Photograph of Subject Properties

RESOLUTION # _____

A RESOLUTION SUPPORTING THE SALE OF FIVE (5) ACRES OF VACANT CITY-OWNED PROPERTY LOCATED WITHIN THE SOUTHWEST BUSINESS TECHNOLOGY PARK (SWBTP) SOUTH OF 5301 W. OLD HIGHWAY 90 BETWEEN S. CALLAGHAN AND STATE HIGHWAY 151 AND THE NON EXCLUSIVE RIGHT TO PURCHASE AN ADDITIONAL 10 ACRES OF CITY-OWNED VACANT PROPERTY AT THE SWBTP FOR A PERIOD OF ONE-YEAR IN CITY COUNCIL DISTRICT 6, AS REQUESTED BY BAY VALLEY FOODS LLC

* * * * *

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

WHEREAS, Bay Valley Foods has filed an application requesting to purchase five (5) acres of vacant City-owned property and the Non Exclusive Right to Purchase an additional 10 acres of vacant City-owned property within New City Block 13940 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.

SIGNED this 27th day of October, 2010.

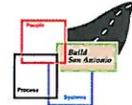
Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

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

**Planning Commission
Individual Consideration Item
Special Project 1505
Sale of Vacant City-owned Property
October 27, 2010**



Planning Commission Item

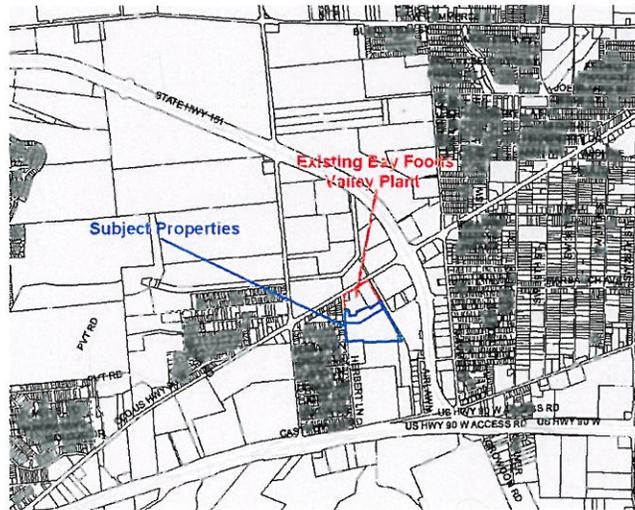
- Bay Valley Foods (petitioner) is requesting for the City of San Antonio to declare as surplus and sell five (5) acres of vacant City-owned property located in the Southwest Business and Technology Park (SWBTP)
- Petitioner has also requested the Non Exclusive Right to Purchase an additional 10 acres of vacant City-owned property for a period of one-year in the SWBTP
- These vacant tracts of land are within New City Block 13940 in City Council District No. 6
- The subject properties are located south of 5301 W. Old Highway 90 between State Highway 151 and S. Callaghan Road adjacent to the petitioner's property

Background

- If approved, petitioner proposes to add an 80,000 square foot expansion to their existing facility
- This expansion and retention project will result in a new investment of \$11 million, retaining 146 jobs and creating 74 new jobs
- The new facility will include upgraded food storage and preparation areas, additional production lines, and increased warehouse capacity

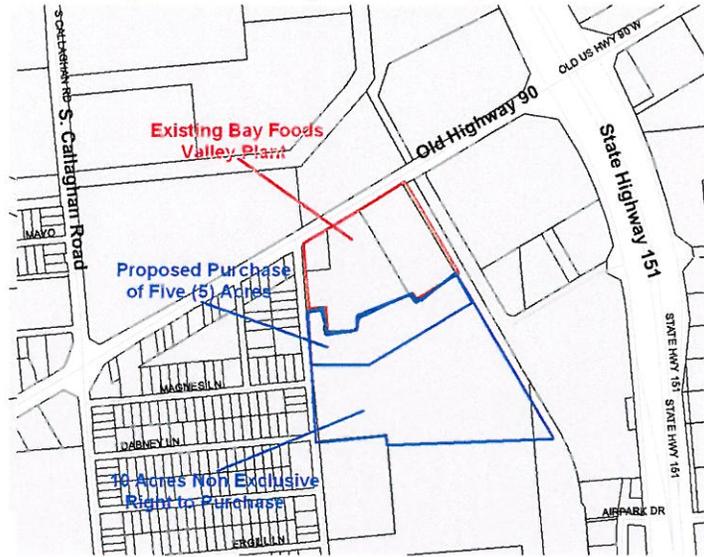
3

Exhibit "A" Site Map of Subject Properties



4

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



5

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



6



Background (cont.)

Coordination:

- In compliance with City procedures, the subject properties were advertised to the public in the San Antonio Business Journal on Friday, July 16, 2010 and Friday, July 23, 2010
- CIMS has coordinated with the City Attorney's Office, Center City Development Office and the International and Economic Development Department

7



Fiscal Impact

Financial Impact:

- The City of San Antonio will receive an estimated amount of \$161,172.00 for the sale of this property

8



Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request

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

Plan Amendment Application Case No.: PA10022

Item # 14

Council District: 3

City Council Meeting Date: 12/16/2010

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

Summary:

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

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

Background Information:

Applicant: Brown, PC

Owner: 910 SE Military LTD

Property Location: 910 Southeast Military Drive

Acreage: 9.59

Current Land Use of site: Vacant commercial building

Adjacent Land Uses:

N: Community Commercial/Office

E: Vacant Land

S: Low Density Residential

W: Low Density Residential

Issue:

LAND USE ANALYSIS:

The subject property is situated southwest of the intersection of Southeast Military Drive and Roosevelt Avenue with ingress / egress to Southeast Military Drive. This area is within the northern edge of the Stinson Airport Vicinity Land Use Plan planning area. The site is developed with a vacant big box commercial building to the rear of the property and a large parking lot between the building and Southeast Military Drive. Low density residential uses abut the subject property to the west and south. There are Community Commercial uses and an office to the north and a vacant parcel to the east.

The future land use designation in the Stinson Airport Vicinity Land Use Plan, which was adopted in 2009, for this property is Community Commercial. The Community Commercial land use category includes medium intensity uses that serve two or more neighborhoods. These uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples of typical Community Commercial uses are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

The applicant is requesting to change the future land use designation to Regional Commercial land use to accommodate a live-entertainment venue, as well as other retail stores on the site. The Regional Commercial land use category includes high density land uses that draw their customer base from a larger region. These uses should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and should be 20 acres or greater area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display are permitted in areas which are screened; outdoor storage is not permitted. Examples of regional commercial uses include automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers,

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

malls, home improvement centers, large hotels and motels, major employment centers, and low to high rise office buildings that promote mixed uses.

The Stinson Airport Land Use Plan designates solely Community Commercial for the general area of this intersection where the subject property is included. There is no other Regional Commercial designated future land use on south side of Southeast Military Drive. Stinson Airport Vicinity Land Use Plan designates the intersection of Southeast Military Drive and Interstate I-35 with Regional Commercial land use. The Regional Commercial land use designations on the north side of Southeast Military are included into the South Central Community Plan. This Community Plan was last updated in 2005 and is subject to the second update within the next year.

There are two local streets, Curtis and Lorita, which are serving the neighborhood will be affected by the cut through traffic of this requested high intensity commercial use. In addition, not having lower intensity uses, which might act as a buffer between the proposed Regional Commercial land use and the Low Density Residential uses located immediately south and west of the subject property, will cause adverse impact on the existing neighborhoods. Finally, the required minimum parcel size for a Regional Community land use category, which is 20 acres in size, can't be matched by the subject property. The proposed land use is not compatible for this area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Both Southeast Military Drive which is located immediately north of the subject property and Roosevelt Avenue which is located to the east of subject property, are Primary Arterials "Type A". The subject property has direct access from Southeast Military Drive and it is not located at hard intersection. There will be a negative impact on Curtis Street which functions as a residential collector.

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The Harlandale Community Center is approximately 1/2 mile west of the subject property.

Comments: The proposed land use change will not have any impact on the community facilities.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed land use is too intense for this location where existing nearby neighborhoods will be impacted adversely. Stinson Airport Vicinity Land Use Plan does not designate any other Regional Commercial land use where the subject property is located. In addition, the subject property doesn't match the required size by the plan. The near by streets will be affected adversely by the increased traffic. The subject parcel is not located at hard intersection.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 27, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: October 8, 2010

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

No. Notices mailed 10 days prior to Public Hearing: 69

Registered Neighborhood Association(s) Notified: Harlandale Park Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: N/A

Current zoning district: C-3R

Proposed zoning district: C-3S

Zoning Commission Public Hearing Date: November 2, 2010

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Jesus Garza

Assistant Director

Andrea Gilles

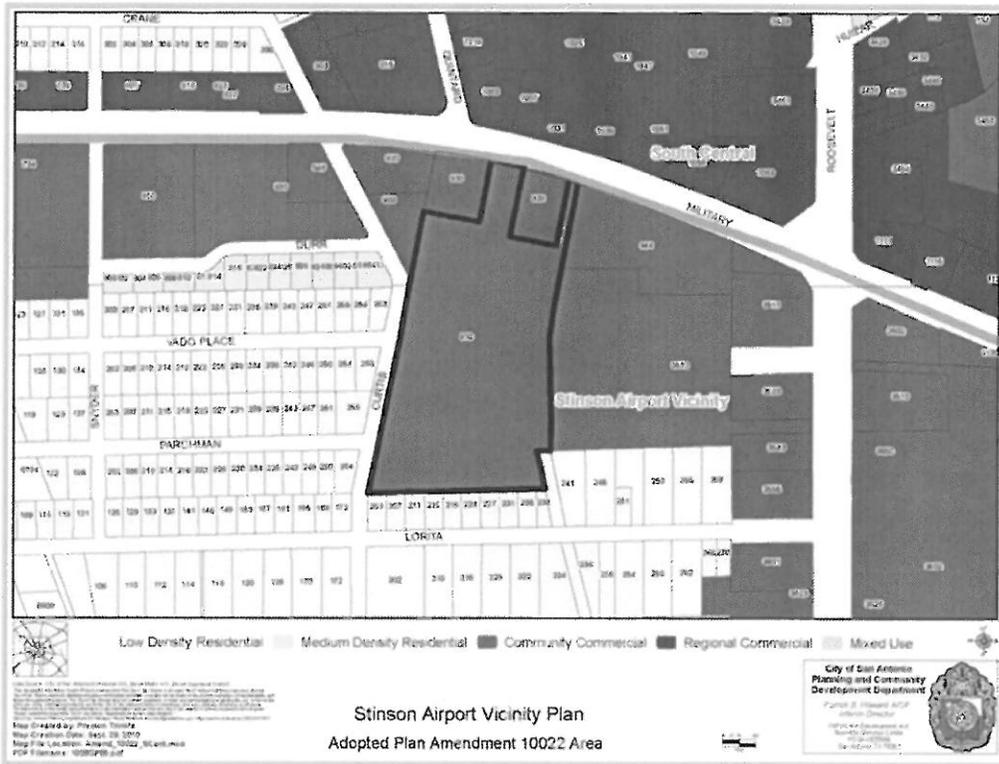
Planning Manager

Case Manager: John Osten

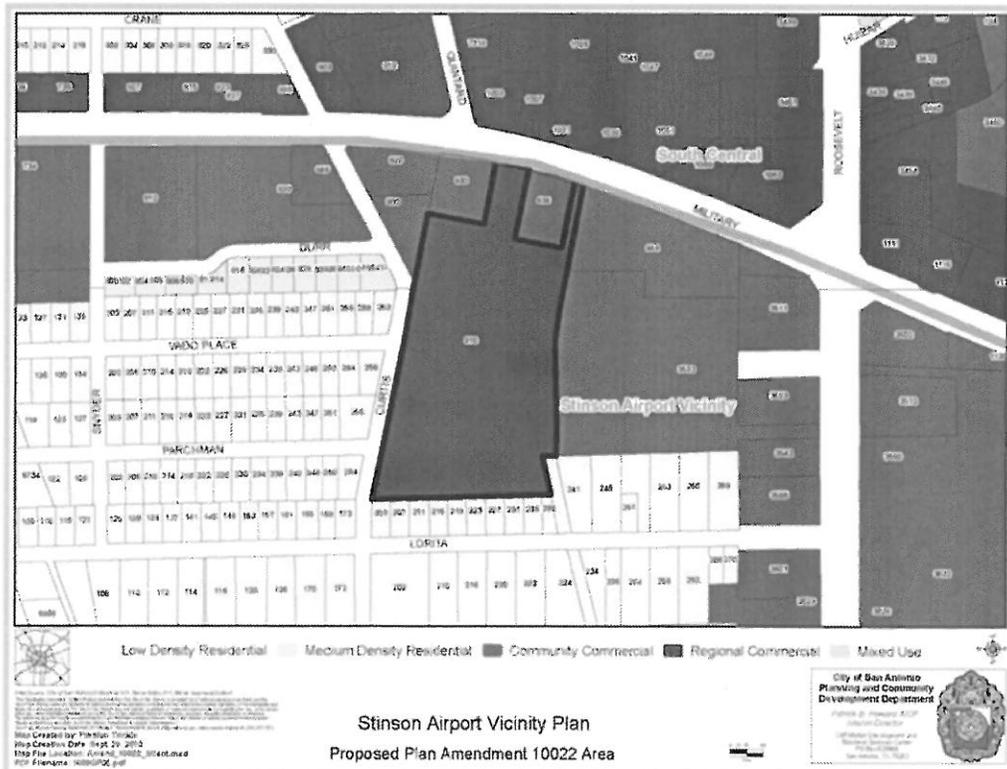
Sr. Planner

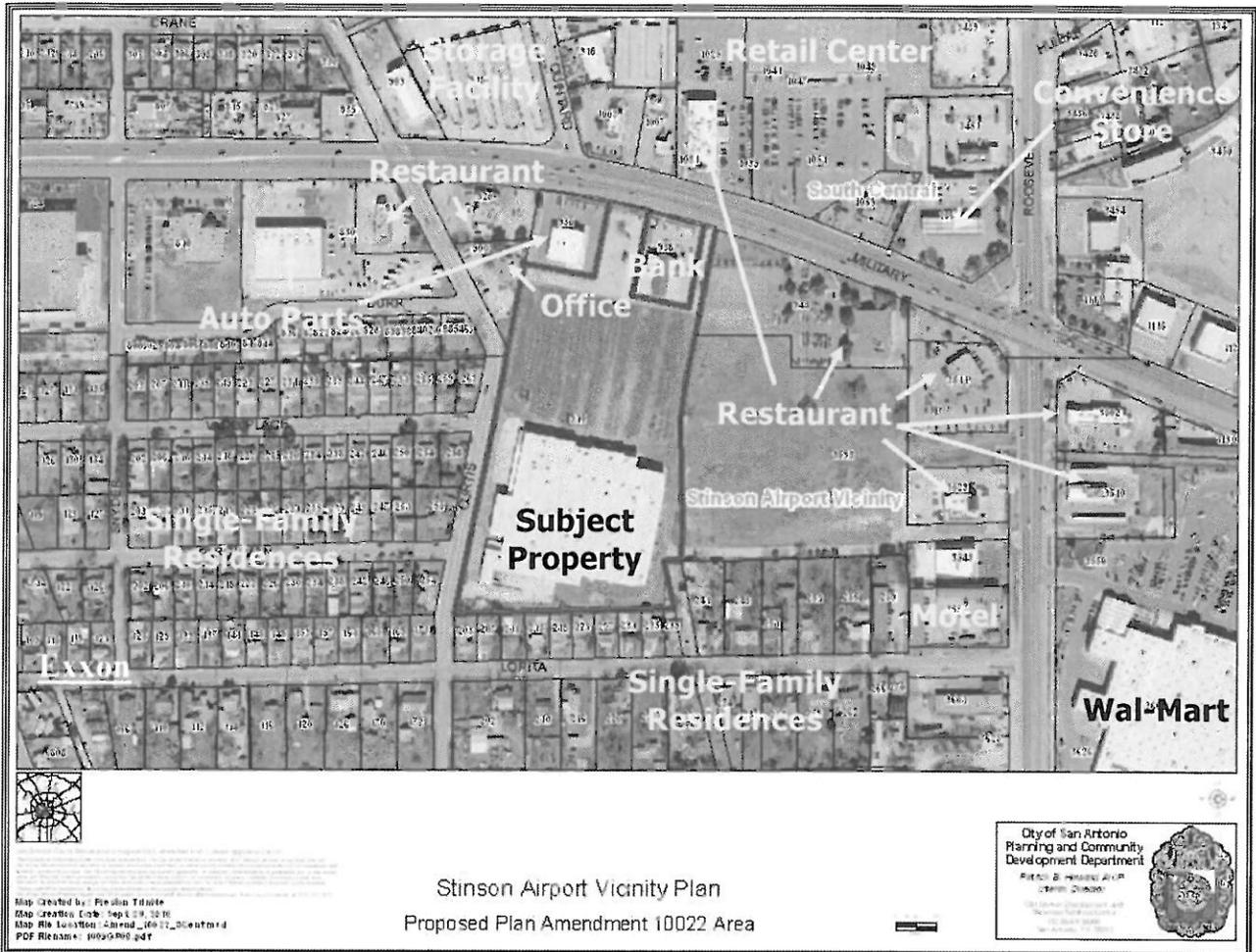
Phone No.:207-2187

Land Use Plan as adopted:



Proposed Amendment:





RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 9.59 -ACRES LOCATED AT 910 SOUTHEAST MILITARY DRIVE.

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

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on October 27, 2010 and **DENIED** the amendment on October 27, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 27th DAY OF OCTOBER 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 10022

Stinson Airport Vicinity Land Use Plan

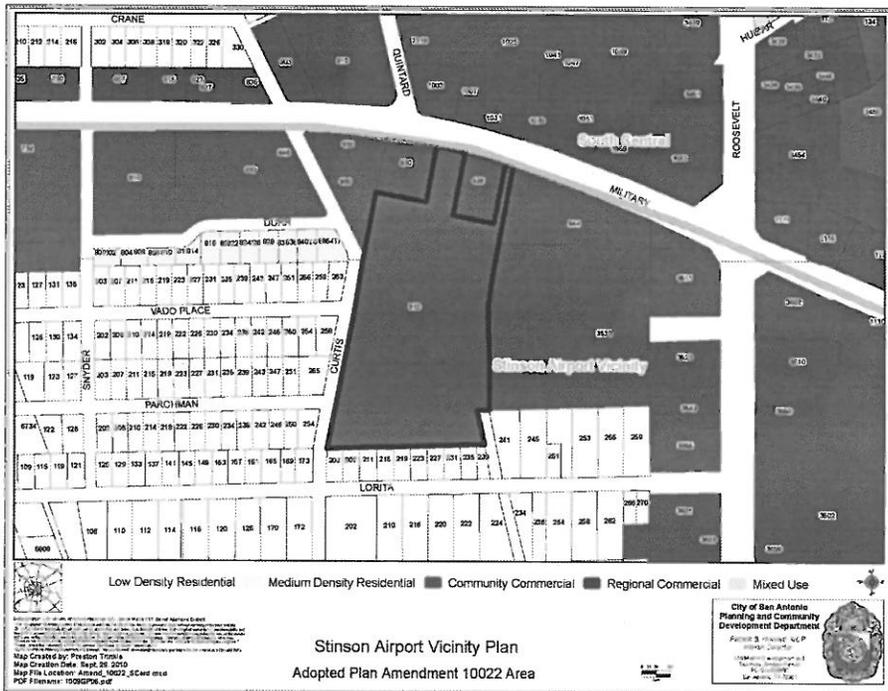
Planning Commission

October 27, 2010

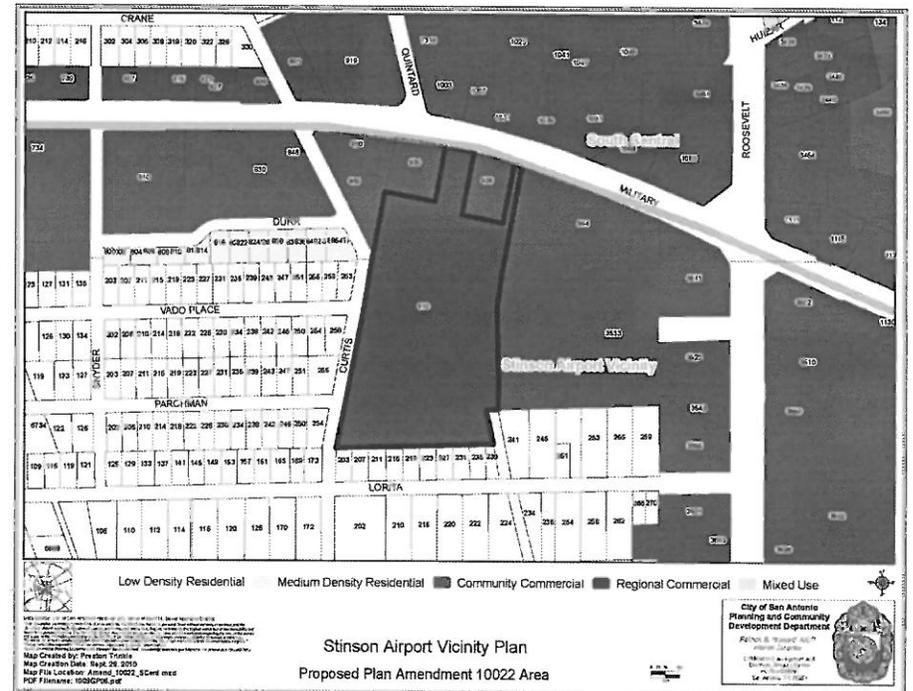
Agenda Item No. 14

Amendment 10022

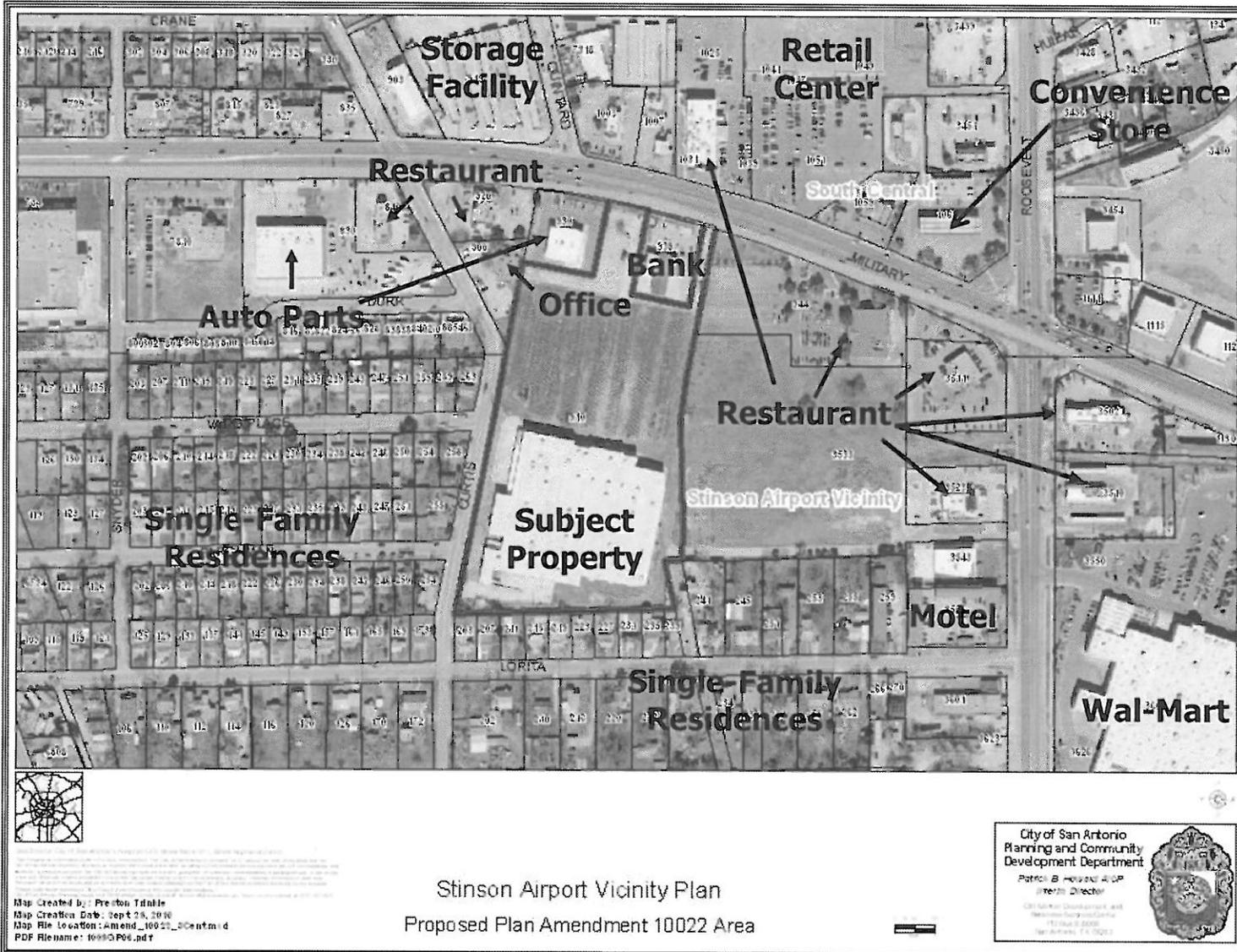
Plan as adopted:



Proposed amendment:



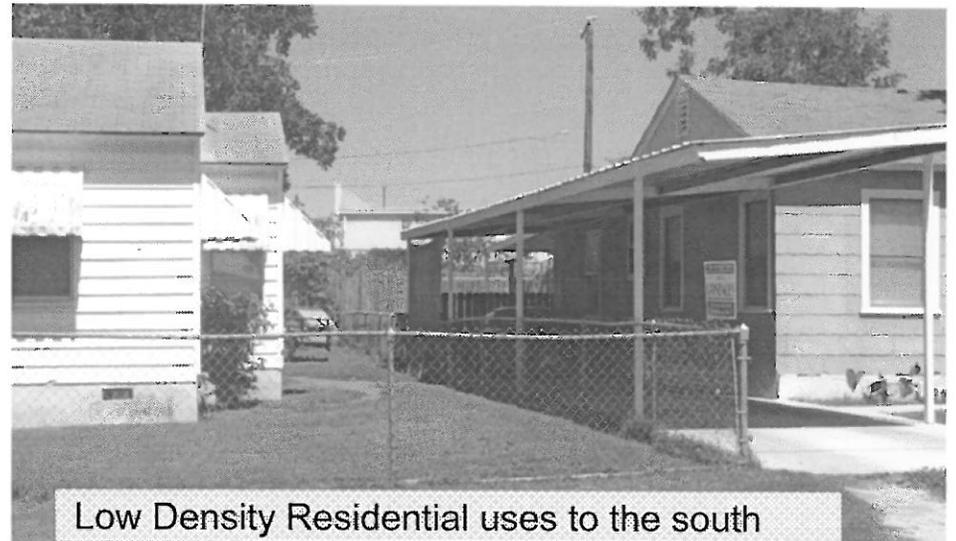
Surrounding Land Uses



Area Images



Regional Commercial Proposed for 9.59 acres



Low Density Residential uses to the south



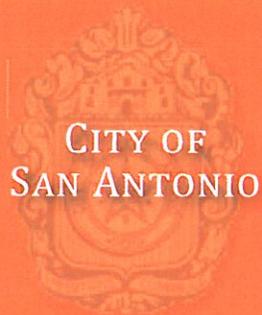
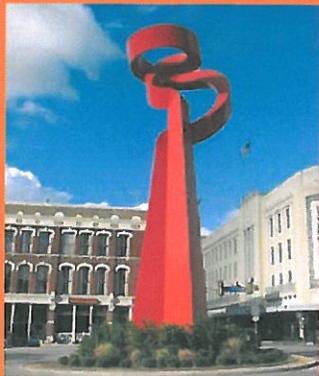
Community Commercial uses to the north



Vacant parcel to the west

Staff Recommendation

Denial of the request to amend
from Community Commercial land
use to Regional Commercial land
use

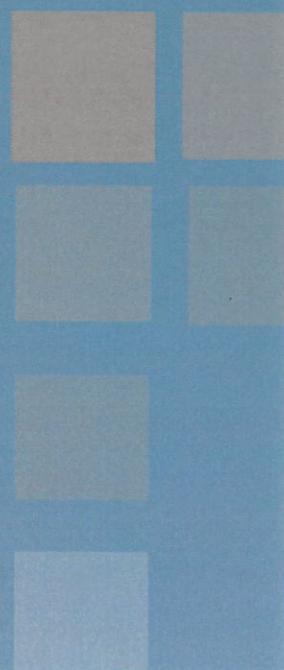
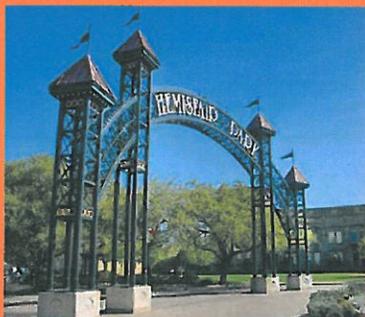


CITY OF
SAN ANTONIO

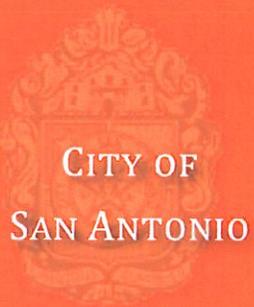


San Antonio Comprehensive Master Plan Framework

Shaping the Future of San Antonio



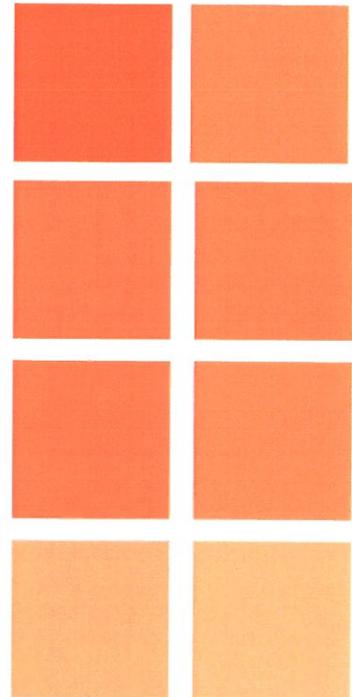
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San Antonio Comprehensive Master Plan Framework

Planning for a Better Tomorrow

Revised Oct. 27, 2010



Foreword

The 1997 Master Plan Policies established the following **Vision Statement for the City of San Antonio**:

- *Equal opportunity to all San Antonio citizens and equity in the distribution of benefits.*
- *Safe, dynamic and sustainable neighborhoods which offer employment opportunities, high quality education, adequate and affordable shelter, health care, and recreational amenities.*
- *A vibrant economic climate which will attract and support a wide diversity of business opportunities and community services to provide benefits within the metropolitan area.*
- *Balanced and responsible urban design, planning and development, and responsible protection of the City's historical, cultural, and natural resources.*
- *An open, accessible, responsive, and fiscally responsible government whose structure creates the functional framework to reach the Master Plan goals.*
- *The best city in America for children.*

This Vision Statement continues to reflect the aspirations of San Antonio's stakeholders today. The path to reach the community's vision – the highest-priority issues to be addressed and the means to address them – has changed since 1997. The 2010 update retains the existing Vision Statement and continues many of its goals and the policies. It includes revisions and additions that reflect changes in San

Antonio, in planning practices nationwide and in global issues and challenges since the 1997 plan update.

The first Master Plan for the City of San Antonio was adopted in 1933. Many of the themes reflected in this 2010 update were also relevant in 1933 and in the subsequent updates in 1951, 1980, and 1997. Comprehensive Master Plans reflect a long-term vision. Implementation requires continual effort, over time. Updates to master plans allow a community to continue its efforts to achieve a vision while providing direction to community leaders and stakeholders that is responsive to current issues, challenges and resources. This update, titled the Comprehensive Master Plan Framework, should assist the City in realizing the vision described above.



Downtown San Antonio

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Executive Summary

The Comprehensive Master Plan Framework is one component of the City of San Antonio Comprehensive Master Plan. The purpose of the Framework is to provide over-arching policy direction for all components of the Comprehensive Master Plan.

Other components of the Comprehensive Master Plan focus on specific geographic areas or specific functional areas. The Framework addresses all geographic areas of the City and all functional areas and, therefore, serves as the “umbrella” document for all components of the Comprehensive Master Plan.

Examples of geographic specific plans include Sector Plans, Community Plans, and Neighborhood Plans. Examples of functional plans include the Major Thoroughfare Plan, Parks and Recreation Plan, Strategic Historic Preservation Plan, and Library Plan. Together, all of these components comprise the City of San Antonio Comprehensive Master Plan.

As outlined in the 1997 document, the primary objectives of master plans are to:

- *Coordinate private and public investment*
- *Minimize conflict between land uses*
- *Influence and manage the development of the community*
- *Increase both the benefits and cost effectiveness of public investment*
- *Predict infrastructure and service needs in advance of demand*
- *Ensure that community facilities are located to best serve the community.*

2010 Comprehensive Master Plan Framework

The 2010 Comprehensive Master Plan Framework provides goals and policies that will be appropriate and relevant to the decisions facing San Antonio in 2010 and beyond. This document updates and refines the set of Master Plan Policies adopted in 1997 in three ways. First, some goals and policies from the 1997 Master Plan Policies remain in this document because they reflect a continuing and long-term strategic direction that is still important to San Antonio. Second, other goals and policies have been added to address issues that were not as critical in the 1990s but that are important to shape the San Antonio of the 21st century. For example, the use of renewable energy sources was not addressed in the 1997 Master Plan Policies but is an important concern today. Third, some goals and policies have been refined and re-organized to communicate clearly to stakeholders and decision-makers who will use this document to guide their choices now and into the future.



January 22, 2010 Comprehensive Plan Meeting

In 2010, a Comprehensive Plan Citizens Advisory Committee was formed to review and update the 1997 Master Plan Policies. The Committee was comprised of individuals representing a wide range of community stakeholders. The Committee discussed its vision for San Antonio's future at a workshop in January 2010. This discussion identified six major themes that contribute to the future desired by these stakeholders:

- *Economic Vitality*
- *Education*
- *Community Character*
- *Livability/Quality of Life,*
- *Environmental Sustainability*
- *Multi-Modal Transportation.*

The 2010 Comprehensive Master Plan Framework is organized according to these themes. The Committee also reviewed and discussed the existing goals and policies, provided input for development of new goals and policies, and then reviewed and discussed the updated draft prepared by City staff. This document is the result of this dialogue and community input.



January 22, 2010 Comprehensive Plan Meeting



September 24, 2010 Meeting

CHAPTER 1: Planning Into Practice

Planning for a Better Tomorrow

Comprehensive Planning into Practice

Comprehensive planning is a continuous and dynamic process that helps the community define goals that are important to its citizens and to the community at large.

The purpose of adopting a Comprehensive Master Plan is to guide the long-range development of a community. As indicated in Chapter 213 of the Texas Local Government Code, a Comprehensive Master Plan may include, but is not limited to provisions on land use, transportation, and public facilities. Chapter 213 also allows for the Comprehensive Master Plan to be a coordinated set of plans organized by subject or geographic area. The City of San Antonio Comprehensive Master Plan is comprised of a set of plans which include the Framework (this document), geographic specific plans (such as Sector Plans), and functional plans (such as the Major Thoroughfare Plan). These plans comprise the San Antonio Comprehensive Master Plan. As required by the City of San Antonio Charter, the Planning Commission shall be responsible to and shall act as an advisory body to City Council to make, amend, and add to the Comprehensive Master Plan.



January 22 2010 Comprehensive Plan Citizen Advisory Committee Meeting

Implementation

Implementation of the Comprehensive Master Plan may take many forms. The goals and policies are intended to provide guidance for future decisions on land use, infrastructure improvements, transportation, development regulations, and other plan elements. The Plan is also used to guide future city programs and initiatives. In addition, Chapter 213 allows a municipality to define the consistency relationship between a comprehensive plan and development regulations. Ordinances that create or amend development regulations must be consistent with the Comprehensive Master Plan. If an ordinance is considered that is contrary to the Comprehensive Master Plan, either the plan should be reviewed and amended prior to the adoption of the ordinance, or it should be clearly stated in the ordinance what unique circumstances necessitate the variance from the plan.

In addition to guiding City actions, the Comprehensive Master Plan is important to all stakeholders within the community. Individuals, organizations, and businesses should all strive to realize the goals and policies contained within the Framework, and all other components, of the City of San Antonio Comprehensive Master Plan.

Five-Year Review

The Planning Commission shall review the Comprehensive Master Plan Framework every five years, and update if necessary. This review should begin by evaluating the progress since the document was adopted. Next, the process should consider the need to update the existing goals and policies in response to changing conditions and add, delete or modify goals or policies to appropriately address the issues affecting the community at the time of the five-year review.



January 22, 2010 Meeting

“If you don’t know where you are going, you could wind up someplace else.”

—Yogi Berra

CHAPTER 2: Goals and Policies

Planning for a Better Tomorrow

The 2010 Comprehensive Master Plan Framework is intended to provide a set of clear and succinct statements that explain the direction this city hopes to take as it shapes its future. This chapter contains these statements, which are designed to communicate a desired direction and guide decision-makers. The chapter uses three levels of detail to organize and communicate these recommendations: Themes, Goals, and Policies.

Themes

A theme is a group of related issues that are important determinants shaping San Antonio's future. This document uses six themes to organize its recommendations:

- *Economic Vitality*
- *Education*
- *Community Character*
- *Livability/Quality of Life*
- *Environmental Sustainability*
- *Multi-Modal Transportation*

Goals

A goal is a statement of a desired result or end state. It explains what the end state or condition will be in the future if action on this issue is successful. Each theme is addressed by several goals, each of which defines one aspect of the end state related to this theme.

Policies

Policies provide more specific recommendations about the types of actions that should be taken to achieve the goal. Each goal is accompanied by one or more policies that provide this direction. These policies provide guidance to decision-makers that they can use when they make choices about programs, land use development decisions and capital investments. They may help guide private decision-makers as well as public officials. For instance, one of the policies to address air quality concerns (under the Environmental Sustainability topic) recommends: "strategies to reduce per capita annual vehicle miles traveled (VMT) are encouraged." This recommendation can guide public decisions (such as the location of new VIA facilities or City choices about street connectivity in subdivision design); it can also guide choices by the private sector (such as a major employer's decision to implement a ride-sharing program).



Museum Reach of San Antonio River

Economic Vitality

A successful future for San Antonio's people and businesses must be based on an economy that is thriving and competitive with other metropolitan areas nationally and worldwide. For this reason, economic vitality is the focus of the first set of goals and policies for Comprehensive Master Plan Framework. These goals and policies describe a future San Antonio economy that has included today's emerging industries such as cyber-security and green energy. It is an economy that is thriving because the people of San Antonio provide a labor force with the skills and education to succeed in these jobs. The region's economy is centered in San Antonio's inner-city areas. The community's natural assets, transportation systems and quality of life contribute to its economic vitality.



The Aerospace Academy



Solar farm construction

Economic Vitality Goals and Policies

Goal 1.A

Economic diversity and new jobs creation.

- | | | |
|------------------|--------------|---|
| Policies: | 1.A.1 | Entrepreneurship, productivity, and innovation for business start-up and business growth is promoted. |
| | 1.A.2 | Existing businesses and industries are retained and expanded. |
| | 1.A.3 | Industries that utilize emerging and/or sustainable technologies (such as cyber security, biotechnology, and green energy) are encouraged to locate in San Antonio. |

Goal 1.B *A highly trained and educated workforce is available to meet the needs of San Antonio's local and regional employers.*

Policy **1.B.1** Economic entities (e.g. Economic Development Foundation (EDF) and Alamo Workforce Solutions) and schools (elementary through college) communicate regarding projected needs for the future workforce.

Goal 1.C *Employment centers are strategically located and easily accessible by various transportation modes.*

Policy: **1.C.1** Employers and economic entities are encouraged to consider the transportation needs of employees and customers in their site location analysis.

Goal 1.D *Inner-city reinvestment is strongly promoted.*

Policies: **1.D.1** Economic incentives target both existing and future businesses in a manner that is consistent with City policies and plans (e.g. Inner-City Reinvestment Policy).
1.D.2 Continue to make physical (capital) improvements in the inner-city to encourage redevelopment and infill development.

Goal 1.E *Public-private partnerships are facilitated and maintained to leverage community resources.*

Policy: **1. E.1** Coordination between public (e.g. city, counties, housing authorities) and private entities (e.g. developers, businesses) and non-profit organizations (e.g. economic development foundations, arts and cultural institutions) is encouraged.

Goal 1.F *Military installations are supported for future viability and growth.*

Policy: **1.F.1** Recommendations in current and future Joint Land Use Studies for military bases in the San Antonio region are supported.



Port San Antonio

Education

Education has been included in San Antonio's plans since the 1951 Master Plan. The 2010 Comprehensive Master Plan Framework recognizes that educational objectives for the 21st century extend beyond the provision of elementary and secondary schools and the availability of institutions for vocational and college-level training. Education today means life-long learning that equips San Antonians to secure good jobs and business opportunities; adapt to economic change over time; communicate effectively with people around the city and across the globe; and have the necessary life skills to take care of themselves and their families. The partnerships emphasized in this section reflect recognition that this life-long learning requires extensive collaboration among many institutions and organizations.



Our Lady of the Lake University



*The University of Texas-San Antonio campus
September 2010*

Education Goals and Policies

Goal 2.A *A healthy partnership exists among educational institutions, the community, and the City.*

- Policies:**
- 2.A.1** School building closure and expansion is encouraged to be coordinated between school districts and community development programs and projects (e.g. economic, housing, and transportation) in the vicinity.
 - 2.A.2** The creation of "University Districts" is considered around colleges and universities to encourage redevelopment appropriate for the area.

Goal 2.B *Educational excellence, and increased K-12 educational attainment levels, among all sixteen (16) Independent School Districts and other educational institutions.*

Policies: **2.B.1** Schools that promote neighborhood and community involvement should be publicly recognized.

Goal 2.C *An educational network, from elementary through college, that coordinates with economic entities to prepare the future workforce.*

Policy: **2.C.1** Educational entities utilize information from economic entities to plan curricula and educate the future workforce.

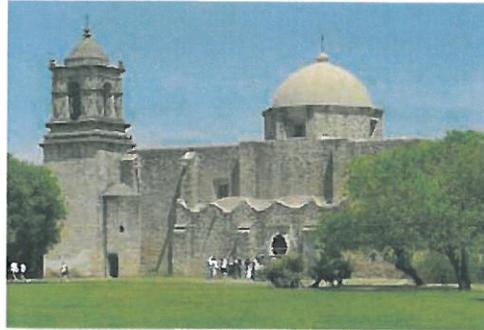
Goal 2.D *Adults have opportunities for continuing education, literacy enhancement, and job skill training.*

Policy: **2.D.1** Adult education opportunities should be enhanced beyond traditional education (e.g. vocational training, alternative schools, and literacy training).

Community Character

San Antonio enjoys a unique and distinctive character, compared to many American cities, because of its multi-cultural history, the urban design and infrastructure choices made by the city's leaders as it developed. This set of goals and policies is focused on retaining that heritage and using the community's natural and historical assets as the foundation for continuing growth and development.

In the 2010 Comprehensive Master Plan Framework all aspects of design are brought together in this section. These goals and policies set a direction that supports revitalization and preservation, the natural and built environments, and the many cultures represented in this community. It supports good urban design and distinctive character in individual neighborhoods, business areas, and downtown.



San Jose Mission



St Paul Square

Community Character Goals and Policies

Goal 3.A *The City's historic resources are preserved and utilized.*

- Policies:**
- 3.A.1** A comprehensive historic resource inventory continues to be compiled which includes local, state, and federal landmarks, properties, and districts.
 - 3.A.2** The preservation of historic resources is encouraged through incentives, acquisition, and code enforcement.

Goal 3.B *Downtown has a vibrant and eclectic atmosphere that is enjoyed by both residents and visitors.*

- Policies:**
- 3.B.1** Downtown is maintained as a cultural focal point of the City.

Goal 3.C *Downtown is an appealing and convenient place to live and a major employment center for the region.*

Policies: **3.C.1** New housing, and adaptive reuse of vacant or underutilized commercial buildings for housing, is encouraged downtown.

3.C.2 Downtown is maintained as a major office center for the region.

Goal 3.D *San Antonio honors its artistic and multi-cultural heritage.*

Policies: **3.D.1** Artistic and cultural events and places are promoted and accessible throughout the community.

3.D.2 The public arts program is continued and expanded.

Goal 3.E *The natural environment is preserved as an important public amenity.*

Policy: **3.E.1** Natural amenities (such as the San Antonio River) are enhanced as public amenities (through programs such as the Mission Reach and Museum Reach) to make them more accessible to visitors and residents.

Goal 3.F *Context sensitive design is utilized to balance function, safety, and aesthetics for development and redevelopment.*

Policy: **3.F.1** Overlay Districts (such as those for Corridors, Neighborhood Conservation, Historic places, and River Improvements) are encouraged and utilized to implement design standards.



Beacon Hill Obelisk



View of Santa Rosa Hospital Mural from Milam Park

Livability/Quality of Life

One of the most basic requirements for a reasonable quality of life is affordable and quality housing that meets residents' needs. This section of the 2010 Comprehensive Master Plan framework begins with support for housing that meets these needs for diverse population and households who live in San Antonio now and will live here in the future. This section continues by addressing factors that determine a resident's daily quality of life – neighborhood livability, safety, and the availability of public services and infrastructure.

This section of the 2010 Framework brings services, infrastructure, and housing together to describe coordinated public investments that will make neighborhoods throughout San Antonio desirable places to live and that will give San Antonians choices so they can enjoy a high quality of life throughout all phases of their lives.



Quarry Village - a mixed use development



Main Plaza

Livability/Quality of Life Goals and Policies

Goal 4.A. *Quality and affordable housing is available to meet the demand of the community.*

- Policies:**
- 4.A.1** Existing housing, particularly in older neighborhoods, is preserved and revitalized.
 - 4.A.2** Housing affordability is measured by the cost of housing plus transportation and utilities.

Goal 4.B *A full range of housing options exist for the broad spectrum of demographic markets.*

- Policies:**
- 4.B.1** Urban, suburban, and rural housing options are available.

- 4.B.2 Housing to meet growing demographic markets (e.g. active seniors, empty nesters, young singles, and workforce housing) is encouraged throughout the community.

Goal 4.C *Neighborhoods are safe and well maintained.*

- Policies:**
- 4.C.1 Housing assistance programs explore the full range of options to allow people to remain in their homes and neighborhoods throughout their lives.
 - 4.C.2 Neighborhood and homeowner associations are promoted as contact points to encourage communication between neighborhoods, businesses, and development interests.

Goal 4.D *Community amenities and services are cornerstones to more livable neighborhoods.*

Subgoal 4.D.1 *Emergency and public safety services are provided throughout the community.*

- Policies:**
- 4.D.1.a Fire Department and Emergency Management Services are coordinated between municipalities, counties, volunteer fire departments, and emergency service districts.
 - 4.D.1.b Police protection is coordinated between municipalities and county Sheriff Departments.

Subgoal 4.D.2 *A citywide system of parks, plazas, and open space exists.*

- Policies:**
- 4.D.2.a The Linear Creekways and other parks programs are continued to create a Citywide network of hike and bike trails.
 - 4.D.2.b Plazas, neighborhood parks, community parks, and natural areas exist throughout the community to provide recreational and social gathering opportunities. (F.3.d)

Subgoal	4.D.3	<i>Libraries are utilized as places for learning and community gathering.</i>
Policy:	4.D.3.a	In addition to providing traditional books and media, libraries utilize technology to provide state of the art resources to citizens.
Subgoal	4.D.4	<i>Citizens have access to health care facilities and healthy lifestyle options throughout the community.</i>
Policies:	4.D.4.a	Hospitals and health care clinics are encouraged to be strategically located throughout the community and accessible by public transit.
	4.D.4.b	Healthy food options at restaurants, locally grown food at grocery stores, and accessibility to farmers markets are encouraged.
	4.D.4.c	Complete Streets are encouraged to help incorporate walking and biking into daily living.
Subgoal	4.D.5	<i>Comprehensive animal care services are provided.</i>
Policies:	4.D.5.a	Responsible pet ownership is encouraged.
	4.D.5.b	Animal care facilities are appropriately located to unite and reunite pets and owners.
Subgoal	4.D.6	Stormwater and Floodplains are appropriately managed.
Policies:	4.D.6.a	Retention of the 100-year floodplain as a natural drainage way is encouraged using Low-Impact Development (LID) and other strategies.
	4.D.6.b	Development regulations, design guidelines, and fees are adequate to effectively manage stormwater on specific sites and throughout the region.



SAFD fire fighters

Environmental Sustainability

San Antonio's natural resources have shaped the City's cultural heritage and development patterns. The convergence of prairie, plains, and plateau landscapes -- united by flowing streams of abundant, clean water -- and location above a great underground reservoir, has drawn people to this region from prehistoric times to the present.

Today's focus on natural assets extends beyond these physical features to include the quality of the air San Antonians breathe and the careful stewardship of assets such as water and energy. The goals and policies in this section emphasize the concept of sustainability -- use of natural resources and assets in a way that leaves resources for the use by future generations. They address the quality and use of particular resources. They also relate the use of resources to decisions about infrastructure location and future land use development.



Cyclist crossing over river



The Pearl Brewery uses green building principles

Environmental Sustainability Goals and Policies

Goal 5.A

San Antonio's air quality meets federal air quality standards.

- Policies:**
- 5.A.1** Strategies to reduce fossil fuel consumption activities that contribute to air pollution shall be encouraged.
 - 5.A.2** Strategies to reduce per capita annual vehicle miles traveled (VMT) are encouraged.

Goal 5.B

Increased reliance on renewable energy sources (such as solar, wind, biomass, and geothermal) to meet the City's energy needs.

- Policies:**
- 5.B.1** Efforts to increase availability of energy from renewable resources are supported.

Goal 5.C	<i>Water quality and quantity of all underground water resources (including the Edwards Aquifer, Trinity Aquifer, Carrizo-Wilcox Aquifer, and all surface water resources) are protected.</i>	
Policies:	5.C.2	Water conservation programs are continued and expanded.
	5.C.1	Low Impact Development (LID) practices for new development and redevelopment are encouraged.
Goal 5.D	<i>"Green" building principles and strategies are utilized in developing and redeveloping buildings and sites.</i>	
Policies:	5.D.1	Strategies in the Mission Verde Sustainability Plan and LEED for Neighborhood Development (ND) are promoted.
	5.D.2	Energy conservation programs are continued and expanded.
Goal 5.E	<i>Environmental quality protection is integrated into all phases of local planning policy and implementation.</i>	
Policies:	5.E.1	The protection of environmentally important features (e.g. trees, steep slopes, and watersheds) is supported.
	5.E.2	Habitat for threatened and endangered species (e.g. karst limestone) is protected.
Goal 5.F	<i>A strategic approach, based on best management practices and sustainability principles, is utilized to locate infrastructure and utilities.</i>	
Policies:	5.F.1	Public investment in new or expanded utilities should be consistent with City policy, plans, and other investments (e.g. transportation or economic development).
	5.F.2	The long term public costs of utility maintenance should be considered in cost/benefit analyses for investment in new or expanded facilities.
Goal 5.G	<i>Population growth can be accommodated inside the City limits.</i>	
Policies:	5.G.1	Population growth should be encouraged where economic, social, and physical infrastructure exists.
	5.G.2	Annexation of densely populated areas, or areas projected to be densely populated, is encouraged to provide urban levels of services where fiscally feasible.

Multi-Modal Transportation

In 1933, half of the topics in San Antonio's Master Plan addressed mobility: streets, transportation and transit. In 2010, communities again recognize that a multi-modal system is needed to adequately address the mobility needs of people and businesses.

The 2010 goals and policies support such a system, and provide an overall policy direction that is already being implemented through studies and investments for biking, various transit modes within the city, and connections to other regions through commuter rail and air transportation. These goals and policies also emphasize the importance of designing transportation systems that support the uses around them and enhance quality of life for the people who use them. This transportation section focuses on the overall balance between transportation capacity, choice and design. It should provide guidance for more detailed planning by the City and the other transportation providers in the region.



San Antonio International Airport



Bus stop at Five Points

Multi-Modal Transportation Goals and Policies

Goal 6.A

A multi-modal transportation system is available.

- Policies:**
- 6.A.1** Context Sensitive Street design is encouraged for new and redeveloped streets and street scapes.
 - 6.A.2** Updates to the City's Major Thoroughfare Plan consider inclusion of multi-modal transportation options such as transit, biking, and walking.
 - 6.A.3** Commuter rail, light rail, bus rapid transit, and modern street cars should be encouraged to provide alternative modes of transit throughout the community.

Goal 6.B *A bicycle infrastructure system is available for commuters and recreational riders.*

Policy: 6.B.1 A Citywide network of bike lanes and paths is promoted.

Goal 6.C *Safe, walkable pedestrian friendly environments are available.*

Policy: 6.C.1 Neighborhoods and commercial districts are encouraged to have shade trees and other amenities for pedestrians where appropriate.

Goal 6.D *Street connectivity is increased.*

Policies: 6.D.1 Higher connectivity between the local, collector, and arterial street system is encouraged.

6.D.2 Updates to the City's Major Thoroughfare Plan consider the impact of collectors on the arterial system.

Goal 6.E *San Antonio Airport is a multi-modal transportation center that meets the needs of tourists, businesses, and residents.*

Policies: 6.E.1 Coordination of transportation modes and infrastructure around the airport should occur between transportation entities (e.g. the City, the County, TxDOT, VIA, Lone Star Rail District, MPO, and RMA).

Goal 6.F *Re-use and re-alignment of freight rail for passenger transportation when and where appropriate.*

Policies: 6.F.1 Freight studies conducted by the MPO, Lone Star Rail District, and VIA should be utilized to foster communication with Union Pacific Railroad, and to plan a system that effectively addresses freight and passenger transportation.

Appendix A: History of Planning in San Antonio

Although planning looks to the future, it is grounded in the realities of the present and the lessons of the past. Thus, it is appropriate to review San Antonio’s planning legacy, its contribution to the shape and character of the community that exists today and the context it provides for this update of the Comprehensive Master Plan Framework.

Planning had its inception in San Antonio as a Spanish settlement within this region at the close of the Seventeenth Century. A directive known as the “Laws of the Indies” was used by the Spanish to control colonization and development in New Spain. These laws set out a detailed plan for new cities which prescribed that development should emanate from a central plaza and proceed outward in a symmetrical manner.

**“We shape our cities,
thereafter they shape us.”**
—ANONYMOUS

Following the independence of Mexico from Spain, San Antonio was controlled by the “Laws and Decrees of Coahuila and Texas,” which regulated town planning in the territory and were similar to the “Laws of the Indies.” Shortly after the birth of the Republic in 1836, the Texas Congress initiated legislation allowing San Antonio

to incorporate and receive a state charter. This gave the City greater control over its developmental destiny, but it was not until the early part of the Twentieth Century that master planning was given official governmental sanction.



San Antonio Survey -late 1800s

Work on San Antonio’s first master plan began in 1929, when City Commissioners contracted with Harland Bartholomew and Associates of St. Louis, Missouri, for development of a master plan. Delayed by the Depression, the Plan was approved in 1933 after nearly four years of work.

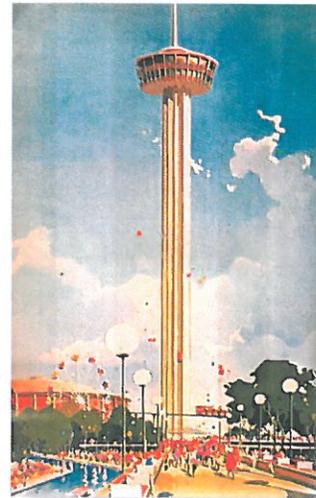
The 1933 Master Plan advocated major proposals in six areas: streets; transportation; transit; parks and

recreation; zoning; and civic art. In the plan, Bartholomew and Associates proposed rules for the subdivision of land, the tabulation of major street widths, and a zoning ordinance. Rehabilitation of the San Antonio River was one of the Plan's major goals. Inadequate enabling legislation, the Depression and the absence of a planning commission adversely affected the implementation of the 1933 Plan. Perhaps the most significant outcome of the Plan was the enactment of a zoning ordinance in 1938 and the subsequent appointment of a Zoning Commission.

The availability of federal urban renewal grants promoted a new planning initiative in 1951. In an effort to be eligible for these grants, the City contracted with local consultant Walter H. Lilly to develop a comprehensive City master plan. The Plan, adopted in 1951, included sections on streets, transportation, utilities, flood control and drainage, recreation and parks, schools, slum clearance and urban redevelopment, civic improvement, conservation, civil defense, and capital improvements. Subdivision regulations and an improved zoning ordinance were also addressed. The Plan recognized the need for future auxiliary surface water resources and protection of the existing underground water supply; however, it did not foresee that growth would accelerate along the City's northern fringe with a correspondent inner city decline. The 1951 Plan achieved its primary purpose, that of fulfilling requirements for a receipt of federal urban renewal funds. Not intended as a land use management or fiscal planning tool, the Plan provided only limited direction in these areas.

As San Antonio grew in the Sixties and Seventies, the City was faced with new issues such as nonconforming land uses, urban blight, and the protection of the community's water supply. As a result of these concerns, a series of background documents were published outlining growth alternatives for

the City in the Seventies. These documents resulted in the drafting of a new master plan in 1979 which was returned by the City Council to the Planning Commission with instructions that it be revised and resubmitted. In August, 1980, the Foreword to the San Antonio Master Plan and the Basic Plan segment of the Plan were adopted.



Tower of the Americas postcard 1960s

In 1991, the Planning Commission appointed an Ad Hoc Master Plan Advisory Committee to develop a new Master Plan for the City of San Antonio. The Committee was made up of various individuals representing the diverse interests in the City. The Master Plan Advisory Committee developed Master Plan Goals and Objectives which were adopted by the City Council in December, 1993, in resolution number 93-51-77. Following the adoption of the Goals and Objectives, the Master Plan Advisory Committee continued to meet to develop specific policies to achieve these goals. On May 29, 1997, the City Council approved the Master Plan Policies which replaced the Foreword and the Basic Plan elements of the Master Plan that were adopted by the City Council on August 28, 1980. The 1997 document is the most current document, upon which the 2010 update is building.

Appendix B: Acknowledgements

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Appendix C: Update Process Reference

Public Process

The 2010 Comprehensive Master Plan Framework was prepared through the use of a communicative planning method used by the City of San Antonio Planning and Community Development Department in conjunction with a Comprehensive Plan Citizens Advisory Committee and a private planning consultant. Three workshops were held that allowed Committee members to identify key themes, goals and policies to help San Antonio reach its vision.

Online surveys solicited additional input from participants and other key stakeholders on the proposed themes, goal and policies. Through the meetings and the use of the online surveys, consensus was acquired on the framework.



Comprehensive Plan Citizens Advisory Committee, September 24, 2010

Project Schedule

The project time line is illustrated below:

- Comprehensive Plan Citizens Advisory Workshops (3)
 - January 22, 2010: Reviewed changes since 1997, imagined a desired future, and identified major themes.
 - July 23, 2010: Reviewed and provided input on draft themes and goals.
 - September 24, 2010: Reviewed and provided input on proposed goals and policies.
- Online Surveys for Workshop participants (July and September)
- Website
- Open House - October 15, 2010 (1)
- Planning Commission Briefings/Hearings (2)
- City Council Briefing/Hearing

Appendix D: General Profile

Table D-1 compares 2000-2008 Census demographic data of the City of San Antonio with the State of Texas and national figures.

FigureD-1: 2006-2008 Local, State and National Demographic Data Comparison

Age	San Antonio	Texas	USA
Under 5 years	8.4%	8.3%	6.9%
18 years and over	72.2%	72.3%	75.5%
65 years and over	10.4%	10.1%	12.6%
Median Age	32.6	33.2	36.7
Race (1 race)			
White	68.9%	71.4%	74.3%
Black/African Am.	6.6%	11.5%	12.3%
Native American Indian & Alaskan Native	0.6%	0.5%	0.8%
Asian	2.0%	3.4%	4.4%
Native Hawaiian & other Pacific Islander	0.1%	0.1%	0.1%
Some other race	19.4%	11.3%	5.8%
Two or more races	2.4%	1.9%	2.2%
Hispanic/Latino of any race	61.2%	35.6%	15.1%
Economic			
Per Capita Income	\$21,447	\$24,709	\$27,466
Median Household Income	\$42,731	\$49,078	\$52,175
Median Family Income	\$51,715	\$57,495	\$63,211
Individual below poverty	18.5%	16.3%	13.2%
Families below poverty	14.5%	12.8%	9.6%
Housing			
Home Ownership Occupied	59.7%	65.1%	67.1%
Median Value of Home	\$105,200	\$120,500	\$192,400
Education			
High School Graduate or higher	78.9%	79.2%	84.5%
Bachelor Degree	23.1%	25.1%	27.4%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

San Antonio Population Growth over Time

The chart and table below reflect San Antonio and Bexar County actual and projected growth from 1940 through 2035.

Chart D-2: San Antonio Actual and Projected Growth : 1940-2035

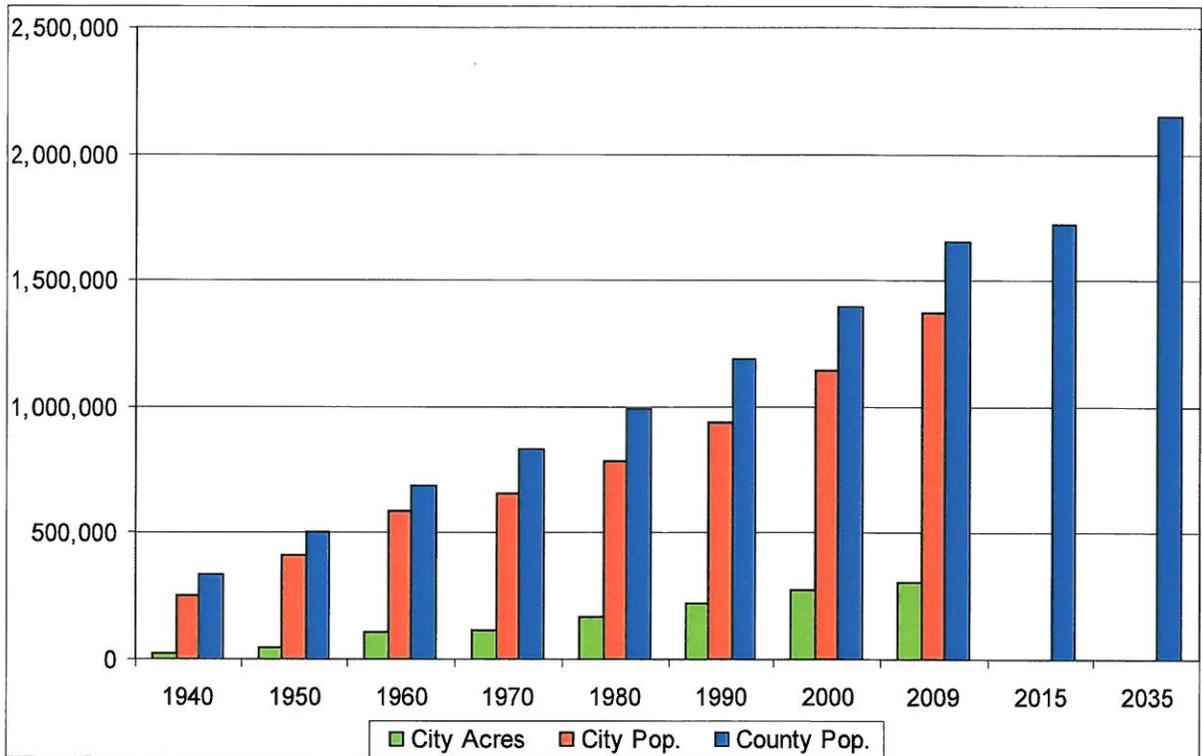


Table D-3: San Antonio Actual and Projected Growth : 1940-2035

YEAR	1940	1950	1960	1970	1980	1990	2000	2009	2015	2035
City Acres	25,781	46,369	103,045	117,853	170,990	219,400	275,541	302,902		
City Pop.	253,854	408,442	587,718	654,153	786,023	935,933	1,144,646	1,373,668		
County Pop	337,176	500,460	68,7151	830,460	988,971	1,185,394	1,392,931	1,651,448	1,725,527	2,146,066

Sources:

Acreeage data: City of San Antonio, Planning & Community Development Dept.

Population Data: U.S Census.

Population Projection Data: Alamo Area Council of Governments.

College Enrollment

Table D-4 shows approximately 106,000 individuals were enrolled in college in the Fall of 2009.

Figure D-4 College and University Enrollment

School	Fall Semester 2009
Alamo Colleges (AC)	
AC - Northeast Lakeview College	573
AC - Northwest Vista College	14,587
AC - Palo Alto College	8,335
AC - San Antonio College	24,135
AC - St. Phillip College	11,008
Our Lady of the Lake	2,610
St. Mary's University	3,870
Texas A&M University at San Antonio	2,343
Trinity University	2,565
University of Texas at San Antonio	28,955
University of Incarnate Word	6,744
TOTAL	105,725

Source: 2010 Texas Metro Market Overview, Texas Higher Education Coordinating Board

Independent School Districts

Figure D-6 compares the educational statistics among the 16 independent school districts within Bexar County from school year 2008-2009.

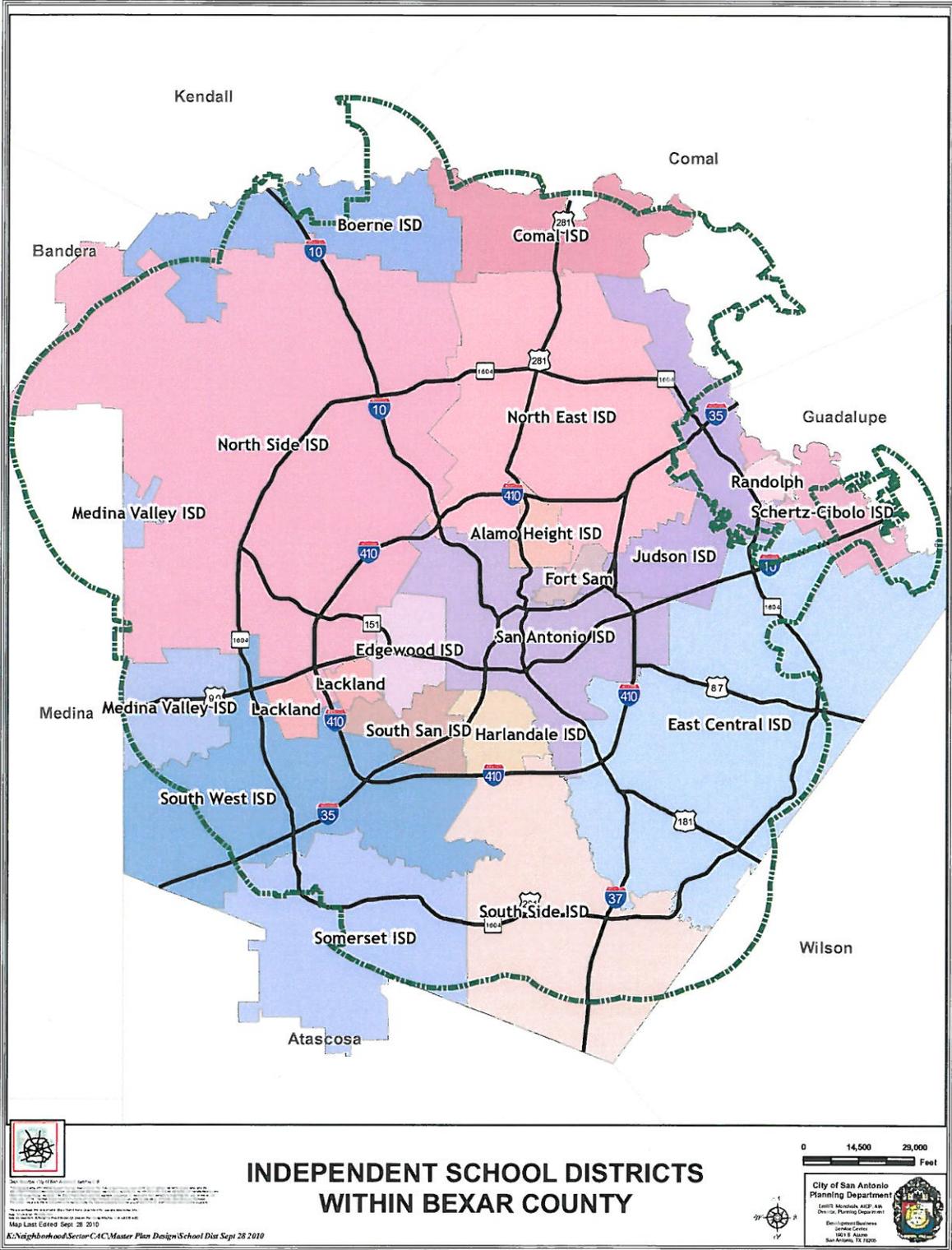
Figure D-6 School Districts Statistics

2008-2009 School District Statistics			
District Name	Student Enrollment	Graduation Rate	Percent of Economically
Northside	88,201	81%	48%
North East	63,189	90%	40%
San Antonio	54,410	59%	90%
Judson	21,256	73%	57%
Comal	15,979	88%	29%
Harlandale	14,351	76%	91%
Edgewood	11,608	66%	91%
Southwest	11,110	76%	82%
South San Antonio	9,967	64%	87%
East Central	9,078	75%	60%
Southside	5,081	65%	92%
Alamo Heights	4,618	94%	17%
Somerset	3,459	65%	77%
Ft Sam Houston	1,438	90%	31%
Randolph Field	1,203	100%	11%
Lackland	963	96%	32%

Source: Data derived from websites of Texas Education Agency Academic Excellence Indicator System 2008-2009.

Note: School District data is sorted based on student enrollment.

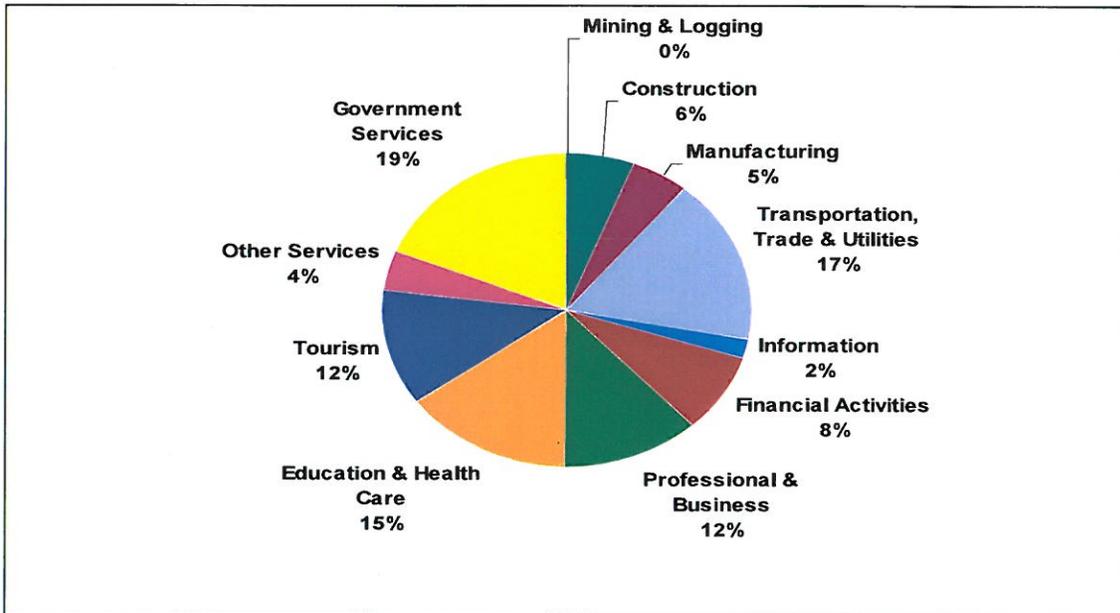
Figure D-7: School Districts Map



Economic Industry Composition

Table D-8 shows economic industry composition for the San Antonio-New Braunfels Metropolitan Statistical Area (MSA) for August 2010.

Figure D-8: Industry in San Antonio-New Braunfels MSA -August 2010

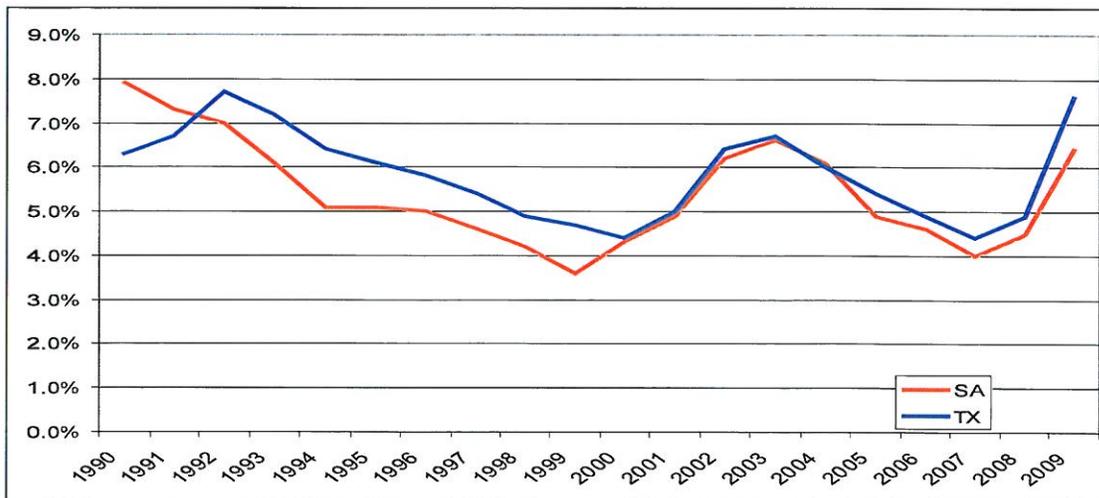


Source: Texas Workforce Commission, The Labor Market & Career Information Department (LMCI)

Unemployment Rate

Figure D-9 shows the unemployment rate in San Antonio and Texas from 1990 through 2009.

Figure D-9: Unemployment Rate in San Antonio and Texas from 1990 - 2009

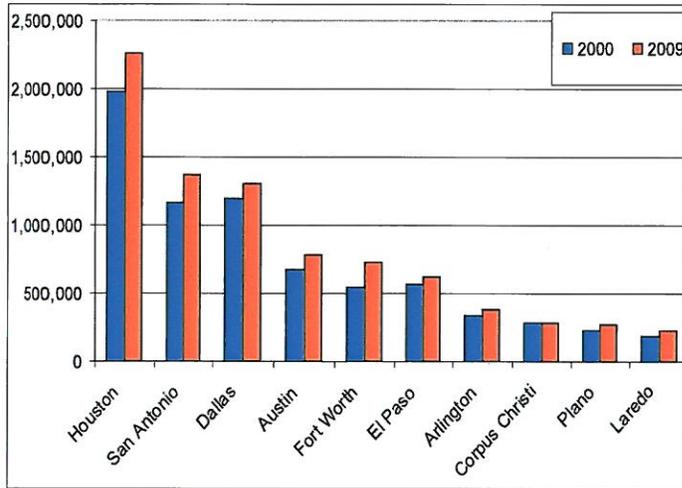


Source: Texas Real Estate Center at Texas A&M University.

San Antonio Profile

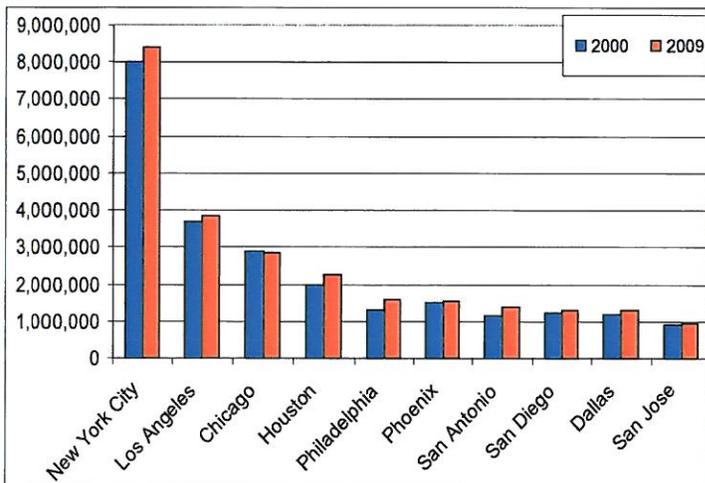
In 2009 with a population over 1.3 million, San Antonio was ranked as the second largest city in the State of Texas and the seventh largest city in the nation.

Figures D-10 & D-11: Comparison of Texas City Populations 2000 & 2009



Texas Cities	2000	2009
Houston	1,977,811	2,257,926
San Antonio	1,163,825	1,373,668
Dallas	1,190,731	1,299,542
Austin	672,241	786,386
Fort Worth	545,993	727,577
El Paso	564,792	620,456
Arlington	334,792	380,085
Corpus Christi	277,253	287,439
Plano	224,189	273,613
Laredo	179,492	226,124

Figures D-12 & D-13: Comparison of National City Populations 2000 & 2009



US Cities	2000	2009
New York City	8,015,348	8,391,881
Los Angeles	3,703,921	3,831,868
Chicago	2,895,671	2,851,268
Houston	1,977,811	2,257,926
Philadelphia	1,326,997	1,593,659
Phoenix	1,513,800	1,547,297
San Antonio	1,163,825	1,373,668
San Diego	1,226,804	1,306,300
Dallas	1,190,731	1,299,542
San Jose	903,540	964,695

Source: U.S. Census Bureau, Annual Population Estimate of residential population for incorporated places over 100,000 ranked by July 1, 2009 population

Appendix E: Glossary

A

AC:

Alamo Colleges

Accessible Health Care:

Health care services designated for uninsured, unemployed, rurally located, or low-income individuals and families.

Affordable Housing:

According to the United States Department of Housing and Urban Development (HUD), affordable housing refers to a household that pays no more than 30% of its annual gross income on housing costs including taxes, home insurance, and utility costs.

Arterial Roadway:

A main route used primarily for the movement of traffic, which is immediately below a highway level of service.

B

Bicycle Master Plan:

A document that plans for the creation and/or expansion of a comprehensive bicycle network of facilities, paths, and trails, and connecting those facilities to existing infrastructure as well as ensuring its implementation in new developments. It guides bicycle infrastructure and funding when and where appropriate.

Biomass:

Organic waste that can be converted to usable forms of energy such as heat or electricity, or crops grown specifically for the purpose of energy generation.

Bus Rapid Transit (BRT):

An enhanced high capacity, public transit solution that uses an integrated system of buses or special vehicles, such as articulated buses, on roadways or dedicated lanes to provide fast, reliable, and cost efficient mobility.

C

Capital Improvements Plan:

The plan that identifies existing and future sanitary sewer capital improvements or facility expansions within designated service areas for which impact fees may be assessed.

Capital Improvements Program:

The list of recommended capital improvements to be constructed during the forthcoming five-year period submitted pursuant to section 118 of the City Charter.

Carrizo-Wilcox Aquifer:

A natural underground water storage feature composed of sand, gravel, silt, clay, and lignite. It extends from the Rio Grande in South Texas and into parts of Arkansas and Louisiana, and supplies water to 60 Texas counties.

Collector Street:

A street which provides some access to abutting property and collects traffic from local streets and connects with the major system of arterial streets and highways.

Community Facilities:

Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Commuter Rail:

Short-haul passenger rail service that is provided between a central city and its outlying suburbs, satellite towns, or nearby cities. Commuter rail usually serves people who travel on a daily basis.

Complete Streets:

Streets designed and operated to ensure that all users - drivers, transit users, pedestrians, bicyclists, older people, children, people with disabilities, etc. – can move along and across safely.

Comprehensive Planning Program:

The process by which the City of San Antonio's Planning and Community Development Department assists organizations in developing a master plan – a blueprint that guides future growth and development. This process involves community stakeholders and can include at least three basic elements: land use, transportation networks, and community facilities.

Context Sensitive Street:

A roadway that is designed, operated, and maintained in a manner that considers the local context in which the street exists. Such streets respond to adjacent land uses and surrounding neighborhoods and generally respect traditional street design objectives for safety, efficiency, capacity, and maintenance meanwhile integrating community character and values.

Context Sensitive Design:

A collaborative, interdisciplinary approach to developing a site that involves stakeholders and considers the total context in which the new development will exist. The goal is to create a development that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources while maintaining safety and mobility.

Corridor Districts:

An overlay district that includes the application of design standards to preserve, enhance, and perpetuate the value of roadway corridors that

are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas.

COSA:

City of San Antonio

Cost/Benefit Analysis:

Cost benefit analysis is used both to determine the net monetary value of a project and to weigh the net monetary values of alternative, competing projects. In other words, it is a method to help us determine how costly or profitable a course of action is, and which course of action is best.

D

Density:

The number of families, individuals, dwelling units, or housing structures per unit of land.

Design Guidelines:

Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to improve the overall aesthetic character of the neighborhood.

E

Edwards Aquifer:

A natural underground water storage feature that extends through parts of 10 counties, including Bexar. The Edwards Aquifer is a karst aquifer, characterized by the presence of sinkholes, sinking streams, caves, large springs, and a well-integrated subsurface drainage system.

Economic Development Foundation (EDF):
A private, non-profit organization that assists business and industry relocating or expanding into the San Antonio area.

Emergency Management Services:
City of San Antonio Office of Emergency Management coordinates activities of City departments during disasters.

EMS:
Emergency Medical Services (e.g., ambulance)

Emergency Service District (ESD):
A stand alone political subdivision of Texas entrusted with providing emergency medical and fire services to unincorporated areas of the state. It must abide by the Texas Health and Safety Code.

Empty Nesters:
Parents whose children have grown up and left home.

Extraterritorial Jurisdiction (ETJ):
State law authorizes San Antonio to regulate specific functions within an area extending five miles beyond city limits.

F

Floodplains:
A low area of land adjacent to a stream or other water course which is subject to flooding and holds the overflow of water during a flood.

Floodplain (100-year):
Area that has a 1-percent chance of being inundated by a flood event in any given year.

Freight Re-alignment:
A situation where a new freight rail line is constructed as an alternative route for an existing freight line. This new alternative

route can make available the existing rail line for re-use. (see Freight Re-use).

Freight Re-use:
A freight rail line that is no longer used to move freight but rather is used for an alternative purpose such as hike and bike trails or passenger rail.

Freight Study:
Analyzes current and projected freight movements and their impact on local transportation systems, improve freight flow, and integrate freight mobility issues into citywide and regional plans. Freight studies can also analyze freight re-use (see Freight Re-use) and freight re-alignment (see Freight Re-alignment) scenarios.

G

Geothermal:
This alternative energy source uses the heat of the earth for direct-use applications, geothermal heat pumps, and electrical power production. Geothermal technologies are beneficial, because they release little or no air emissions.

GIS:
Geographic Information Systems

Green Building:
Development that has minimal environmental impact, is energy and resource-efficient, uses recyclable material, and reduces waste to create healthier indoor and outdoor environments throughout a building's life cycle.

Greenway:
A long, narrow strip of natural undeveloped land that is comprised of park or open space,

such as a creek or gulch. A greeways is often used for transportation if it contain trails, bike paths, or rail lines.

H

Historic Resource:

A building, structure, site, or district viewed as significant in history, architecture, archaeology, engineering or culture. Such a resource is not necessarily defined as historic by the City of San Antonio Historic and Design Review Commission or City Council, and is not necessarily eligible for listing on the National Register of Historic Places.

Historic District:

An urban or rural area defined as a historic district by city council, state, or federal authority which may contain buildings, sites, structures, designated as significant historical, archeological, or cultural landmarks worthy of specifically tailored protection and enhancement.

Homeowner Associations:

An organization comprised of people who live in a subdivision, planned community or condominium that makes and enforces rules for the properties in its jurisdiction.

Household:

As defined by the U.S. Census Bureau, a household consists of all the people who occupy a housing unit.

Housing Unit:

As defined by the U.S. Census Bureau, a housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as separate living quarters, or if vacant, is intended for occupancy as separate living quarters.

I

Impervious Cover:

Ground cover such as, roads, parking lots, and roof tops, that does not allow infiltration of rain or storm water into the soil for capture, but instead forces the water to flow downhill or stand in pools.

Infill development:

Development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

Inner City Reinvestment Infill Policy (ICRIP):

This policy coordinates public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region.

ISD:

Independent School District

J

Joint Land Use Studies (JLUS):

A Joint Land Use Study (JLUS) is a cooperative land use planning effort conducted as a joint venture between an active military installation, surrounding cities and counties, state and federal agencies, and other affected stakeholders to reduce potential conflicts between a military installation and its host community.

L

Land Use:

The manner in which land is used, for example, low-density residential land uses primarily include single family houses on individual lots.

Leadership in Energy and Environmental Design (LEED):

An internationally recognized green building certification system, developed by the U.S. Green Building Council, providing third-party verification that a building or community was designed and built using strategies intended to meet accepted high levels of environmentally responsible, sustainable development

LEED for Neighborhood Development (ND):

The LEED for Neighborhood Development (ND) Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design.

Light Rail Transit (LRT):

A type of urban rail transit that has slower speeds and lower capacities than heavy rail systems, but are larger and faster than streetcars. Light rail is usually electric, and can operate in its own right of way like heavy rail, or in mixed traffic with a dedicated lane.

Linear Creekways:

A linear open space established along a natural or manmade creek, or other drainage way, that is put to appropriate recreational use. Storm water management is the primary function of the creeks and drainage ways.

Local Street:

A roadway, often a residential street, designed to provide direct access to individual homes, neighborhood amenities, and similar minor traffic destinations. Through traffic is usually not a priority.

Lone Star Rail District:

The inter-municipal agency behind the LSTAR, the Austin-San Antonio passenger rail initiative along Interstate 35.

Low Impact Development (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and

developing watersheds.

M

Major Thoroughfare Plan (MTP):

The MTP is a long-range transportation plan for the city and its ETJ, and a component of the city's master plan. The MTP establishes the general location of future arterial streets, and defines right-of-way dedication and other roadway standards.

Mission Verde Sustainability Plan:

San Antonio's plan to develop a more sustainable economy with a special focus on energy efficiency.

Mission Reach:

This project is transforming an eight mile stretch of the San Antonio River. The project will restore riverine features and riparian woodlands, reintroduces native plants, enhance aquatic habitat, and reconnect cultural and historical features.

Mixed use:

Development that incorporates two or more of the following major land use types: residential, office, or retail within a single building or lot.

MPO:

San Antonio-Bexar County Metropolitan Planning Organization

Multimodal -

The availability of transportation options within a system or corridor whether it be walking, bicycling, driving, or transit

Museum Reach:

A segment of the San Antonio River Walk, from Lexington Avenue to Josephine Street, which includes new walkways, landscaping, parks and public art and links several downtown historic, commercial and cultural

institutions, including the San Antonio Museum of Art, The Pearl, and the oldest VFW post in Texas.

N

Natural Area:

An area in its natural condition, with minimal impact from humans or invasive species. Natural areas can be public park sites used in a sustainable manner for passive recreation.

Neighborhood Association:

Includes both voluntary and mandatory neighborhood associations. Voluntary neighborhood association: a voluntary, not-for-profit association organized for neighborhood improvement within a geographic boundary. Mandatory neighborhood association: a homeowners' or property owners' not-for-profit association that requires mandatory membership for all or a majority of the owners of property, in accordance with Title 11 of the Texas Property Code. Mandatory neighborhood associations are commonly called homeowners associations.

Neighborhood Conservation District:

An overlay district that includes the application of design standards to preserve, protect, enhance, and perpetuate residential neighborhoods or commercial districts that contribute significantly to the overall character and identity of the city.

O

Open Space:

A land and/or water area that is intended to provide light and air, and is designed, depending upon the particular situation, for environmental, scenic or recreational purposes and structuring urban form.

Overlay district:

A zoning district established by this chapter prescribing regulations to be applied to a site in combination with a base zoning district.

P

Parks and Recreation System Plan:

A plan document adopted by the city council that provides guidance on future decisions concerning operations, capital improvement needs, and programs for San Antonio's parks and recreation facilities.

Planning Commission:

Created by ordinance with the responsibility of reviewing and approving applications for the division and development of land and recommends amendments and additions to the master plan.

Primary Arterial:

A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Public Art San Antonio (PASA):

The public art program for all city departments, capital projects and public art initiatives, and is a division of the City of San Antonio Capital Improvements Management Services Department (CIMS).

R

Rehabilitation:

The restoration or repair of dilapidated housing or other types of structures to make habitable or usable again.

RMA:

Regional Mobility Authority

S**Secondary Arterial:**

A major thoroughfare with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, collector and local streets, and medium intensity activity centers.

Streetcar:

A tram, trolley, or streetcar is a frequent, circulatory transit service that operates on embedded rail and is capable of operating in streets with mixed traffic. Street cars typically hold fewer passengers than a light rail vehicle and travel shorter distances.

Streetscape:

The visual character of a street or block as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

T**Tax abatement:**

A reduction of real estate taxes due over a period of time.

Transit:

Refers to various forms of mass transit such as bus, light rail, street car, commuter rail, etc.

Transit Oriented Development (TOD):

Development that creates compact, walkable communities located within proximity of a multi-modal transit station and is designed to maximize public access and transportation.

Trinity Aquifer:

The Trinity Aquifer extends in a band through the central part of Texas from the Red River to the eastern edge of Bandera and Medina counties. Users in northern Bexar, Bandera, Kendall, Comal, and Kerr counties get their water from the Trinity.

TxDOT: Texas Department of Transportation**U****Unified Development Code (UDC):**

The San Antonio Unified Development Code (“UDC”) establishes standards and procedures for new development in the city to guide proper implementation of the city’s adopted master plan.

University District:

A mixed-use and mixed-housing neighborhood established around a university campus. It is inhabited mostly by students and university employees and has lively night and art life.

V**VFD:**

Volunteer Fire Department

VIA Metropolitan Transit (VIA):

The main public transportation provider in the San Antonio area. VIA provides express and metro bus service, paratransit service for riders with disabilities, vanpool service for commuters, special event park & ride service.

Vehicle Miles Traveled (VMT):

VMT is a measure that is commonly used to describe automobile use on a daily or annual basis. While traffic counts measure the number of vehicles passing a fixed point during a specified time, VMT includes trip distance with the traffic volume.

Vocational training:

Training for jobs that are based in manual or practical activities, traditionally non-academic and totally related to a specific trade.

W

Watershed:

The area drained by a given stream, river, watercourse, or other body of water.

Workforce Solutions - Alamo:

An employment services organization that serves the counties of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina and Wilson

Z

Zoning:

Regulates density, land use, and other physical features of development such as building height and setback. Zoning is a key tool for carrying out planning policy.

Comprehensive Master Plan Framework Goals-at-a-Glance

1. ECONOMIC VITALITY

- 1.A Economic diversity and new jobs creation.
- 1.B A highly trained and educated workforce is available to meet the needs of San Antonio's local and regional employers.
- 1.C Employment centers are strategically located and easily accessible by various transportation modes.
- 1.D Inner-city reinvestment is strongly promoted.
- 1.E Public-private partnerships are facilitated and maintained to leverage community resources.
- 1.F Military installations are supported for future viability and growth.



- 4.D Community amenities and services are cornerstones to more livable neighborhoods.
 - 4.D.1 Emergency and public safety services are provided throughout the community.
 - 4.D.2 A citywide system of parks, plazas, and open space exists.
 - 4.D.3 Libraries are utilized as places for learning and community gathering.
 - 4.D.4 Citizens have access to health care facilities and healthy lifestyle options throughout the community.
 - 4.D.5 Comprehensive animal care services are provided.
 - 4.D.6 Stormwater and floodplains are appropriately managed.



2. EDUCATION

- 2.A A healthy partnership exists among educational institutions, the community, and the City.
- 2.B Educational excellence, and increased K-12 educational attainment levels, among all sixteen (16) Independent School Districts and other educational institutions.
- 2.C An educational network, from elementary through college, that coordinates with economic entities to prepare the future workforce.
- 2.D Adults have opportunities for continuing education, literacy enhancement, and job skill training.



5. ENVIRONMENTAL SUSTAINABILITY

- 5.A San Antonio's air quality meets federal air quality standards.
- 5.B Increased reliance on renewable energy sources (such as solar, wind, biomass, and geothermal) to meet the City's energy needs.
- 5.C Water quality and quantity of all underground water resources (including the Edwards Aquifer, Trinity Aquifer, Carrizo-Wilcox Aquifer, and all surface water resources) are protected.
- 5.D "Green" building principles and strategies are utilized in developing and redeveloping buildings and sites.
- 5.E Environmental quality protection is integrated into all phases of local planning policy and implementation.
- 5.F A strategic approach, based on best management practices and sustainability principles, is utilized to locate infrastructure and utilities.
- 5.G Population growth is accommodated inside the City limits.



3. COMMUNITY CHARACTER

- 3.A The City's historic resources are preserved and utilized.
- 3.B Downtown has a vibrant and eclectic atmosphere that is enjoyed by both residents and visitors.
- 3.C Downtown is an appealing and convenient place to live and a major employment center for the region.
- 3.D San Antonio honors its artistic and multi-cultural heritage.
- 3.E The natural environment is preserved as an important public amenity.
- 3.F Context sensitive design is utilized to balance function, safety, and aesthetics for development and redevelopment.



6. MULTI-MODAL TRANSPORTATION

- 6.A A multi-modal transportation system is available.
- 6.B A bicycle infrastructure system is available for commuters and recreational riders.
- 6.C Safe, walkable pedestrian friendly environments are available.
- 6.D Street connectivity is increased.
- 6.E San Antonio Airport is a multi-modal transportation center that meets the needs of tourists, businesses, and residents.
- 6.F Re-use and re-alignment of freight rail for passenger transportation when and where appropriate.



4. LIVABILITY/QUALITY OF LIFE

- 4.A Quality and affordable housing is available to meet the demand of the community.
- 4.B A full range of housing options exist for the broad spectrum of demographic markets.
- 4.C Neighborhoods are safe and well maintained.



Item No. 10

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT**

TO: Members of the Planning Commission and Zoning Commission

FROM: Roderick Sanchez, AICP, CBO, Director

COPIES: T.C. Broadnax, Assistant City Manager

SUBJECT: UDC 2010 Biennial Update Program

DATE: September 27, 2010

SUMMARY:

An ordinance adopting the biennial updates to Chapter 35 of the Municipal Code, the Unified Development Code ("UDC").

BACKGROUND:

The City Council adopted the UDC on May 3, 2001. UDC §35-111 provides for an update program every two years on even-numbered years. Amendments to 350 subsections of the code were proposed through the 2010 biennial update. Staff received amendments from the following City Departments: Development Services Department (DSD), Planning & Community Development, the Office of Historic Preservation, the City Attorney's Office, Public Works, Parks & Recreation, Solid Waste and CIMS. In addition, Bexar County and other outside stakeholders submitted a limited number of amendments. .

Staff combined the 350 individual UDC changes into 120 amendments based on topic area for review by the Planning Commission's Technical Advisory Committee (TAC). This interdisciplinary review panel is composed of 18 members from various city boards and commissions as well as development stakeholders and community interests. The TAC meetings to review the amendments had a total attendance of 244 persons over 602 "man-hours." Through TAC review, staff withdrew fifteen items, outside stakeholders withdrew two additional items, and 10 items not recommended by the TAC will continue forward with an indication of both the staff recommendation and the TAC recommendation.

After completion of the TAC review, DSD staff forwards the amendments to both the Planning Commission and the Zoning Commission for review and a recommendation to City Council.

ISSUE:

Staff and the TAC agree on the disposition of approximately 93% of the amendments submitted.

1. The following two items consist of multiple code subsections represent the only areas of disagreement between a staff submittal and TAC recommendation:

- a. Request of CIMS to commit 1% of CIP project funds to public art and require city departments and boards and commissions to defer to the Public Art office.
 - b. Request of City Attorney's Office to designate a single land use category on each tract within a Master Development Plan and requiring such designations to be consistent with City's Comprehensive Master Plan.
2. The following two requests by outside stakeholders are not recommended by staff:
- a. Request of Bexar County for exemption from the entire Unified Development Code including zoning, platting, historic, trees, etc (TAC accepted staff recommendation)
 - b. Request by Geosolutions, Inc. to allow the use of geogrid fabric in lieu of lime treatment for roadbed soils with a high plasticity index (TAC accepted Geosolutions proposal).
3. The TAC requested staff to continue working on two additional items and present updated amendment language to the Commissions:
- a. Clarifying warranty periods for subdivision site improvements.
 - b. Ability to draw on trust agreements as construction of a subdivision occurs.

ALTERNATIVES:

The main alternative to each item is to leave the Unified Development Code as it exists today, without the proposed update. For the following items, staff has identified specific alternatives for consideration by the Commission:

1. Geogrid: The Public Works Department has agreed to fund a study of this technology and determine appropriate parameters for its use in San Antonio. This study would be complete within the next six months at which time staff would report to the TAC and the Planning Commission with a recommendation on this alternative to lime treatment. The Commission could choose to continue this item for six months pending the outcome of the study.
2. Public Art: City Staff is requesting approval of the 2010 Biennial Update proposed Division 5 amendments with the understanding that Public Art San Antonio will propose a stand-alone ordinance for public art administrative policies that would make possible the relocation of Division 5 policies from the UDC before the 2012 Biennial Update process.

FISCAL IMPACT:

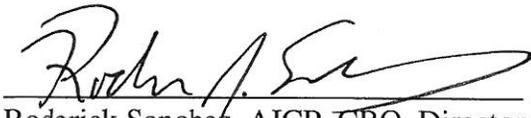
Though many sections of the UDC are subject to change by this ordinance, no staffing impacts are expected for any City of San Antonio Departments. The amendments do not alter any existing fees listed in the UDC however existing fees already levied by the Parks & Recreation Department and Public Works Departments are incorporated into the document. The establishment of new fees for temporary wireless communication systems are the only new fees proposed.

RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Commissions recommend forwarding the 2010 Unified Development Code biennial update program to City Council for consideration. The amendments were reviewed in accordance with the procedures of the UDC and the policies of the City of San Antonio.

ATTACHMENTS:

2010 Biennial UDC Amendment Program.

A handwritten signature in black ink, appearing to read "Roderick Sanchez", written over a horizontal line.

Roderick Sanchez, AICP, CBO, Director
Development Services Department

Addendum to UDC Amendment Text:

The following amendments supersede the text provided for the October 13, 2010 Planning Commission Packet of UDC Amendments

* * * * *

35-111. Updates for Amendments.

The purpose of this section is to provide for updates to this chapter in order to modify procedures and standards for workability and administrative efficiency, eliminate unnecessary development costs, and to update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design. The update program shall occur every five years beginning in 2010 in years ending with -0 and -5. ~~Beginning 2006 the UDC update program will be conducted every second year on even dated years.~~

* * * * *

35-526 Parking & Loading Standards

* * * * *

~~(m) Maximum Requirements In Edwards Recharge Zone District (ERZD).~~

- ~~(1) Generally. Unless as provided for in subsection (2) below, the maximum ratio of off-street parking for uses located within the ERZD shall be seven (7) parking spaces for each one thousand (1,000) square feet of gross floor area (7/10 of one (1) space per one hundred (100) square feet) for any use.~~
- ~~(2) Exception. In the event that the minimum off-street parking requirements under this subdivision require more than seven (7) parking spaces for each one thousand (1,000) square feet of gross floor area for a use which is located within the ERZD, such minimum requirements shall be complied with, but may not be exceeded.~~

35-B121 Subdivision Plat Applications.

* * * * *

(f) Certification and Forms.

* * * * *

(9) Form J: Trust Agreement.

Updates to be provided

shaded= a =										item saved for later discussion approved		General rating of changes due to level of interest they may generate.				
w =										continued		1 Minor/clerical items				
c =										denied		2 Minor amendments that may require discussion or policy changes in accordance with RIDs, existing practices or legal opinions				
d =										withdrawn		3 Amendments which might generate the highest levels of discussion.				
w =										withdrawn						
General Rating	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	13-Sep	20-Sep	27-Sep	Amend. #	Item	Sub Item	Spokesperson	Department	Submitter	Basis	Notes
	d									1-1	35-104	(b)	Betty Bueche	Bexar County	Betty Bueche	
d							w		1-2	35-111		Jim Rodriguez	PEPP/AIA	Jim Rodriguez		
2-1				u/c					2-1	35-202	T202-1	Christina De La Cruz, Mark MacDonald	Public Works	Christina De La Cruz, Mark MacDonald		
2-2									2-2	35-205	(a)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(b)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(c)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(e)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(g)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(i)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(k)	Rudy Nino	PDS	Rudy Nino		
2-2									2-2	35-205	(m)	Rudy Nino	PDS	Rudy Nino		
2-2									3-1	35-303	(c)	Andrew Spurgin	PDS	Andrew Spurgin		
2-2									3-2	35-310.01	T310.01	Michael Taylor	PDS	Michael Taylor		
2-2									3-2	35-310.06	(a)	Andrew Spurgin	PDS	Andrew Spurgin and Andrea Gilles	RID 78	
2-2									3-2	35-310.06	(b)	Andrew Spurgin	PDS	Andrew Spurgin and Andrea Gilles	RID 78	
2-2									3-4	35-310.07		Lynn Cox	Solid Waste	Lynn Cox		
2-2									3-5	35-310.08	(b)	Jacob Floyd	PDS	Jacob Floyd and Chris Looney	Text Clean Up	
2-2									3-6	35-310.10		Andrew Spurgin	PDS	Jacob Floyd and Chris Looney	Text Clean Up	
2-2									3-7	35-310.10	T310.10-1	Andrew Spurgin	PDS	Jacob Floyd and Chris Looney	Text Clean Up	
2-2									3-7	35-310.15	UD	Michael Taylor	PDS	Michael Taylor		Separate Process
2-2									3-7	35-310.16	RD	Michael Taylor	PDS	Michael Taylor		
2-2									3-7	35-310.17	FR	Michael Taylor	PDS	Michael Taylor		
2-2									3-7	35-310.18	MI-1	Michael Taylor	PDS	Michael Taylor		
2-2									3-7	35-310.19	MI-2	Michael Taylor	PDS	Michael Taylor		
2-2									3-8	35-311	T311-1	Micah Diaz	PDS	Zoning		entries other than transitional home
2-2									3-8	35-311	T311-1	Robert Perez	Stephen Valadez	Robert Perez		transitional homes entry
2-2									3-8	35-311	T311-1a	Micah Diaz, Michael Taylor	PDS	Zoning		entries other than transitional home
2-2									3-8	35-311	T311-1a	Robert Perez	Stephen Valadez	Robert Perez		transitional homes entry
2-2									3-8	35-311	T311-2	Andrew Spurgin	PDS	Zoning		medical and transitional home
2-2									3-8	35-311	T311-2	Robert Perez	Stephen Valadez	Robert Perez		transitional homes entry
2-2									3-9	35-311	T311-2	Andrew Spurgin	PDS	Zoning		nondepository lender entry
2-2									3-9	35-311	T311-2	John Jacks	Drenner Golden	John Jacks		medical >35 feet
2-2									3-9	35-311	T311-2a	Michael Taylor	PDS	Zoning		shipping containers
2-2									3-9	35-334	(c)	Jacob Floyd	PDS	Michael Taylor		
2-2									3-9	35-335	(e)	Jacob Floyd	PDS	Jacob Floyd		
2-2									3-9	35-339.01	(f)	Jacob Floyd	PDS	Jacob Floyd		
2-2									3-9	35-339.03	(f)	Jacob Floyd	PDS	Jacob Floyd		
2-2									3-10	35-343	(b)(2)	Chris Looney	PDS	Jacob Floyd		
2-2									3-11	35-344	(k)	Audrey Zamora-Johnson and Melissa Ramirez	City Attorney's Office and PDS	Chris Looney	Clarification	
2-2									3-12	35-345	(c)(1)	David Arciniega	Parks and Recreation	Audrey Zamora-Johnson and Melissa Ramirez		
2-2									3-12	35-345	(i)	David Arciniega	Parks and Recreation	David Arciniega		
2-2									3-13	35-346	(f)	Andrew Spurgin	PDS	David Arciniega		
2-2									3-14	35-347	(b)	Rudy Nino	PDS	Andrew Spurgin	RID #2	
2-2									3-15	35-351	SoP	Andrew Spurgin	PDS	Rudy Nino		
2-2									3-15	35-351	SoP	Andrew Spurgin	PDS	Andrew Spurgin		

General Rating	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	13-Sep	20-Sep	27-Sep	Amend. #	Item	Sub Item	Spokesperson	Department	Submitter	Basis	Notes
2	a									35-351	(a)	Andrew Spurgin	PDS	Andrew Spurgin		
2	a									35-351	(b)	Andrew Spurgin	PDS	Andrew Spurgin		
2	a								3-16	35-358	T358-1	Michael Taylor	PDS	Andrew Spurgin		
3	a								3-17	35-370	(a)	Chris Looney	PDS	Staff		
2	a									35-370	(b)	Chris Looney	PDS	Chris Looney		
1	a	a							3-18	35-373	(b)	Andrea Gilles	PDS	Staff		
1	a								3-19	35-374	(c)	Andrew Spurgin	PDS	Staff		
1	a									35-374	(i)	Andrew Spurgin	PDS	Staff		
1	a								3-20	35-376	(a)	Micah Diaz	PDS	Micah Diaz		
1	a									35-376	(b)	Micah Diaz	PDS	Micah Diaz		
1	a								3-21	35-382	(d)	Brenda Valadez	Valadez & PDS	Brenda Valadez and Staff		
1	a									35-382	(e)	Brenda Valadez	Valadez & PDS	Brenda Valadez and Staff		
3	a								3-22	35-384	(b)	Andrew Spurgin	PDS	Andrew Spurgin		
3	a					a			3-23	35-384	(d)	Jim Rodriguez	PEPP/AIA	Jim Rodriguez		
3	a								3-24	35-385	(a)	Gabriel Garcia	City Attorney's Office	Gabriel Garcia	RID 81	
1	a									35-385	(c)(3)(B)	Jacob Floyd	PDS	Jacob Floyd		
3	a									35-385	(e)	Gabriel Garcia	City Attorney's Office	Gabriel Garcia	RID 81	
3	a									35-385	(e)	Gabriel Garcia	City Attorney's Office	Gabriel Garcia	RID 81	
2	a								3-25	35-390	(c)(2)	Robert Perez	Shelton-Valadez	Robert Perez		
2	a									35-390	(c)(3)	Robert Perez	Shelton-Valadez	Robert Perez		
2	a									35-390	(f)	Robert Perez	Shelton-Valadez	Robert Perez		
2	a								3-26	35-391	(a)	Andrew Spurgin	PDS	Andrew Spurgin		
2	a									35-391	(b)	Andrew Spurgin	PDS	Andrew Spurgin		
3	a			a/c					3-27	35-394		Andrew Spurgin	PDS	Andrew Spurgin	RID 84	
2	a/c								3-28	35-393	(a)	Andrew Spurgin	PDS	Andrew Spurgin	RID 76a, 65	
2	a									35-398	(b)	Andrew Spurgin	PDS	Andrew Spurgin	RID 76a, 65	
2	a								3-29	35-399.01	(i)	Rudy Nino	PDS	Andrew Spurgin	RID 76a, 85	
3	a					a			3-30	35-399.02	(b)(16)	Jim Rodriguez	PEPP/AIA	Board of Adjustment		
1	a								4-1	35-401	(d)	Andrew Spurgin	PDS	Jim Rodriguez		
2	a								4-2	35-403	T403-1	Elizabeth Carol	PDS	Andrew Spurgin		
2	a								4-3	35-404	(b)	Elizabeth Carol	PDS	Elizabeth Carol		
3	a								4-4	35-406	(a)	Rudy Nino	PDS	Elizabeth Carol		
1	c								4-5	35-412	(c)	Melissa Ramirez	PDS	Board of Adjustment		
3	c						a			35-412	(d)	Melissa Ramirez	PDS	Melissa Ramirez		
3	c							d		35-412	(F)	Susan Guinn	City Atty	Melissa Ramirez		
1	a/c								4-6	35-420	(b)	Shanon Peterson-Waselewski	OHP and City Attorney's Office	Susan Guinn		revision for PC
1	a/c									35-420	(a)(2)	Shanon Peterson-Waselewski	OHP and City Attorney's Office	Shanon Peterson-Waselewski and Audrey Zamora-Johnson		
1	a								4-7	35-421	(a)	Micah Diaz	PDS	Shanon Peterson-Waselewski and Audrey Zamora-Johnson		
2	a									35-421	(b)	Micah Diaz and Shanon Peterson Waselewski	PDS	Micah Diaz		
2	a									35-421	(d)	Andrew Spurgin	PDS & OHP	Zoning Commission		
1	a									35-421	(e)	Andrew Spurgin	PDS & OHP	Staff		
2	a									35-421	(f)	Andrew Spurgin	PDS & OHP	Zoning Commission		
2	a/c									35-421	(g)	Micah Diaz	PDS	Staff		
2	a									35-421	(h)(3)	Micah Diaz	PDS	Micah Diaz		
2	a								4-8	35-422	(b)	Chris Looney	PDS	Chris Looney		
1	a									35-422	(d)	Brenda Valadez	PDS	Brenda Valadez		
2	a									35-422	(e)(1)	Brenda Valadez	PDS	Brenda Valadez		
1	a									35-422	(e)(2)	Andrew Spurgin	PDS	Brenda Valadez		
1	a									35-422	(e)(3)	Andrew Spurgin	PDS	Zoning		
1	a									35-422	(e)(5)	Andrew Spurgin	PDS	Zoning		
2	a									35-422	(h)	Andrew Spurgin	PDS	Zoning		
2	a								4-9	35-424	(d)	Gabriel Garcia	PDS	Zoning		
1	a									35-424	(e)	Andrew Spurgin	City Attorney's Office	Gabriel Garcia	FCC	
2	w								4-10	35-430	(a)(1)	Pablo Martinez	PDS	Zoning		
2			a/c						4-11	35-410	(c)	Elizabeth Carol	PDS	Juan Ramirez		
3	c						a		4-12	35-430	(f)	Audrey Zamora-Johnson	PDS, City Attorney's Office	Staff		
3	c						a		4-13	35-432	(h)	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
1	c						a			35-432	(i)	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
2	a								4-14	35-434	(h)(2)	Elizabeth Carol	City Attorney's Office	Audrey Zamora-Johnson		
													PDS	Elizabeth Carol		

General Rating	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	13-Sep	20-Sep	27-Sep	Amend. #	Item	Sub Item	Spokesperson	Department	Submitter	Basis	Notes
1			a							35-514	(g)	Andrew Spurgin	PDS	Andrew Spurgin		
2				w					5-19	35-515	(c)(4)	Juan Ramirez	PDS	Juan Ramirez	RID 82	
2					a/c				5-20	35-515	(c)(5)	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
2					a/c				5-21	35-515	T515-1	Andrew Spurgin	PDS	Andrew Spurgin		
2										35-515	(d)(4)	Richard Chamberlin	PDS	Richard Chamberlin		
2		a							5-22	35-516	(g)	Andrew Spurgin	PDS	Andrew Spurgin		
2						d		w	5-23	35-516	(h)	Christina De La Cruz	Public Works	Christina De La Cruz		
2		a							5-24	35-516	(i)	Jacob Floyd	PDS	Jacob Floyd		
3			c	a/c					5-25	35-517	(d)	Andrew Spurgin	PDS	Andrew Spurgin		
1							a		n/a	35-521	(f) (3)	Chris Looney	PDS	Chris Looney		
1							a		5-26	35-523	(n)(5)	Melinda Uriegas	City Clerk	City Clerk		
1							c	a/c	5-27	35-523	(a)	Andrew Spurgin	PDS	Cerald Rosbuck		substitute
3							a		5-28	35-526	SoP	Christina De La Cruz	Public Works	Christina De La Cruz		
2							d	w	5-29	35-526	(b)(3)	Barry Middleman	Architect	Barry Middleman		
2							a		5-30	35-526	(b)(9)	Richard Chamberlin	PDS	Richard Chamberlin		
2							a		5-31	35-526	(b) (10)	Lynn Cox	Solid Waste	Lynn Cox		
3				w					5-32	35-526	T526-3a	Christina De La Cruz	Public Works	Christina De La Cruz		
3				w						35-526	T526-3b	Christina De La Cruz	Public Works	Christina De La Cruz		school entry
2							a			35-526	T526-3b	Dennis Rion	Pape Dawson	Dennis Rion		school entry
2							a			35-526	T526-3b	Richard Chamberlin	PDS	Staff		fast food entry
3							a		5-33	35-526	(f)	Jim Rodriguez	PEPP/AIA	Jim Rodriguez		other parking entries
2							a		5-34	35-526	(f)	Andrew Spurgin	PDS	OEP		
1							c	a/c	5-35	35-526	(m)(2)	Andrew Spurgin	PDS	Chris Looney		
1							a		6-1	35-605	(b)	Melinda Uriegas	City Clerk	Melinda Uriegas		delete entire section
2									6-2	35-612	(a)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(b)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(c)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(d)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(e)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(f)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(g)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(h)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(i)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(j)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(k)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(l)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(m)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-612	(n)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2									6-3	35-645	(a)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2										35-645	(b)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2										35-645	(c)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2										35-645	(d)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2										35-645	(e)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2										35-645	(f)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2										35-645	(g)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
1							a		6-4	Div 5	SOP	James Le Flore	CIMS	James Le Flore		TAC recommended should not be in UDC
1							a			35-650	(a)	James Le Flore	CIMS	James Le Flore		
1							a			35-650	(b)	James Le Flore	CIMS	James Le Flore		
1							a			35-651	(a)	James Le Flore	CIMS	James Le Flore		
1							a			35-652	(a)	James Le Flore	CIMS	James Le Flore		
1										35-652	(b)	James Le Flore	CIMS	James Le Flore		
1							a			35-652	(c)	James Le Flore	CIMS	James Le Flore		
1							a			35-652	(d)	James Le Flore	CIMS	James Le Flore		
1							a			35-652	(e)	James Le Flore	CIMS	James Le Flore		
1							a			35-652	(f)	James Le Flore	CIMS	James Le Flore		
1							a			35-653	(a)	James Le Flore	CIMS	James Le Flore		
1							a			35-653	(b)	James Le Flore	CIMS	James Le Flore		
1							a			35-653	(c)	James Le Flore	CIMS	James Le Flore		
1							a			35-653	(d)	James Le Flore	CIMS	James Le Flore		
1							a			35-653	(e)	James Le Flore	CIMS	James Le Flore		

General Rating	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	13-Sep	20-Sep	27-Sep	Amend. #	Item	Sub Item	Spokesperson	Department	Submitter	Basis	Notes
1							a			35-653	(f)	James Le Flore	CIMS	James Le Flore		
1							a			35-653	(g)	James Le Flore	CIMS	James Le Flore		
1							a			35-655	(b)	James Le Flore	CIMS	James Le Flore		
1							a			35-655	(c)	James Le Flore	CIMS	James Le Flore		
1							a			35-655	(d)	James Le Flore	CIMS	James Le Flore		
1							a			35-655	(e)	James Le Flore	CIMS	James Le Flore		
1							a			35-655	(g)	James Le Flore	CIMS	James Le Flore		
2							a		6-5	35-673	(d)(2)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a		6-6	35-678	(a)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(b)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(c)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(d)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(e)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(f)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(g)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(h)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(i)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(j)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(k)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(l)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(m)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-678	(n)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a		6-7	35-681	(a)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-681	(b)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-681	(c)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-681	(d)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-681	(e)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-681	(f)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
2							a			35-681	(g)	Shanon Peterson-Waselewski	City Attorney's Office	Audrey Zamora-Johnson		
1							a		7-1	35-708	(a)(2)(B)	Melinda Uriegas	City Clerk	Audrey Zamora-Johnson		
2							a/c		7-2	35-712	(d)	Melissa Ramirez	PDS	City Clerk		
1							a			35-712	(f)	Melinda Uriegas	City Clerk	Melissa Ramirez		
1							a		7-3	35-715	(a)	Melissa Ramirez	PDS	City Clerk		Contingent on changes to 35-412
1							a			35-716	(a)(2)	Melissa Ramirez	PDS	Melissa Ramirez		Contingent on changes to 35-412
1							a		A-1	35-A101	(a)	Susan Guinn	City Atty	Susan Guinn		
1							a			35-A101	(b)	Susan Guinn	City Atty	Susan Guinn		
1							a			35-A101	(b)Accessory	Chris Looney	PDS	Chris Looney		
1							a			35-A101	(b)Adjacent	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Adopted Le	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Assisted Li	Micah Diaz	PDS	Andrew Spurgin		
1							a			35-A101	(b) Bank/Cred	Andrew Spurgin	PDS	Micah Diaz		
1							a			35-A101	(b)Boarding ht	Micah Diaz	PDS	Andrew Spurgin		
1							a			35-A101	(b) Business P	Rudy Nino	PDS	Micah Diaz		
1							a			35-A101	(b)Cellular on	Gabriel Garcia	City Atty	Rudy Nino		
2							c	a/c		35-A101	(b)Check Cas	Andrew Spurgin	PDS	Gabriel Garcia		
1							a			35-A101	(b)Collocation	Gabriel Garcia	City Atty	Andrew Spurgin		
1							a			35-A101	(b)Community	Micah Diaz	PDS	Gabriel Garcia		
2							c		d	35-A101	(b) Compreh	Susan Guinn	City Atty	Micah Diaz		revision to apply only to neighborhood plans
1							a			35-A101	(b)Concentrat	Andrew Spurgin	PDS	Susan Guinn		
1							a			35-A101	(b) CRAG	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Director	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Director of	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Director of	Andrew Spurgin	PDS	Andrew Spurgin		
2							c		a/c	35-A101	(b) Dwelling - Colloc	Andrew Spurgin	PDS	Andrew Spurgin		
2							c		a/c	35-A101	(b) Family	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Fence	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Fence (pre)	Andrew Spurgin	PDS	Andrew Spurgin		
1							a			35-A101	(b)Flex space	Brenda Valadez	PDS	Andrew Spurgin		

General Rating	2-Aug	9-Aug	16-Aug	23-Aug	30-Aug	13-Sep	20-Sep	27-Sep	Amend. #	Item	Sub Item	Spokesperson	Department	Submitter	Basis	Notes
1			a							35-A101	(b)Greenhou	Brenda Valadez	PDS	Brenda Valadez		
1			a							35-A101	(b)Hotel	Andrew Spurgin	PDS	Andrew Spurgin		
2			a							35-A101	(b)Housing fac	Micah Diaz	PDS	Micah Diaz		
2			a							35-A101	(b)Ingress/Egr	Audrey Zamora-Johnson and Pablo Martinez	PDS and City Attorney	Audrey Zamora-Johnson and Pablo Martinez		
			a							35-A101	(b)Institution R	Micah Diaz	PDS	Micah Diaz		
			a							35-A101	(b) Land Use	Susan Guinn	City Atty	Susan Guinn		
			a							35-A101	(b) Loan Office	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Lot, 900 se	Elizabeth Carol	PDS	Elizabeth Carol		
			a							35-A101	(b)Lot, reverse	Jacob Floyd	PDS	Jacob Floyd		
			a							35-A101	(b)Miniwareho	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Motel	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Nightclub	Rudy Nino	PDS	Rudy Nino		
			a							35-A101	(b)Nursing fac	micah Diaz	PDS	micah Diaz		
			a							35-A101	(b)Office-Profr	Brenda Valadez	PDS	Brenda Valadez		
			a							35-A101	(b)Office	Brenda Valadez	PDS	Brenda Valadez		
			a							35-A101	(b)Office War	Brenda Valadez	PDS	Brenda Valadez		
			a							35-A101	(b)Open Spac	Elizabeth Carol	PDS	Elizabeth Carol		
2			a							35-A101	(b)Oversized	Andrew Spurgin	PDS	Andrew Spurgin		
			c	a/c						35-A101	(b)Pay-day loc	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Petro-chem	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Retaining V	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Rooming h	Micah Diaz	PDS	Micah Diaz		
			a							35-A101	(b)Skilled nurs	Micah Diaz	PDS	Micah Diaz		
			a							35-A101	(b)Self-servic	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Setback/fur	Mark MacDonald	Public Works	Mark MacDonald		
			a							35-A101	(b)Sexually or	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Sexually or	Andrew Spurgin	PDS	Andrew Spurgin		
2			c	a/c						35-A101	(b)Site/alk st	Mark MacDonald	Public Works	Mark MacDonald		change to "planting strip"
			c	a/c						35-A101	(b)Specific F	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Traditional	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(b)Transitiona	Pete Vega	PDS	Andrew Spurgin		
			a							35-A101	(b)Wireless cd	Andrew Spurgin	PDS	Andrew Spurgin		
			a							35-A101	(c)	Susan Guinn	PDS	Susan Guinn		
2							a	n/a		35-B101	Table B101-1	Elizabeth Carol	PDS	Elizabeth Carol		
2							d/w	A-2		35-B109	(c)	Susan Guinn	City Attorney's Office	Susan Guinn		
							a	A-3		35-B121	(b)	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		withdrawn
2							a			35-B121	(c)	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
								A-4		35-B121	(f)(3)Form C	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
							a	A-5		35-B121	(f)(6)Form F	Melinda Uriegas	City Clerk	City Clerk		
2							a			35-B121	(f)(6)Form F	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		Change to Finance
2							a	A-6		35-B121	(f)(8)Form H	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
3								d	A-7	35-B121	(f)(9)Form J	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		TAC directed to fix w/ allowance for draws before PC
3								d	A-8	35-B121	(f)(9)Form J	Gene Dawson	Pape Dawson	Gene Dawson		TAC directed to fix w/ allowance for draws before PC
2							a	A-9		35-B121	(f)(10)Form K	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
2							a	A-10		35-B121	(f)(19)Form T	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
2							a	A-11		35-B121	(f)(20)Form U	Audrey Zamora-Johnson	City Attorney's Office	Audrey Zamora-Johnson		
2								A-12		35-C108b		Melinda Uriegas	City Clerk	City Clerk		
2							a	A-13		35-C109		Bob Browning	Public Works	Jordan Mergele		
2							a/c	A-14		35-C114		David Arciniega	Parks and Recreation	David Arciniega		RD
3							a	A-15		35-D101	(e)	Andrew Spurgin	PDS	Andrew Spurgin		
2							c	A-16		35-F106		Bob Browning	Public Works	Jordan Mergele		
2							a	A-17		35-F132	(b)(7)	Bob Browning	Public Works	Jordan Mergele		
2							c			35-F133	(a)(12)	Bob Browning	Public Works	Jordan Mergele		
2							a			35-F133	(d)	Bob Browning	Public Works	Jordan Mergele		
1								A-18		35-F134	(a)	Melinda Uriegas	City Clerk	City Clerk		
2							a	A-19		35-F142	(c)	Bob Browning	Public Works	Jordan Mergele		

UDC

2010 Biennial Update Program

Presentation by:
Development Services Department

Briefing Purpose

- Brief the Planning Commission with the recommendations of:
 - City of San Antonio staff
 - Planning Commission's Technical Advisory Committee

Background

- The San Antonio City Council adopted the Unified Development Code (“UDC”) on May 3, 2001
- UDC §35-111 provides for an update program every two years
- §35-111(c) requires the Development Services Department to refer the update to the Planning Commission and/or Zoning Commission for recommendation

Amendments Submitted

- Amendments submitted by:
 - Planning & Development Services Dept.
 - CIMS Dept.
 - Public Works Dept.
 - Office of Historic Preservation
 - Parks & Recreation Dept.
 - City Attorney's Office
 - Solid Waste
 - Bexar County
 - Development stakeholders
- Changes to 350 individual code sections were submitted
- Combined into 120 amendments based on topic area

Planning Commission Items of Interest

- Clarification of postponement procedures
- PUD plan validity
- Updated requirements for use of performance agreements, site improvement guarantees and trust agreements
- Infrastructure warranty requirements
- Consistent comprehensive land use categories for neighborhood and community plans
- Clarification that Commission review of vested rights appeals
- Exhibit of single family lot sizes with plats
- Routine maintenance and repair within the floodplain

Other Noteworthy Amendments

- Other topic areas:
 - Zoning use tables and procedures
 - Technical criteria for parkland dedication, streets, storm water management and floodplain development
 - Sign provisions in RIO, Historic and Public Property
 - Update of Public Art San Antonio program including commitment of 1% of CIP project funds to public art
 - Request by Bexar County for exemption

County Exemption Request

- Request by Bexar County for a blanket exemption from the UDC
 - Currently only the Courthouse is exempt
 - In this instances the submitter has requested to move forward an amendment that is not recommended by staff *nor* by TAC
 - Vote 14-0

Amendment Review

- Amendments are submitted to the Planning Commission's Technical Advisory Committee ("TAC") for review
- The TAC is composed of 18 citizens:
 - 3 Planning Commissioners
 - 1 Zoning Commissioner
 - 1 Board of Adjustment member
 - 4 Community at Large members
 - 3 Engineering Representatives
 - 2 Development Community stakeholders
 - 1 Architectural Professional
 - 1 Planning Professional
 - 1 Historic Preservation representative
 - 1 Parks and Recreation Board member
- The TAC spent approximately 602 "man-hours" reviewing the amendments from August 2 through September 27
- The Real Estate Council's Development Process Task Force and the PEPP/AIA group was briefed at their monthly meetings

Withdrawn Items

- Approximately 13 items from within the 350 text changes were withdrawn from the current amendment package
- Withdrawn items include:
 - Private responsibilities for stormwater management
 - Request for additional width on Local A Streets
 - Limitations on commercial driveway spacing
 - Requirement for MDPs to designate land use based on a preset list of categories

TAC recommendations

- TAC and staff agree on 93% of the items
- Items where TAC and staff are not consistent
 - Public Art San Antonio
 - Geogrid
 - Master Development Plan – designation of land use
- On these three items two recommendations will be presented:
 - Recommendation of City staff
 - Recommendation of TAC

Areas of Disagreement

- Appropriateness of Public Art San Antonio (PASA) within the UDC:
 - TAC recommends City Council make this division a separate ordinance and to relocate policies outside UDC (Vote 11-2)
 - City requests approval of 2010 UDC updates for Div. 5 and to allow PASA to remain in the UDC until a separate ordinance can be developed in coordination with the Public Art Board, other departments and city management. A stand-alone ordinance would be brought to City Council before the next UDC update

Areas of Disagreement – cont'd

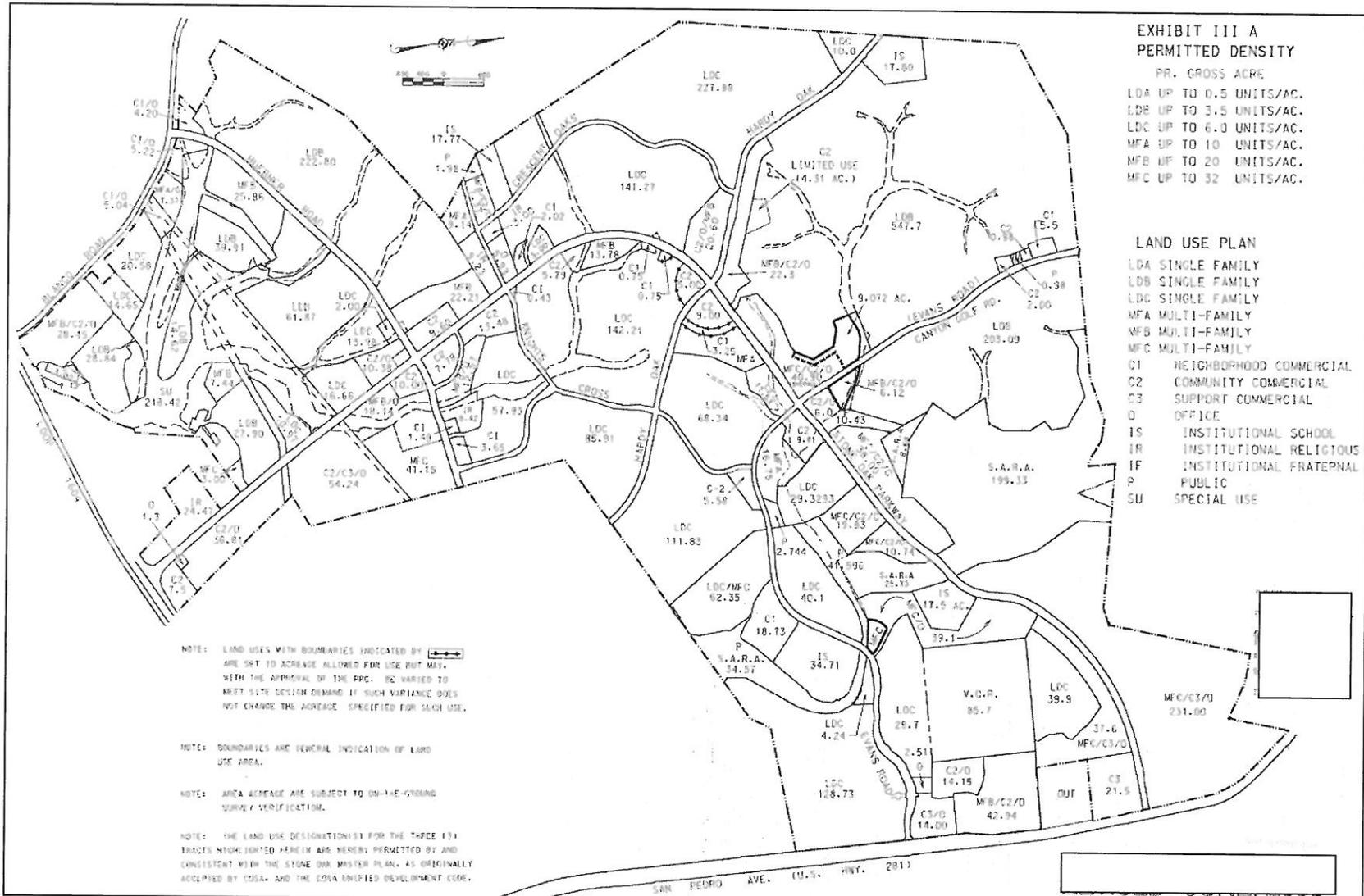
- Use of geogrid fabric in lieu of lime stabilization in pavement soils
 - Public Works, CIMS and DSD has requested six months to determine appropriate parameters for calibration in local conditions
 - TAC recommends approval as submitted
 - Vote 11-2

Areas of Disagreement – cont'd

- Requirement for Master Development Plans to indicate a single land use from a preset list of categories based on neighborhood plan designations
 - TAC recommends denial, vote 13-0
 - City Attorney has resubmitted the amendment with changes
 - Preset list of categories would apply only to neighborhood, community plans
 - MDPs would have to show one land use – not necessarily from the preset categories

Example of MDP

With Land Use By Tract



Items of Disagreement

UDC Section	Requestor	Request	Staff Recommendation	TAC Recommendation	Zoning Commission Recommendation
Art.6, Div 5	CIMS	Update existing Public Art provisions to clarify "up-to 1%" funding process and use of bond program and grant funds; improve organization of guidelines for artist selection and approval process. Update "responsibilities" sections for other depts. and outside organizations	Approve 2010 updates and maintain withinUDC until a separate ordinance can be coordinated and brought to City Council for authorization and relocation outside of UDC	Make entire Division 5 a separate City ordinance and remove from UDC. (11-2)	Accept TAC recommendation
35-412 (f)	DSD/City Atty	Require MDPs to indicate one land use per tract	Approve	Deny, 13-0	Accept TAC recommendation
35-420 (e)(5)	City Atty	Require neighborhood plans to have consistent land use categories	Approve	n/a	Accept TAC recommendation
35-A101	City Atty	Comprehensive land use categories for neighborhood and community plans	Approve	Deny, 13-0, as originally submitted	Accept TAC recommendation
35-506 (p)	Geo Solutions	Allow geogrid in lieu of lime treatment	Table for six months to allow additional study	Approve, 11-2	No recommendation

Post-TAC changes

- TAC directed staff to continue working on two items to present to the Commissions:
 - Trust agreement language
 - Warranty bond language
- Revised language:
 - Trust – revised to allow draws
 - Warranty clarified to begin from field inspection or plat recordation – whichever is later
 - Change the update process to every 5 years

Staff Recommendation

- Development Services Department recommendation is to follow the TAC recommendation on all amendments except in the three instances where the recommendation of staff differs from the TAC
 - Public Art San Antonio
 - Use of geogrid
 - MDP land use by tract

Adoption Process

- Consideration:
 - Zoning Commission, Oct. 19 – *accepted TAC recommendation on all items except for Geogrid*
 - Planning Commission, Oct. 27
- City Council:
 - Infrastructure & Growth, Nov. 16
 - Council consideration, Nov. 18
- Effective date of changes: Jan. 1, 2011

P/C AGENDA FOR October 27, 2010

Item Number	Plat Name	Company	Owner Information	Agent Information
5A & 6	Lackland City Unit -51 BSL	N/A	Jose A. Morado, Jr.	N/A
7	Whitcher # III	N/A	Richard Whitcher	N/A
8	Kinder Parkway Unit -4	Kinder Partnership	Lloyd A Denton, Jr.	N/A
9	KB Culebra Unit - 3 PUD (Rescind)	KB Homes	Joseph Hernandez	N/A
10	KB Culebra Unit - 3B PUD	KB Homes	Joseph Hernandez	N/A