

SAN ANTONIO PLANNING COMMISSION AGENDA



January 13, 2010



2:00 P.M.

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

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 ITEM

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Interviews for TAC candidates

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

3. Roll Call

4. Citizens to be heard

5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

6. Interview and Consideration of resolutions appointing and reappointing members to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol)

- A. Appoint Paul Denham as an Engineering Representative
- B. Appoint Trey Marsh as a Development Community Representative
- C. Appoint Nick Harris as a Community at Large member
- D. Appoint Christine Vina as a Community at Large member
- E. Reappoint Susan Wright as a Zoning Commissioner member
- F. Reappoint Charles M. Bartlett as a Parks and Recreation member
- G. Reappoint Lewis Fisher as a Historic/Environmental member

* Project is located in the Camp Bullis Notification Area.

7. PUBLIC HEARING

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 080423	ASR 3 PUD Lot 67 (On the north side of Paraiso Bluff, west of Miranda Ridge)	OCL	446 A-8
B. 090358	Laura Heights Unit 6 PUD (On the east side of Mill Path, north of Nixon Point)	OCL	545 E-5
C. 100027	Shearer Oaks, Lots 55 and 56* (West of Blanco Road, on the north side of Cadillac Drive)	9	516 B-7

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 8-10 HELD ABOVE:

8.	080423	ASR 3 PUD Lot 67 (On the north side of Paraiso Bluff, west of Miranda Ridge)	OCL	446 A-8
9.	090358	Laura Heights Unit 6 PUD (On the east side of Mill Path, north of Nixon Point)	OCL	545 E-5
10.	100027	Shearer Oaks, Lots 55 and 56* (West of Blanco Road, on the north side of Cadillac Drive)	9	516 B-7

PLATS:

11.	080178	Kinder Parkway, Unit 2* (Extending Kinder Parkway from Kinder Bluff)	OCL	451 C-1
12.	080196	BCB – Inner Circle Dr., Unit 2 (Extending Inner Circle Drive from Research Plaza)	3	651 F-8
13.	090147	Los Caballero's (On the north side of Thousand Oaks, on the west side of Wetmore Road)	10	552 B-1
14.	090168	Bandera Derby (On the south side of Bristlecone Drive, east of Bandera Road)	7	547 E-7

- Professional Development Opportunity – conferences and workshops
 - Steering Committee on Historic Preservation
 - Technical Advisory Committee
 - Transportation
 - Unified Development Code
- 22.** 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
- 23. ADJOURNMENT**

CITY OF SAN ANTONIO
PLANNING COMMISSION

ITEM # 6

TO: Planning Commission
FROM: Elizabeth Carol, Planning and Development Services
COPIES TO: file
SUBJECT: Recent change in Establishment and Governance Policy and
TAC Appointments

DATE: January 5, 2010

On June 24th 2009 Planning Commission revised the Terms of Reference to require interviews for all TAC appointments with the exception of appointments from the Planning Commission, Zoning Commission and Park and Recreation Board Member.

At this time, there are currently two vacant Community at Large positions on the Technical Advisory Committee. There are two draft resolutions attached for your review.

In addition to the Community at Large appointments, there are five other committee members whose terms have recently expired in 2009. The Planning Commission will be asked to consider appointments/reappointments for an Engineering Representative, a Developer Representative, a Zoning Commissioner, a Historic and Environmental member and a Parks and Recreation Member. There are five draft resolutions attached for your review.

During the Planning Commission work session and the meeting, the following individuals have been invited to be interviewed for the TAC positions:

Paul Denham, Engineer
Trey Marsh, Development Community
Lewis Fisher, Historic/Environmental
Nick Harris, Community at Large
Christine Vina, Community at Large

Please note that at the April 14th meeting, the Planning Commission will also be asked to consider those members whose terms are up for renewal for 2010.

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # 6A

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING
COMMISSION TECHNICAL ADVISORY COMMITTEE FOR A
TWO YEAR TERM.

* * * * *

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

Section 1. Paul Denham is appointed to the Planning Commission Technical Advisory Committee as an Engineering Representative, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # **6 B**

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING
COMMISSION TECHNICAL ADVISORY COMMITTEE FOR A
TWO YEAR TERM.

* * * * *

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

Section 1. Trey Marsh is appointed to the Planning Commission Technical Advisory Committee as a Development Community member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # **60**

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING
COMMISSION TECHNICAL ADVISORY COMMITTEE FOR A
TWO YEAR TERM.

* * * * *

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

Section 1. Nick Harris is appointed to the Planning Commission Technical Advisory Committee as a Community at Large Board Member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM #

6.D

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING
COMMISSION TECHNICAL ADVISORY COMMITTEE FOR A
TWO YEAR TERM.

* * * * *

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

Section 1. Christine Vina is appointed to the Planning Commission Technical Advisory Committee as a Community at Large Board member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # 6E

A RESOLUTION RE-APPOINTING A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE FOR A TWO YEAR TERM.

* * * * *

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

Section 1. Susan Wright is re-appointed to the Planning Commission Technical Advisory Committee as a Zoning Commission member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # 6F

A RESOLUTION RE-APPOINTING A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE FOR A TWO YEAR TERM.

* * * * *

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

Section 1. Charles M. Bartlett is re-appointed to the Planning Commission Technical Advisory Committee as a Parks and Recreation Board member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # 6G

A RESOLUTION RE-APPOINTING A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE FOR A TWO YEAR TERM.

* * * * *

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

Section 1. Lewis Fisher is re-appointed to the Planning Commission Technical Advisory Committee as a Historic/Environmental Board Member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 13th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Vice Chair

ATTEST: _____
Executive Secretary

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 7A & 8 January 13, 2010

ASR 3 P.U.D. LOT 67
SUBDIVISION NAME

MINOR PLAT

080423
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 446 A-8

OWNER: A.A. Schroeder

ENGINEER: Jones & Carter, Inc., by Charles Grady Koehl, P.E.

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

Date filed with Planning Commission: December 21, 2009

Location: On the north side of Paraiso Bluff, west of Miranda Ridge

Services Available: Bexar Metropolitan Water District and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Plat is in associated with:

MDP 797-A, Anaqua Springs Ranch, accepted on November 16, 2005

PUD 05-033, Anaqua Springs Ranch III, approved on November 9, 2005

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **5.685** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 13, 2010. Nine notices were mailed to the adjacent property owners, as of this writing, *no* written oppositions were submitted.

STAFF RECOMMENDATION:

Approval

REPLAT ESTABLISHING ASR 3 P.U.D. LOT 67

BEING 5.685 ACRES OF LAND SITUATED IN COUNTY BLOCK 4671, BEJAR COUNTY, TEXAS; BEING ALL OF LOTS 22 THRU 25, BLOCK 7 OF ANAOLIA SPRINGS RANCH III, P.U.D., PLAT OF WHICH IS RECORDED IN VOLUME 9566, PAGES 54 THRU 63 OF THE BEJAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS COUNTY OF BEJAR

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

Licensed Professional Engineer



STATE OF TEXAS COUNTY OF BEJAR

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, for ever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

A.C. Schroeder

BY: A.A. SCHROEDER

STATE OF TEXAS COUNTY OF BEJAR

Before me, the undersigned authority on this day personally appeared A.A. SCHROEDER, 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.

Notary Public State of Texas My Commission Expires April 19, 2012

Notary Public BEJAR COUNTY, TEXAS

This plat of ASR 3 P.U.D. LOT 67 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this day of A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEJAR

We 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: JONES AND CARTER, INC.

Registered Professional Land Surveyor



STATE OF TEXAS COUNTY OF BEJAR

I, County Clerk of Bejar County, Do hereby certify that this plat was filed for record in my office, on the day of A.D. 20 at R. and duly recorded the day of A.D. 20 in the book and plat records of Bejar County, Texas, Book/Vol. No. and page.

In testimony whereof, witness my hand and official seal of office, this day of A.D. 20

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: DEPUTY

ENGINEER: J.C. JONES & CARTER, INC. ENGINEERS-PLANNERS-SURVEYORS

OWNER: A.A. SCHROEDER GUY BEST BITTERS SUITE 200 SAN ANTONIO, TEXAS 78216 PHONE (210) 494-9400 FAX (210) 406-2402

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF ANAOLIA SPRINGS RANCH III, P.U.D. SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOLUME 9566, PAGES 54 THRU 63 OF THE BEJAR COUNTY DEED AND PLAT RECORDS.

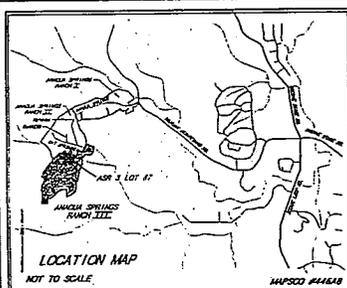
STATE OF TEXAS COUNTY OF BEJAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF ANAOLIA SPRINGS RANCH III, P.U.D., PLAT OF WHICH IS RECORDED IN VOLUME 9566, PAGES 54 THRU 63 OF THE BEJAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THIS PROPERTY.

I, the owner of the property shown on this replat hereby certify that this replat does not intend to remove any easements or restrictions.

Laurie A. Rothman

Notary Public State of Texas My Commission Expires April 19, 2012



DRAINAGE NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

This Replat ASR 3 P.U.D. LOT 67 has been submitted to Bejar County, Texas Infrastructure Services and having been reviewed by the Executive Director, is hereby approved in accordance with state and local laws and regulations as indicated below.

Dated this day of A.D. 20

EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

LINE DATA table with columns for line number, stationing, and bearing/distance.

LEGEND

- ESMT - EASEMENT
B.C.D.P.R. - BEJAR COUNTY DEED AND PLAT RECORDS
T.E. - TELEPHONE
ELEC. - ELECTRIC
EXIS. - EXISTING
C.A.T.V. - CABLE TELEVISION
E.C.T.C. - ELEC., GAS, TELE. & C.A.T.V.
FIN. CONTOUR - FINISHED CONTOUR
MIN. FF - MINIMUM FINISHED FLOOR

CURVE DATA table with columns for curve ID, delta, radius, tangent, length, chord, and offset.

LOT AREA TABLE with columns for lot ID, block ID, gross area, net area, and acres.

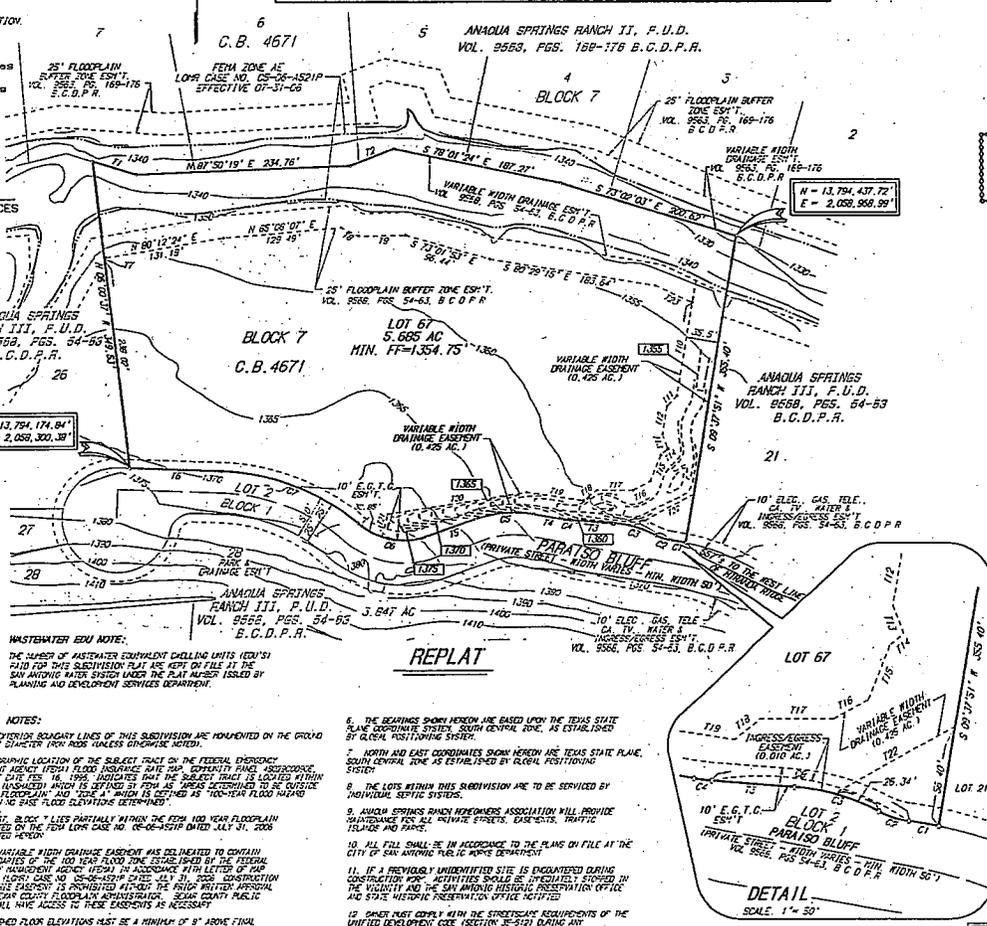
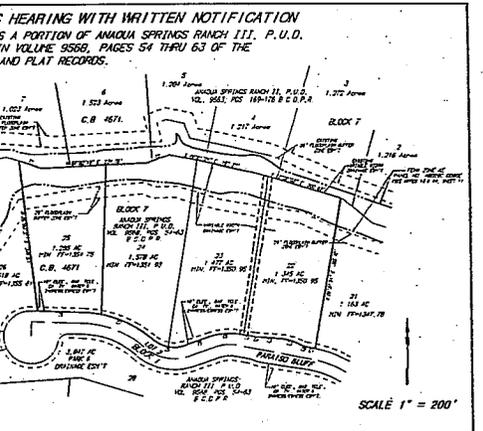
LOT AREA TABLE (continued) with columns for lot ID, block ID, gross area, net area, and acres.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SERVICE CITY PUBLIC SERVICE DEPARTMENT, HAS REVIEWED THE PROPOSED AND APPROVED THIS REPLAT FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES TO BE PLACED THEREON AS SHOWN ON THIS PLAT.

GENERAL NOTES:

- 1. ALL UTILITY EASEMENT LINES OF THIS SUBDIVISION ARE INDICATED ON THE GROUND WITH 1/2" DIMENSION FROM ROADS UNLESS OTHERWISE NOTED.
2. THE BOUNDARY LOCATION OF THE SUBDIVISION IS BASED UPON THE FEDERAL BENCHMARK MANAGERIAL SURVEY (FEDERAL BENCHMARK) AND THE FEDERAL BENCHMARK SURVEYING SYSTEM.
3. LOT 67, BLOCK 7, LIES PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA LOH CASE NO. 06-06-1521P DATED JULY 31, 2006 AS SHOWN HEREON.



REPLAT

DETAIL

- 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GEOL. POSITIONING SYSTEM.
7. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GEOL. POSITIONING SYSTEM.
8. THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SERVICE SYSTEMS.
9. ANAOLIA SPRINGS RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE SYSTEMS, EXCEPT GAS, SEWER, ISLANDS AND PARKS.
10. ALL UTILITIES SHALL BE IN ACCORDANCE TO THE PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.
11. IF A PREVIOUSLY UNIDENTIFIED SITE IS DISCOVERED DURING CONSTRUCTION WORK, ACTIVITIES SHALL BE IMMEDIATELY STOPPED IN WITHIN THIS EASEMENT IS NOTED HEREON. THE PROPER NOTIFICATION OF THE BEJAR COUNTY PLANNING COMMISSION, BEJAR COUNTY PUBLIC WORKS DEPARTMENT AND THE SAN ANTONIO HISTORIC PRESERVATION OFFICE AND THE STATE HISTORIC PRESERVATION OFFICE MUST BE OBTAINED.
12. OWNER MUST COMPLY WITH THE STREETCARE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 20-510) DURING ANY CONSTRUCTION PHASE.
13. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE LOT, AN APPROVED TIME PRESSURE RELIEF DEVICE IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
14. BEJAR COUNTY WILL NOT MAINTAIN PARKS, TRAFFIC ISLANDS, PRIVATE STREETS OR EASEMENTS OF ANY KIND.

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 7B & 9 January 13, 2010

LAURA HEIGHTS UNIT 6 PUD
SUBDIVISION NAME

MAJOR PLAT

090358
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-5

OWNER: HJ Enterprise, L.P., by David Earl

ENGINEER: Briones Consulting and Engineering LTD., by Rolando H. Briones, Jr., P.E.

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

Date filed with Planning Commission: December 16, 2009

Location: On the east side of Mill Path, north of Nixon Point

Services Available: Forest Glen Utility Company Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT is in associated with:

MDP 870B, Laura Heights, accepted on September 16, 2008

PUD 05-035C, Laura Heights, approved on September 16, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **7.987** acres consisting of **53** single family lots and **2** non-single family lots and **1,396** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 13, 2010 One notice was mailed to the adjacent property owner, as of this writing, no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

Laura Heights Subdivision Unit 6-PUD

BEING A 7.987 ACRE TRACT OF LAND, BEING LOTS 34 & LOT 35, BLOCK 105, COUNTY BLOCK 4450 (0.231 ACRES), A 41' DRAINAGE & ACCESS ESM'T. (0.099 ACRES) AND A 41' E.G.T.T.V., SAN. SEWER, ACCESS, WATER & DRAINAGE EASEMENT (0.456 ACRES) AS RECORDED IN VOLUME 9602, PAGE 161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND A (71.201 ACRES) TRACT OF LAND BEING OUT OF THE W.M. MUSOUZJ SURVEY, NO. 80, SECTION 5, ABSTRACT NO. 467, RECORDED IN VOLUME 4990, PAGE 715 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

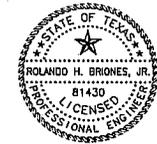
THIS PLAT OF LAURA HEIGHTS SUBDIVISION UNIT 6-PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

By: ... CHAIRMAN

By: ... SECRETARY

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



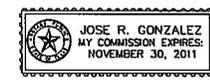
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY GEORGE OZUNA, JR., D.E.L.S.



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

OWNER DULY AUTHORIZED AGENT

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

ON THIS THE ... DAY OF ... 20... ATTESTED: COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: ... DEPUTY

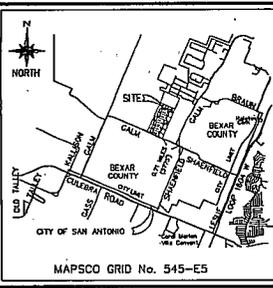
CITY PUBLIC SERVICE NOTES

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHAMBER 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.

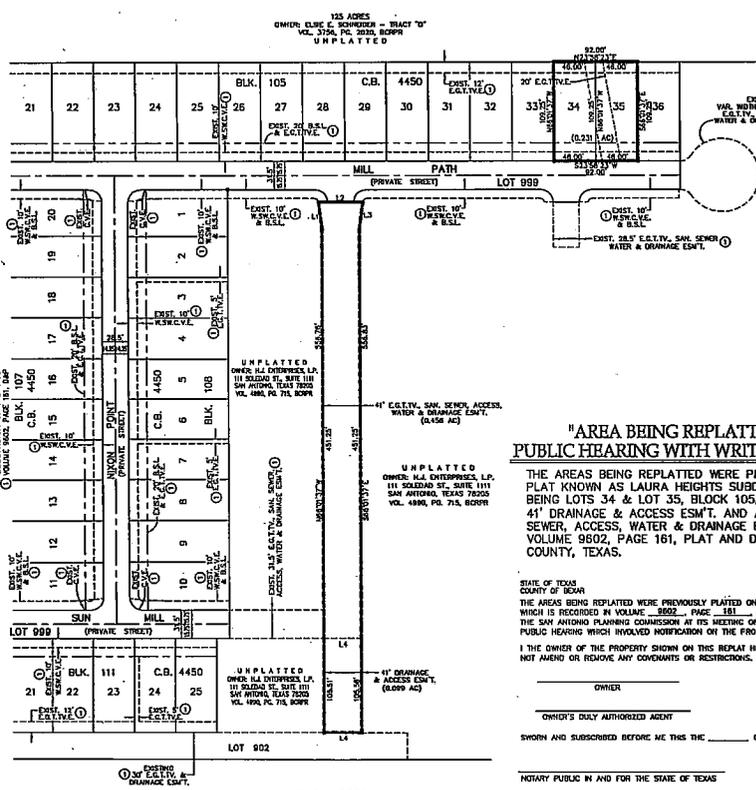
NOTES

- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2) BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GULEZAL, P.L.D. AT 0550.
4) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE TO COINCIDE TO N.A.D. 83.
5) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
6) THE MAINTENANCE OF PRIVATE STREETS, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
9) LOT 939 INCLUDES ALL PRIVATE STREETS (0.954 ACRES).
10) 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.

- 11) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY); CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
12) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY; CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
13) NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY INGRESS OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
14) IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
15) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLINGS UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
16) FOREST GLEN UTILITY COMPANY, OR ITS SUCCESSORS IS HEREBY GRANTED A WATER UTILITIES EASEMENT AND ACCESS EASEMENT IN ALL PRIVATE STREETS AND PUBLIC AREAS FOR PROVISIONS OF WATER SERVICE AND ALL RELATED UTILITIES.
17) THE FOREST GLEN UTILITY WATER PLANT HAS THE CURRENT CAPACITY TO PROVIDE WATER SERVICE TO 38 LOTS IN LAURA HEIGHTS UNIT 6, WATER METERS IN THE SAN ANTONIO WATER SYSTEM UNDER PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE UPGRADE OF THE EXISTING PLANT CAPACITY IN COMPLIANCE WITH WATER REGULATIONS.



LOCATION MAP NOT TO SCALE



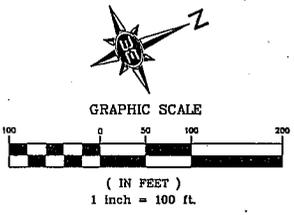
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON A PLAT KNOWN AS LAURA HEIGHTS SUBDIVISION UNIT 5-PUD, BEING LOTS 34 & LOT 35, BLOCK 105, COUNTY BLOCK 4450, A 41' DRAINAGE & ACCESS ESM'T. AND A 41' E.G.T.T.V., SAN. SEWER, ACCESS, WATER & DRAINAGE EASEMENT AS RECORDED IN VOLUME 9602, PAGE 161, PLAT AND DEED RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLAT LAURA HEIGHTS SUBDIVISION UNIT 5-PUD WHICH IS RECORDED IN VOLUME 9602, PAGE 161, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ... HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AFFECT OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: ... OWNER'S DULY AUTHORIZED AGENT: ... NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: ... MY COMMISSION EXPIRES: ...

- D.R.P. = DEED & PLAT RECORDS
D.R. = DEED RECORDS
E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
U.S.W.C.V.E. = UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION ESM'T.
W.S.W.C.V.E. = WATER, SIDEWALK, PEDESTRIAN & CLEAR VISION ESM'T.
B.S.L. I.R.E. = BUILDING SETBACK LINE & UTILITY (ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER) EASEMENT
FND. I.R. = FOUND IRON ROD
R.P.R. = REAL PROPERTY RECORDS
V.N.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
-950 = EXISTING CONTOUR
[950] = PROPOSED FINISHED CONTOUR



BRIONES CONSULTING & ENGINEERING LTD. 8118 BROADWAY SAN ANTONIO, TX 78209 (210) 828-1431 (210) 828 1432 fax

DEVELOPMENT SERVICES RECEIVED

2009 DEC 14 PM 2:42

Laura Heights Subdivision Unit 6-PUD

BEING A 7.987 ACRE TRACT OF LAND, BEING LOTS 34 & LOT 35, BLOCK 105, COUNTY BLOCK 4450 (0.231 ACRES), A 41' DRAINAGE & ACCESS ESM'T. (0.099 ACRES) AND A 41' E.G.T.V., SAN. SEWER, ACCESS, WATER & DRAINAGE EASEMENT (0.456 ACRES) AS RECORDED IN VOLUME 9602, PAGE 161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND A (7.201 ACRES) TRACT OF LAND BEING OUT OF THE M.M. MOSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, RECORDED IN VOLUME 4990, PAGE 715 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT OF LAURA HEIGHTS SUBDIVISION UNIT 6-PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

By: _____ CHAIRMAN
By: _____ SECRETARY

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

Licensed Professional Engineer



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

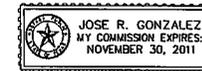
Registered Professional Land Surveyor



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

Owner Duly Authorized Agent

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



Notary Public, Bexar County, Texas

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS By: _____ DEPUTY

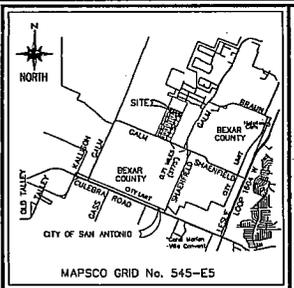
CITY PUBLIC SERVICE NOTES

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

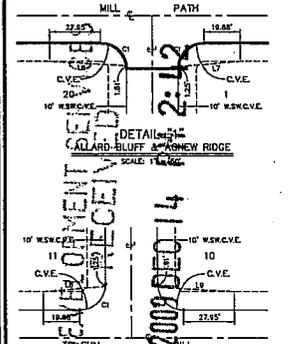
NOTES

- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.A.D. AY 0950.
4) BEARINGS SHOULD BE ROTATED COUNTERCLOCKWISE TO CONFORM TO N.A.D. 83.
5) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-50 (R) P-3-40)
6) THE MAINTENANCE OF PRIVATE STREETS, CROWNEDS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, UTILITY AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
8) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
9) LOT 898 INCLUDES ALL PRIVATE STREETS (0.851 ACRES).
10) THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- 11) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISION OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
12) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
13) NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS 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 GRANITCO'S ADJACENT PROPERTY TO REMOVE ANY BUILDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
14) IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
15) WASTEWATER UDU'S NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU)'S PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
16) FOREST GLEN UTILITY COMPANY, OR ITS SUCCESSORS IS HEREBY GRANTED A WATER UTILITIES EASEMENT AND ACCESS EASEMENT IN ALL PRIVATE STREETS AND PUBLIC AREAS FOR PROVISIONS OF WATER SERVICE AND ALL RELATED UTILITIES.
17) THE FOREST GLEN UTILITY WATER PLANT HAS THE CURRENT CAPACITY TO PROVIDE WATER SERVICE TO 38 LOTS IN LAURA HEIGHTS UNIT 6. WATER METERS FOR THE REMAINING LOTS ARE ISSUED FOLLOWING THE UPGRADE OF THE EXISTING PLANT CAPACITY IN COMPLIANCE WITH TCEQ REGULATIONS.



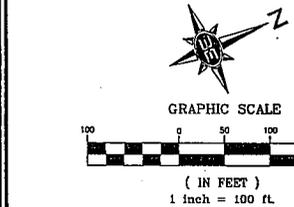
LOCATION MAP NOT TO SCALE



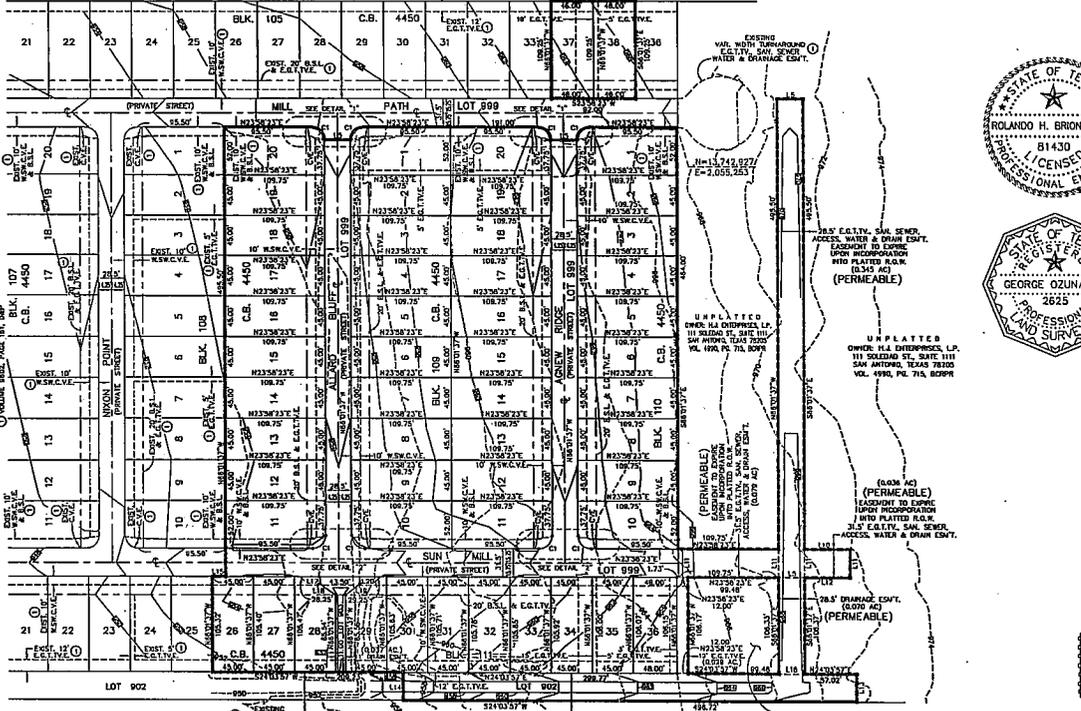
DETAIL '2' ALLARD BLUFF & AGNEW RIDGE SCALE 1" = 50'

Table with 2 columns: LINE, BEARING. Lists line numbers and bearings for the subdivision plat.

Table with 5 columns: CURVE, RADII, LENGTH, TANGENT, DISTA, CHORD. Lists curve data for the subdivision plat.



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



UNPLATTED OWNER: H.J. ENTERPRISES, L.P. 111 SOLDADO ST., SUITE 111 SAN ANTONIO, TEXAS 78204 VOL. 4990, PL. 714, 809R

UNPLATTED OWNER: H.J. ENTERPRISES, L.P. 111 SOLDADO ST., SUITE 111 SAN ANTONIO, TEXAS 78204 VOL. 4990, PL. 714, 809R

UNPLATTED OWNER: H.J. ENTERPRISES, L.P. 111 SOLDADO ST., SUITE 111 SAN ANTONIO, TEXAS 78204 VOL. 4990, PL. 714, 809R

Table with 2 columns: ADJACENT SUBDIVISIONS, UNIT, VOLUME & PAGE. Lists adjacent subdivisions and their details.

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

OWNER/DEVELOPER: HJ ENTERPRISES, L.P. 16303 HUEBNER ROAD, BLDG. 15 SAN ANTONIO, TEXAS 78248 (210) 222-1500 (210) 222-1900 FAX

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 7C & 10 January 13, 2010

SHEARER OAKS
LOTS 55 AND 56
SUBDIVISION NAME

MINOR PLAT

100027
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 B-7

OWNER: Thomas and Christine Turner

ENGINEER: Jones & Carter, Inc., by Reese H. Conner, P.E.

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

Date filed with Planning Commission: December 17, 2009

Location: West of Blanco Road, on the north side of Cadillac Drive

Services Available: SAWS Water and Sewer

Zoning: RE Residential Estate District
MLOD-1 Military Lighting Overlay District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **5.00** acres consisting of **2** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 13, 2010. Seven notices were mailed to the adjacent property owners, as of this writing, *no* written oppositions were submitted. In addition, notice was given to the Cadillac Drive Neighborhood Association, which is registered with the City of San Antonio.

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

However, the applicant will need to comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of November 29, 2009 (Ordinance 2009-11-19-0947).

STAFF RECOMMENDATION:

Approval

SHEARER OAKS LOTS 55 AND 56

BEING 5.000 ACRES OF LAND SITUATED IN N.C.B. 17862, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 22 OF SHEARER OAKS SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOLUME 3025, PAGE 377 OF THE B.C.O.P.R.

STATE OF TEXAS
COUNTY OF BEXAR

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

Thomas E. Turner
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plot in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, ferrous oil streets, alleys, parks, water courses, drains, easements and public places for the purposes and consideration therein expressed.

STATE OF TEXAS
COUNTY OF BEXAR

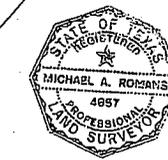
Before me, the undersigned authority on this day personally appeared THOMAS E. TURNER IV and CHRISTINE TURNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15 day of December, A.D. 2009.
LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

This plot of SHEARER OAKS LOTS 55 AND 56 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this 15 day of December, A.D. 2009.

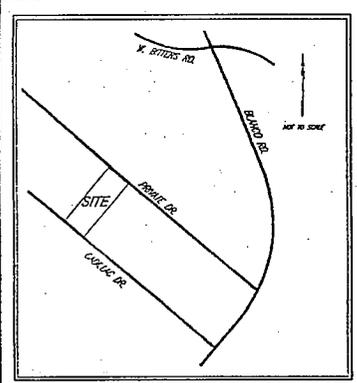
AND DEVELOPMENT BY
SECRETARY
CHAIRMAN
RECEIVED
09 DEC 6 PM '09
STATE OF TEXAS
COUNTY OF BEXAR
We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made of the ground by:
MICHAEL A. ROMANS
4957
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D. 200_ at _____ M, and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.



OWNERS:
THOMAS E. TURNER IV
AND CHRISTINE TURNER
14610 CADILLAC DR.
SAN ANTONIO, TEXAS 78248-1006
(210) 241-7576

ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. 1429
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232
(210) 494-5511



C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DESIGNATED THE CUSTOMER AND PROVIDER OF SAID ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA... CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY PEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES... ROOF EASEMENTS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROVIDED OR EXISTING WITHIN THESE FIVE (5)-FOOT-WIDE EASEMENTS.

GENERAL NOTES:

- 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE INDICATED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE EXACT LOCATION OF THE SUBJECT TRACT ON THE FEDERAL GEODETIC SURVEYING HISTORY (FEDERAL) GRID ASSURANCE RATE 1948, COMMUNITY RANGE 10, 4800000 N, EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT ALL OF THE LOTS AND SHOWN BOUNDARIES WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE 17 (UNADJUSTED) WHICH IS DESIGNATED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
3. THE BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID SECTION GENERAL ZONE 15, AS EXPANDED BY CLOSE POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR IS 1.00017.
4. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH GENERAL ZONE 15, AS EXPANDED BY CLOSE POSITIONING SYSTEM.
5. OWNER MUST COMPLY WITH THE SPECIFIC REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-517) DURING ANY CONSTRUCTION PHASE.
6. IF A PREVIOUSLY UNDISCOVERED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTICED.
7. THIS TRACT IS SUBJECT TO RESTRICTIONS OF RECORD IN VOLUME 3366, PAGE 365; VOLUME 3367, PAGE 270; AND VOLUME 3317, PAGE 1 OF THE BEXAR COUNTY DEED RECORDS; AND VOLUME 2916, PAGE 1216; VOLUME 3072, PAGE 811; AND VOLUME 5572, PAGE 1669 OF THE BEXAR COUNTY DEED PROPERTY RECORDS.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SLOPE GRADES OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHIN THE PORTION OF THE DRAINAGE OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANITE'S ADJACENT PROPERTY TO REMOVE ANY IMPERVO OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EXHIB (B) INCHES ABOVE FINISHED GRADELINE GRADE. ALL TIE LINES SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

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



LOCATION MAP MAPSCO PAGE 516, B-7

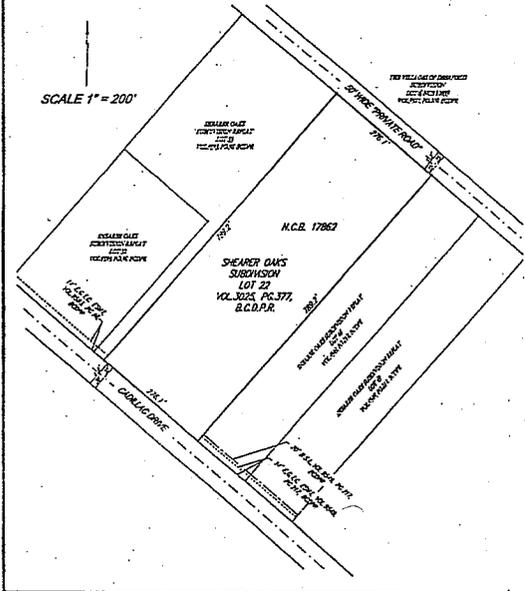
AREA BEING RE-PLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING RE-PLATTED HAS PREVIOUSLY PLATTED AS LOT 22 OF SHEARER OAKS SUBDIVISION, PLAT OF WHICH IS RECORDED IN VOLUME 3025, PAGE 377 OF THE B.C.O.P.R. THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON PLAT OF SHEARER OAKS SUBDIVISION WHICH IS RECORDED IN VOLUME 3025, PAGE 377, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____, 20____, DID NEED A PUBLIC HEARING WHEN AWARDED NOTIFICATION OF THE PROPOSED RE-PLATTING OF THIS PROPERTY.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS RE-PLAT HEREBY CERTIFY THAT THIS RE-PLAT DOES NOT VIOLATE OR VIOLATE ANY ORDINANCES OR RESOLUTIONS.

OWNER: [Signature]
SHOWN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF December, 2009.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012



LEGEND
B.S.L. BUILDING SETBACK LINE
ESMT EASEMENT
BCOPR BEXAR COUNTY DEED & PLAT RECORDS
1" FOUND 1/2" IRON ROD
3" SET 1" AT IRON ROD (MIN. PLACED CAP)
E.G.T.C. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
BCOPR BEXAR COUNTY DEED PROPERTY RECORDS

DATE: 11/12/2009 BY: [Signature]

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 January 13, 2010

KINDER PARKWAY, UNIT-2
SUBDIVISION NAME

MAJOR PLAT

080178
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 C-1

OWNER: SA Kinder Ranch No. 1, LTD., by Lloyd A. Denton, Jr.

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

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

Date filed with Planning Commission: December 28, 2009

Location: Extending Kinder Parkway from Kinder Bluff

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in associated with:

MDP 824-A, Kinder Ranch, accepted on May 15, 2008

APP 07-001, Kinder Ranch, approved on February 28, 2007

Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

To plat **5.31** acres consisting of **2,320** linear feet of public streets.

DISCUSSION:

The Planning and Development Services Department and Bexar County 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 Planning and 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.

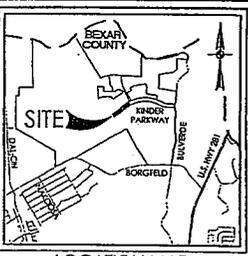
This plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military's review of the application was not applicable in accordance with the executed MOU.

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

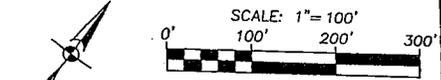
PLAT NUMBER 080178



SURVEYOR NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOLLOWS. 3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE. 4. N.A.D. IS GRID COORDINATES WERE DERIVED FROM TO BASE (PROJ) BASED ON N.A.D. IS (COR276).

LEGEND: OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ROW RIGHT-OF-WAY. FOUND 1/2" IRON ROD. SET 1/2" IRON ROD. ---1140--- EXISTING CONTOURS. (---) PROPOSED CONTOURS.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD, CHORD BEARING. Rows include C1, C2, C3, C4 with specific measurements.



PAPE-DAWSON ENGINEERS, INC. ENGINEERS & SURVEYORS. 555 EAST RAUSBY, SAN ANTONIO, TEXAS 78216. PHONE: 210.373.9000. FAX: 210.373.9010.

SUBDIVISION PLAT OF KINDER PARKWAY, UNIT-2

A 5.31 ACRE, 231,130 SQUARE FEET MORE OR LESS, TRACT OUT OF 241.93 ACRE TRACT CONVEYED TO S.A. KINDER RANCH NO. 1, LTD., DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIESH RECORDED IN VOLUME 12807, PAGES 1947 - 1955 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE G. OBST SURVEY NO. 460, 1, ABSTRACT 566 COUNTY BLOCK 4855, F. LEEBSCH SR. SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4858, AND THE FLEESCH SR. SURVEY NO. 1929, ABSTRACT 459, COUNTY BLOCK 4858, ALL IN BEXAR COUNTY, TEXAS.

GENERAL NOTES: 1. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. OTHER ELEVATIONS AND CENTERLINE PARALLELS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT. 2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENTS UNLESS THEY ARE SPECIFICALLY APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY PUBLIC WORKS. 3. THE MAINTENANCE OF THESE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY PUBLIC WORKS. 4. NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTION THAT IMPEDS DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHIN THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND CROSS OVER GRANTING ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 5. NO STRUCTURE, WALL, OR FENCE SHALL BE ERRECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET ON THE CLEAR VERTICAL EASEMENT.

STREETScape REQUIREMENTS: STREETScape REQUIREMENTS SHALL BE MET BY PRESERVATION OF EXISTING TREES AND LANDSCAPING AND VEGETATION BUFFER ALONG THE RIGHT-OF-WAY LINE REQUIRED FOR THE CURVE. WATER/WASTE WATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR BY THE SUBDIVISION PLATTEE SHALL BE ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

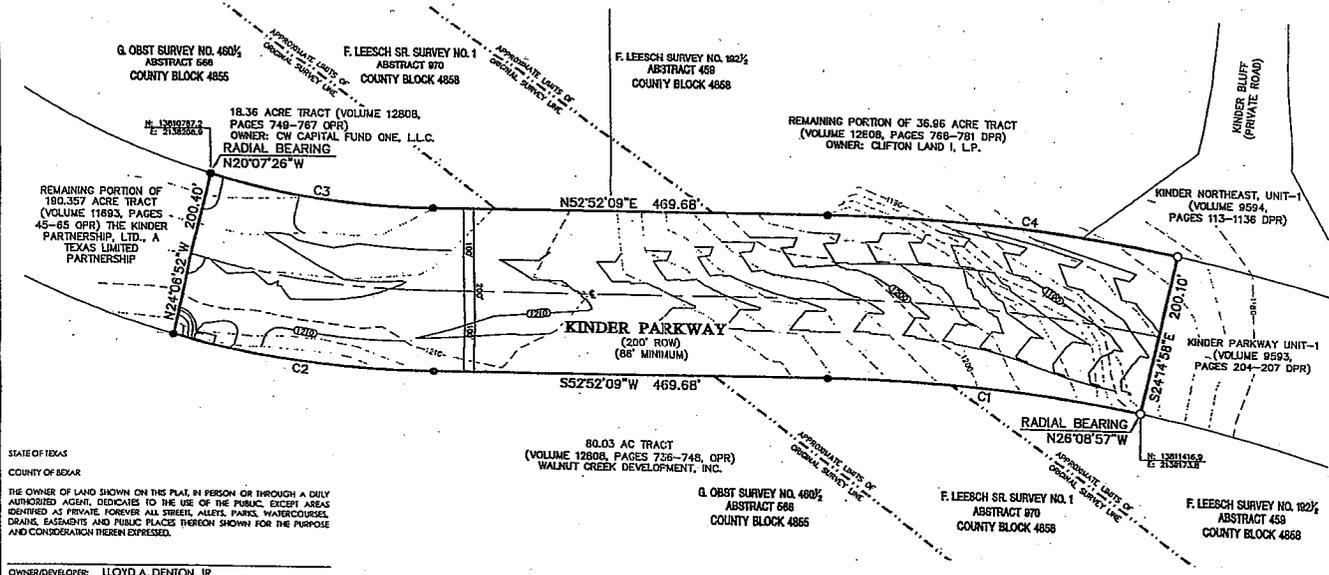
C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS PUBLIC WORKS AND SANITATION DEPARTMENT HAS REVIEWED THE PLAT AND RECOMMENDS FOR RECORDING AND RECORDING OFFICIALS SHOULD BE ADVISED OF THE RECOMMENDATIONS AND APPROVALS. 2. THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND RECOMMENDS FOR RECORDING AND RECORDING OFFICIALS SHOULD BE ADVISED OF THE RECOMMENDATIONS AND APPROVALS. 3. THE CITY OF SAN ANTONIO HAS REVIEWED THE PLAT AND RECOMMENDS FOR RECORDING AND RECORDING OFFICIALS SHOULD BE ADVISED OF THE RECOMMENDATIONS AND APPROVALS.

CERTIFICATE OF APPROVAL: THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE 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. 20__.

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

THIS PLAT OF KINDER PARKWAY, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____ A.D. 20__.

STATE OF TEXAS, COUNTY OF BEXAR. I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20__ AT _____ H. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ H. 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__.



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

OWNER/DEVELOPER: LLOYD A. DENTON, JR., SA KINDER RANCH NO. 1, LTD., 11 LYNN BATTIS LANE, SUITE 100, SAN ANTONIO, TEXAS 78218, (210) 828-6131.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS. STATE OF TEXAS, COUNTY OF BEXAR.

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

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 PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, CIVIL JOB NO. 5955-50; SURVEY JOB NO. 9320-04 & 9057-07. DATE: OCT. 01, 2008, 10:28AM. USER: G. B. BARNES. PLOT: P:\9320\150\9320\9320\9320.dwg.



DEVELOPMENT SERVICES
RECEIVED

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES AMPLIFYING
2009 DEC 21 AM 11:47:16

December 21, 2009

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

Re: Kinder Parkway Unit-2
Plat No. 080178 (ETJ)
UDC Article 35-506(p)(10)
Administrative Exception

Dear Mr. Odis:

We hereby request an Administrative Exception from the following section of the UDC: Article 35-506(p)(10). We are also requesting to use a more aesthetic curb section than the City of San Antonio standard curb.

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.

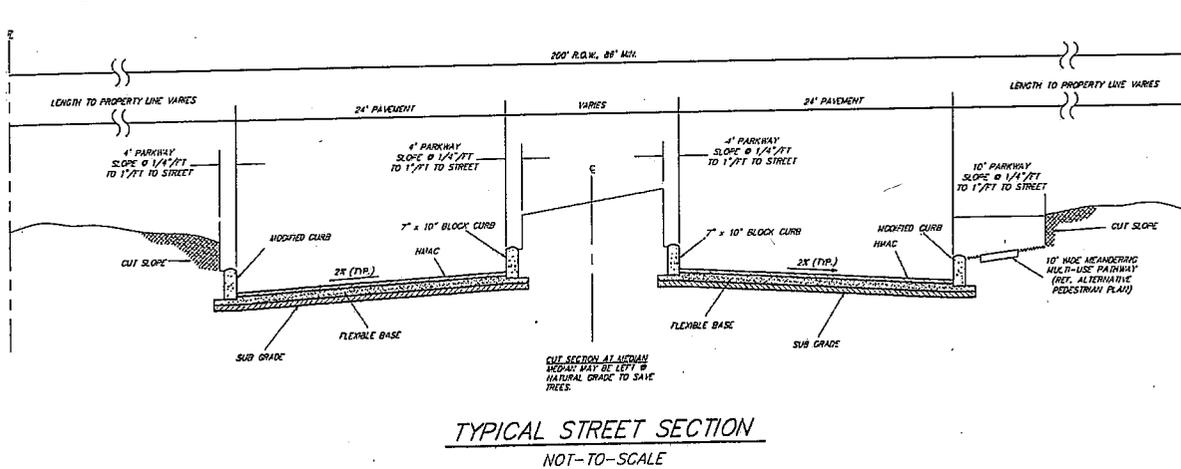
At the beginning design stages of the project, the Developer and Pape-Dawson Engineers, Inc. met with the City of San Antonio and Bexar County to discuss the design plan of this road. Since this road was going to incorporate unique design traits, we felt it was important to get both the City's and County's 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,

DEVELOPMENT SERVICES
RECEIVED

2009 DEC 21 AM 11:17

split centerlines of the lanes, saving trees, and aesthetic curb designs were discussed. The 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.



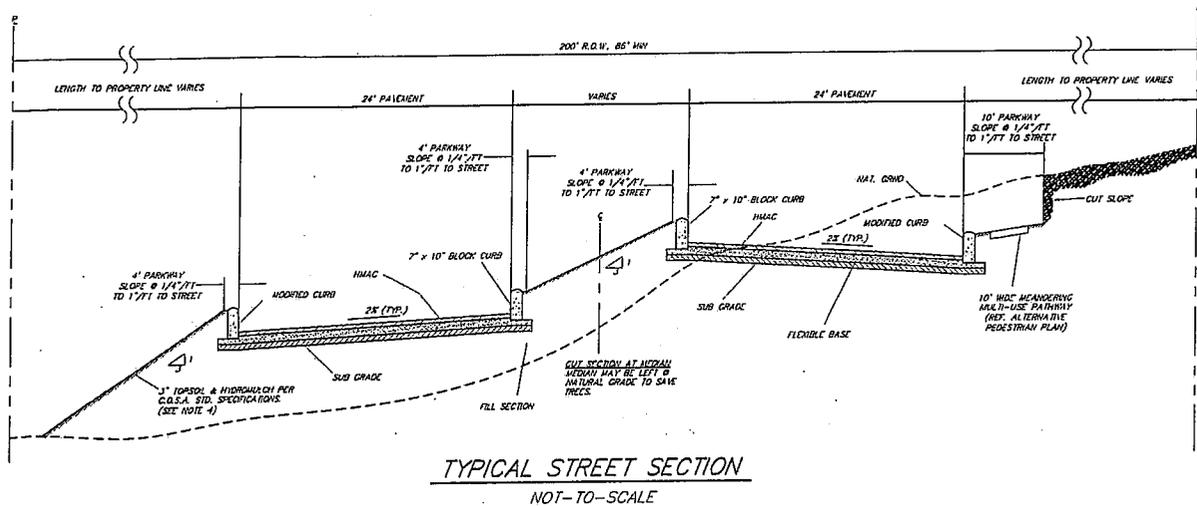
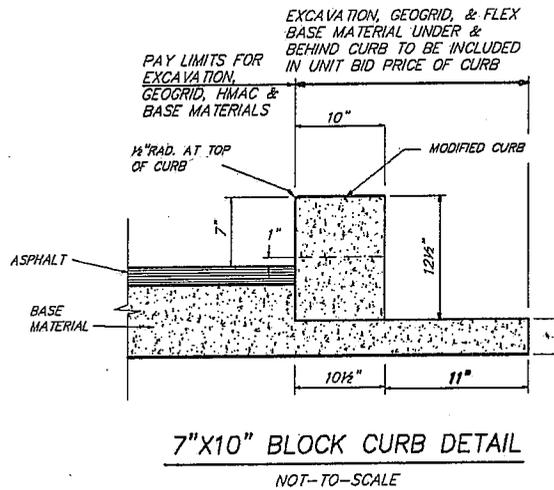


Figure 1

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)

Figure 2

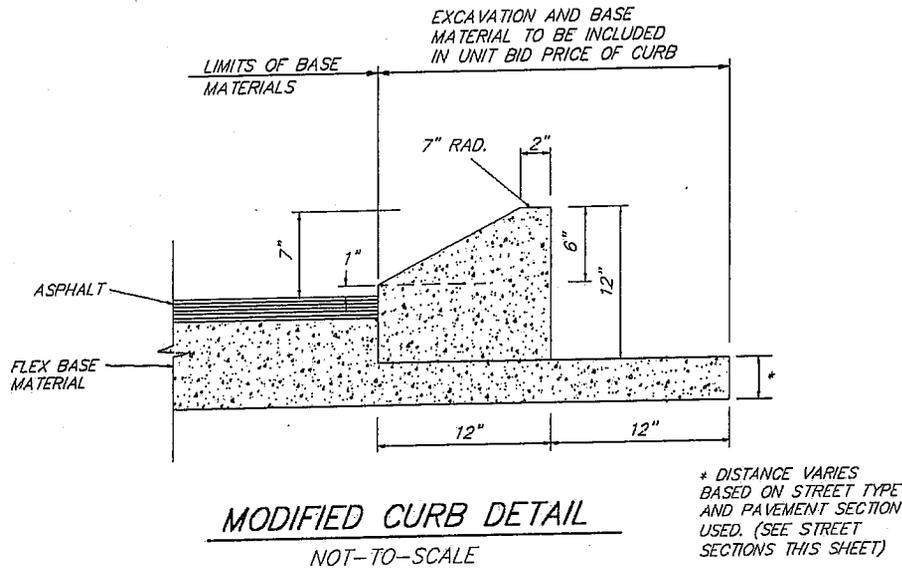


Figure 3

This Administrative Exception for Kinder Parkway was previously approved with Kinder Parkway Unit-1 (Plat #070562). The design of Kinder Parkway Unit-2 is a continuation of the design of Unit-1. 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. Larry Odis
Kinder Parkway Unit-2
Plat No. 080178 (ETJ)
Administrative Exception
December 21, 2009
Page 5 of 5

DEVELOPMENT SERVICES
RECEIVED

2009 DEC 21 AM 11:18

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:	_____
<u>DSD – Director Official Action:</u>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED		
Signature:	_____	Date:	_____	
Printed Name:	_____	Title:	_____	
Comments:	_____ _____			

P:\59\53\50\Word\Letters\091221a2.doc



**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Kinder Parkway Unit 2 Subdivision plat totaling 5.31 acres with no residential lots to create ROW for the construction of a public road
Address:	Approximately 3,000 feet North of the intersection of Bulverde Road and Borgfeld Drive Ferguson Map Grid 451/C-2
A/P #/PPR #/Plat #:	080178
AEVR #:	
AEVR Submittal Date:	12/21/2009
AEVR Submitted by:	Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
Issue:	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 December 21, 2009. At issue are the construction of curbs and parkway slopes within Kinder Parkway Unit 2.

Block curb is to be used throughout the development and has been previously approved with Unit 1.

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.

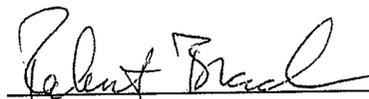
December 21, 2009

b. Parkways. 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

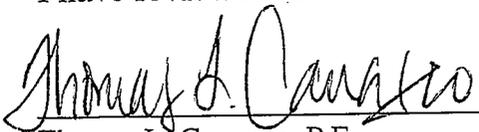


Robert Brach, P.E.
Development Services Engineer

12/21/2009

Date

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



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

12/22/09

Date



Fernando J. De León, P.E.
Assistant Director
City of San Antonio Planning and Development Services Department

12/23/09

Date

**REVISED
PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 January 13, 2010

BCB – INNER CIRCLE DR., UNIT 2
SUBDIVISION NAME

MAJOR PLAT

080196
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 F-8

OWNER: Brooks Development Authority, by Donald Jakeway

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

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

Date filed with Planning Commission: December 28, 2009

Location: Extending Inner Circle Drive from Research Plaza

Services Available: SAWS Water and Sewer

Zoning: MR – Military Reservation District

PLAT is in associated with:

MDP 807, Brooks City Base, accepted on February 17, 2005

Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

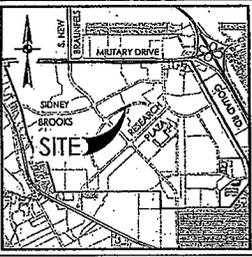
To plat **0.897** acres consisting of **558.07** linear feet of public streets.

DISCUSSION:

It is noted that because plats 070420 BCB S. New Braunfels, 080195 BCB Inner Circle, Unit 1 & 090236 BCB S. New Braunfels, provide access to this development, they must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 6511R
NORTH-SOUTH

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, RESPECTING, PATROLLING AND INSPECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND 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 HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE DEVELOPER OR PERSONS OBLIGED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, OR CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

GENERAL NOTES:

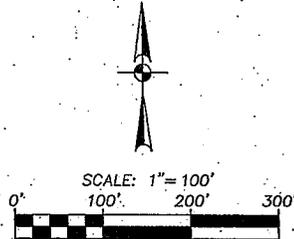
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WHICH SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

STREETScape NOTE:
STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH USC 35-312.

SEWERMARK NOTE:
IN ACCORDANCE WITH SECTION 35-306(4)(1) OF THE UDC, SEWERMARKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERMETER STREETS.

WASTE WATER EDU 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 THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

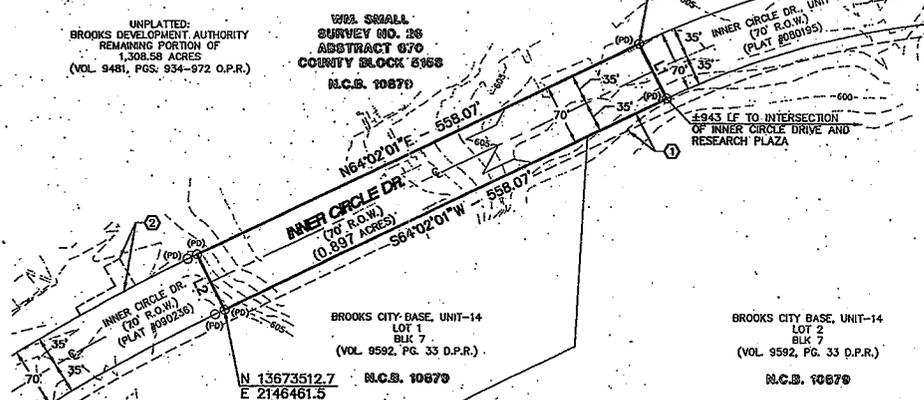


KEY NOTES:

1. 14' CABLE TELEVISION, ELECTRIC, GAS & TELEPHONE EASEMENT (VOL. 9592, PG. 33 D.P.R.)
2. VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION ESM* (PLAT NUMBER 090236)

LEGEND:

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- C.B. COUNTY BLOCK
- N.C.B. NEW CITY BLOCK
- BLK. BLOCK
- (SURVEYOR) O FOUND 1/2" IRON ROD WITH CAP
- - - EXISTING CONTOURS
- PROPOSED CONTOURS



LINE	BEARING	LENGTH
L1	S25°57'59"E	70.00'
L2	N25°57'59"W	70.00'

STATE OF TEXAS
COUNTY OF BEXAR

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

Donald E. O. ...
DIRECTOR/DEVELOPER DONALD J. O'NEILL
BROOKS DEVELOPMENT AUTHORITY
1 BELLA CROSSING, SUITE 700
SAN ANTONIO, TX 78228
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ DONALD J. O'NEILL, 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 21st DAY OF December, 2009
Shaluna L. Weaver
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

Shaluna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholas
REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT
OF
BCB - INNER CIRCLE DR., UNIT 2

BEING 0.897 ACRES OF LAND OUT OF A 1308.66 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY AS DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PGS. 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE 1/4th SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 518, NOW IN NEW CITY BLOCK 10879, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BCB - INNER CIRCLE DR., UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

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

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE 0800 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



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 January 13, 2010

**LOS CABALLERO'S
SUBDIVISION NAME**

MAJOR PLAT

**090147
PLAT #**

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 552 B-1

OWNER: Magda W. Caballero

ENGINEER: Klove Engineering, by Kevin W. Love, P. E.

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

Date filed with Planning Commission: December 28, 2009

Location: On the north side of Thousand Oaks, on the west side of Wetmore Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial

Proposed Use: Commercial

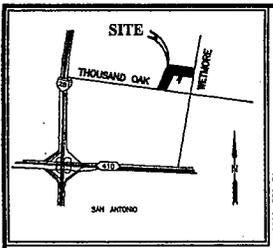
Major Thoroughfare: Thousand Oaks is a secondary arterial, Type A, minimum R.O.W. 86 feet and Wetmore is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat 3.171 acres consisting of 2 non-single family lots.

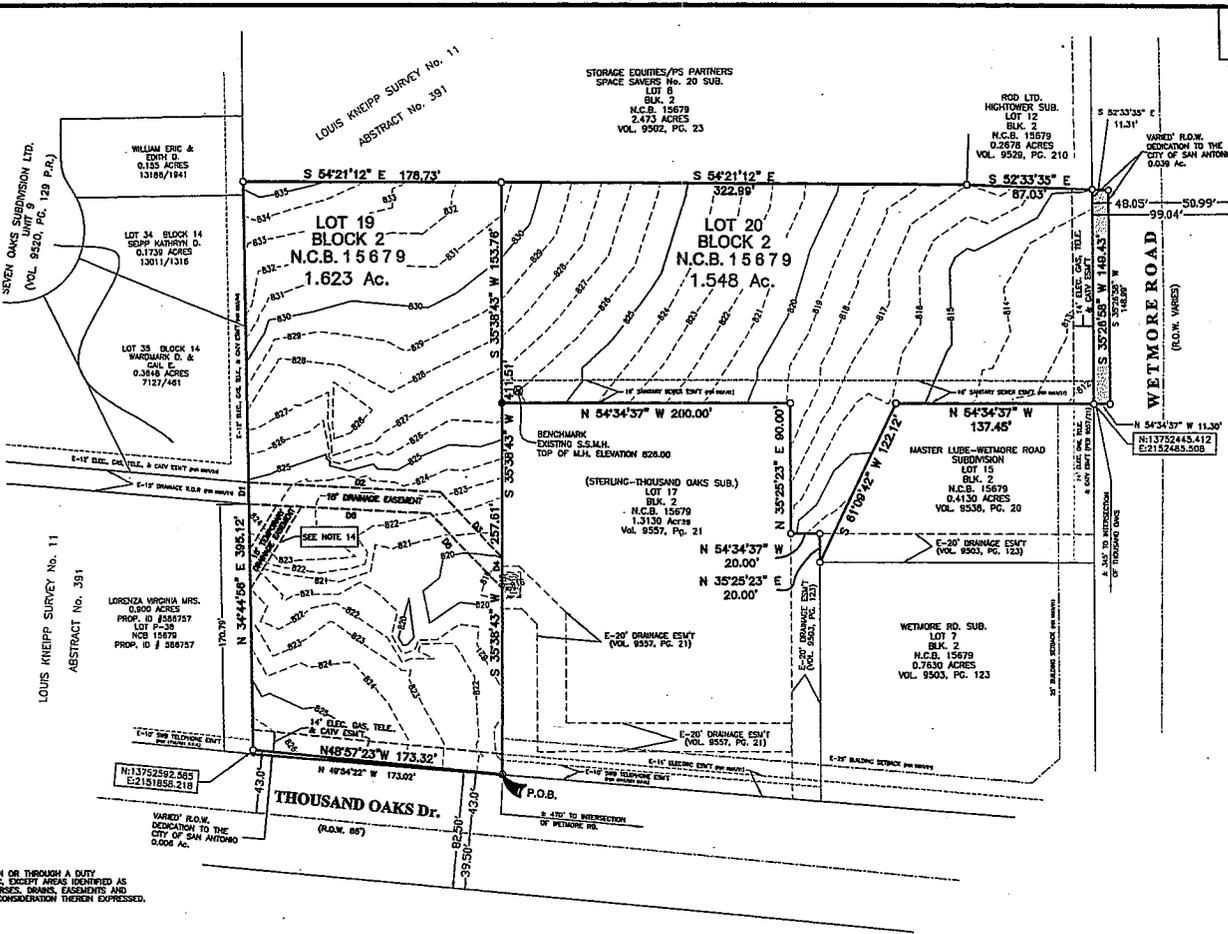
STAFF RECOMMENDATION:

Approval



OWNER/DEVELOPER:
MAGDA CABALLERO
402 W. CEVALLOS
SAN ANTONIO, TEXAS 78204

- C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM...
2. ANY C.P.S. VOLUNTARY LOSS RESULTING FROM MODIFICATIONS...
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT...
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT...
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT...



- NOTES:
1. 1/2" IRON REIN-BAR WITH YELLOW CAP MARKED & TRAVING SURVEYORS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT IS THE NORTH AMERICAN DATUM 1983 (NAD 83) FOR COORDINATES WERE USED FOR THIS PLAT.
3. DISTANCES ARE U.S. SURVEY FEET.
4. STREETScape NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-312 OF THE UNIFIED DEVELOPMENT CODE.
5. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE ADJACENT GRADE.
6. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UCC-35-506(D)(5).
7. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UCC (X)(C).
8. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER RESULT OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
9. IRON PINS FOUND OR SET AT ALL CORNERS.
10. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES...
11. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES...
12. NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...
13. IMPACT FEE PAYMENT NOTE: WASTEWATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT...
14. 15' TEMPORARY DRAINAGE EASEMENT TO EXPOSE FROM RECONSTRUCTION OF LOT P-28, N.C.B. 15679 SUBDIVISION PLAT.

Table with 3 columns: DRAINAGE ESEMENT, LINE, LENGTH, BEARING. Includes lines B1 through B6.

BENCHMARK
Top of SSMH
Elevation = 826.00

SUBDIVISION PLAT ESTABLISHING
LOS CABALLERO'S
SUBDIVISION

BEING A 1.629 AC. TRACT AND A 1.587 AC. TRACT OUT OF ARBITRARY PORTION OF A 4.545 AC. TRACT OUT OF NEW CITY BLOCK 15679, OUT OF THE LOUIS KNEIPP SURVEY No. 11, ABSTRACT No. 391, RECORDED IN VOLUME 7139, PAGE 1741 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, ALSO DESCRIBED IN VOLUME 12553, PAGE 548-554, OF DEED RECORDS, BEAR COUNTY, TEXAS.

ESTABLISHING LOT 19, & LOT 20,
BLOCK 2, N.C.B. 15679, IN THE CITY OF
SAN ANTONIO, BEAR COUNTY, TEXAS.

Klove
ENGINEERING

Rios & Assoc.
CADD & Plat Processing
8303 Cole
San Antonio, Texas 78229
cell #: 210-300-6587
office #: 210-592-7102
e-mail: orfas@sat.rr.com

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

DATED THIS ___ DAY OF ___ A.D. 200__

BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON

THE ___ DAY OF ___ A.D. 20__ AT ___ M.
AND DULY RECORDED THE ___ DAY OF ___ A.D. 20__
IN BOOK VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF,
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF ___ A.D. 20__

BY: _____ DEPUTY
COUNTY CLERK, BEAR COUNTY, TEXAS

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

MAGDA E. CABALLERO
OWNER

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

ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___ A.D. 200__

NOTARY PUBLIC BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY J. TRAVING SURVEYOR R.P.L.S. # 5552

JOSE ANTONIO TRIVINO, RPLS No. 5552
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

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

KEVIN WILLIAM LOVE, P.E. No. 83543
REGISTERED PROFESSIONAL ENGINEER

DEVELOPMENT SERVICES
RECEIVED

28 FEB 2:33

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 January 13, 2010

**BANDERA DERBY
SUBDIVISION NAME**

MAJOR PLAT

**090168
PLAT #**

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547 E-7

OWNER: Gia Group, LLC, by Luis G. Gonzalez

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

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

Date filed with Planning Commission: December 28, 2009

Location: On the south side of Bristlecone Drive, east of Bandera Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **2.777** acres consisting of **17** single family lots and **290** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 January 13, 2010

LILY & DAISY
SUBDIVISION NAME

MAJOR PLAT

090336
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 583 E-4

OWNER: Cooper-Dudley, LLC, by Cooper N. Boddy

ENGINEER: KLove Engineering, by Kevin W. Love, P.E.

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

Date filed with Planning Commission: December 18, 2009

Location: On the west side of North Vandiver Road, north of Byrnes Drive

Services Available: SAWS Water and Sewer

Zoning: MF-25 Multi-Family

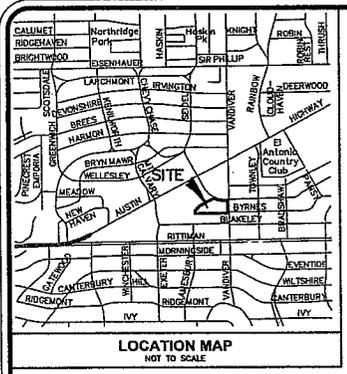
Proposed Use: Apartments

APPLICANT'S PROPOSAL:

To plat **4.280** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval



LOCATION MAP NOT TO SCALE

LEGEND

- 500' DIGGING CONTOUR
- Ac. ACRES
- B.S.L. BUILDING SETBACK LINE
- C.P.S. CITY PUBLIC SERVICE
- D.R. DEED RECORDS
- D.R.R. DEED AND PLAT RECORDS
- DRN. DRAINAGE
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESM.T. EASEMENT
- EX.F.P. EXISTING FOUND IRON P.I.
- N.C.B. NEW CITY BLOCK
- N.T.S. NOT TO SCALE
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.O.W. RIGHT-OF-WAY
- R.P.R. REAL PROPERTY RECORDS
- SAN. SEW. SANITARY SEWER
- VAR. VARIABLE
- V.A.A. VEHICULAR NON-ACCESS
- VOL. VOLUME
- WAT. WATER
- 000/0000 VOLUME AND PAGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- I.P.S. 1/4" IRON PIN SET W/CAP MARKED "PLS 5378"

STATE OF TEXAS
COUNTY OF BEXAR

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

COOPER-GUDLEY
1000 EAST BASSE RD., SUITE 100
SAN ANTONIO, TEXAS 78209

S.G.R. OWNER

STATE OF TEXAS
COUNTY OF BEXAR

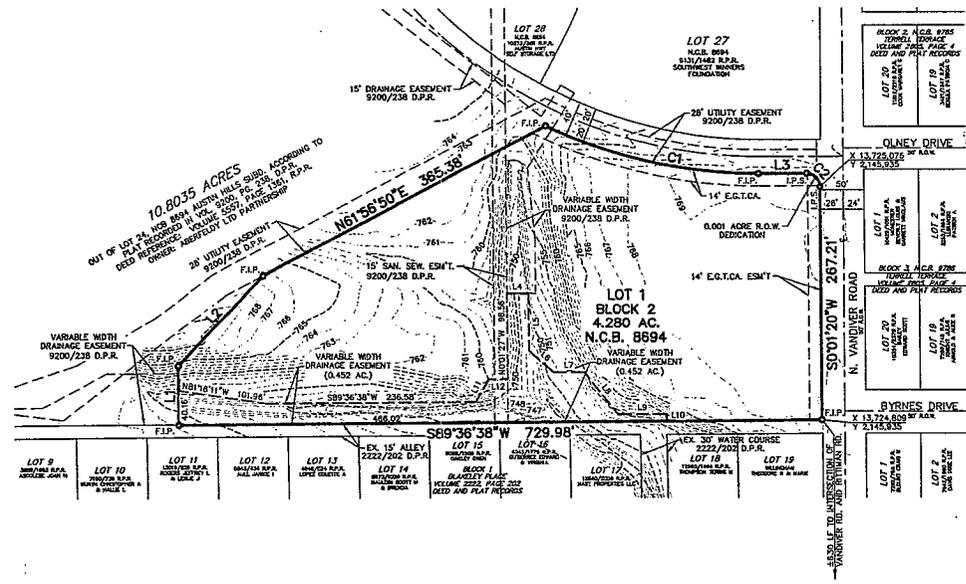
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF Dec. A.D. 2009.



Klove ENGINEERING
Site Development Engineering Services
Firm No. 11042
www.kloveengineering.com (210) 744-5530

JOHNSON SURVEYING, INC.
Registered Professional Land Surveyor
2548 B BITTERS, SAN ANTONIO, TX 78217
(210) 858-9858 • (210) 247-1378 fax



SUBDIVISION PLAT ESTABLISHING
LILY & DAISY

4.280 ACRES OF LAND, BEING PART OF TRACTS 16 AND 17, NEW CITY BLOCK 8694, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED 4.281 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 13358, PAGE 402, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

- NOTE:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY BOARD) IS HEREBY DEDICATING 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 BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - BASIS OF BEARING: THE NORTHWEST LINE OF SAID 4.281 ACRE TRACT.
 - THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (GCS).
 - IRON PINS FOUND OR SET AT EACH CORNER.
 - DEVELOPER WILL PERFORM STREETSCAPING AT TIME OF CONSTRUCTION (IF REQUIRED).

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

WASTEWATER EDU 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 PLANNING AND DEVELOPMENT SERVICES.

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

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 335-905(d)(5)

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS 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 GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION NOTE:

- "STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.08 ACRES AND A VOLUME OF APPROXIMATELY 0.008 ACRES-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS."
- "NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. UNLESS A 2,000 FT DOWNSTREAM IMPACT STUDY IS APPROVED BY THE CITY OF SAN ANTONIO."
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

Block 2 A.C.B. 8785
TERRACE TRAIL DR. 1/4" IRON PIN SET W/CAP MARKED "PLS 5378"

Block 3 A.C.B. 8786
TERRACE TRAIL DR. 1/4" IRON PIN SET W/CAP MARKED "PLS 5378"

Block 1 A.C.B. 8784
TERRACE TRAIL DR. 1/4" IRON PIN SET W/CAP MARKED "PLS 5378"



LINE TABLE

LINE	LENGTH	DIRECTION
L1	67.35'	N01°19'19"W
L2	142.29'	N42°58'21"E
L3	55.05'	N89°59'43"E
L4	24.50'	S89°58'33"W
L5	66.28'	S0°01'27"E
L6	38.81'	S48°21'16"E
L7	35.18'	N90°00'00"E
L8	61.49'	N38°03'24"W
L9	55.02'	S89°36'38"W
L10	8.00'	N0°23'22"W
L11	29.61'	N29°49'48"E
L12	21.58'	N90°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	249.54'	550.00'	25°59'42"	247.40'	S76°53'23"E
C2	23.57'	15.00'	90°01'36"	21.22'	N44°59'29"W

THIS PLAT OF **LILY & DAISY** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION DATED THIS _____ DAY OF _____ A.D. 2009.

BY: _____ CHAIRMAN
BY: _____ SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

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

KLOVE ENGINEERING
KEVIN WILLIAM LOVE, P.E.
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR

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

JOHNSON SURVEYING, INC.
SCOTT CHRISTY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ DEPUTY

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 January 13, 2010

THE RIM, UNIT 14
SUBDIVISION NAME

MAJOR PLAT

100014
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-1

OWNER: Fourth Quarter Properties LXII, L.P. by Robert Bergmann

ENGINEER: Pape Dawson Engineers, by Thomas M. Carter

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

Date filed with Planning Commission: Pending

Location: East of IH 10, south of Old Camp Bullis Road.

Services Available: SAWS Water and Sewer

Zoning: MPCD Master Planned Community Districts
MLOD Military Lighting Overlay Districts

PLAT is in associated with:

MDP 237-C, La Cantera (The Rim), accepted on November 9, 2004

Proposed Use: Commercial

Major Thoroughfare: IH 10 is a freeway.

APPLICANT'S PROPOSAL:

To plat **33.43** acres consisting of 1 non-single family lot.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. At this time the Garrison Commander has not submitted their response letter.

However, the applicant will need to comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of April 2, 2009 (Ordinance 2009-04-02-0258).

STAFF RECOMMENDATION:

Pending

PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 17 January 13, 2010

MID-BEITEL DRAINAGE PROJECT (SC-5)

#FPV 10-004

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 552 E-6

OWNER: City of San Antonio through Bexar County Flood Control

CASE MANAGER: Donna L. Schueling, Planner

Location: Beitel Creek between Moraga Street and Cobb Street

Proposed Use: Flood Mitigation Project for San Antonio River Improvement Project as well as a channel improvement project

APPLICANT'S REQUEST:

The applicant has requested a variance from UDC Appendix F- Subdivision C Floodplain Development Permits, Section A (e) to demonstrate that the development will not increase regulatory 100-year floodplain velocities above 6 fps; and UDC Section 35-F133(c) Permit evaluation. 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).

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their 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 is showing soil reinforcement that will prevent soil erosion at the sections where the velocities exceed six feet per second.

The proposed project will reduce the floodplain significantly, and alleviate flooding that occurs in the outer banks.

FPV 10-004



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
 1901 S. Alamo, San Antonio, TX 78204

**ADMINISTRATIVE EXCEPTION/VARIANCE
 REQUEST APPLICATION**

Project Name:	MID-BEITEL DRAINAGE PROJECT (SC-5)
A/P # /PPR # /Plat #	BEXAR COUNTY FLOOD CONTROL CIP
Date:	SEPTEMBER 30, 2009
Code Issue:	FLOOD PLAIN DEVELOPMENT PERMIT
Code Sections:	COSA FLOODPLAIN ORDINANCE SECTION 35-F133

Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	BEXAR COUNTY FLOOD CONTROL DIVISION	
Company:		
Address:	6800 PARK TEN BLVD SUITE 1805	Zip Code: 78213
Tel #:	(210) 296-2000	Fax# (210) 296-2025 E-Mail: a.villarreal@bexar.org
Consultant:	NATHANIEL HARDY	
Company:	BEXAR COUNTY FLOOD CONTROL PROGRAM	
Address:	6800 PARK TEN BLVD. SUITE 1805	Zip Code: 78213
Tel #:	(210) 296-2003	Fax# (210) 296-2025 E-Mail: nathaniel.hardy@aecom.com
Signature:	<i>Nathaniel Hardy</i>	

Additional Information – Subdivision Plat Variances & Time Extensions

1. Time Extension Sidewalk Floodplain Permit Completeness Appeal
 Other _____

2. City Council District 10 Ferguson Map Grid 552E6 Zoning District B6

3. San Antonio City Limits Yes No

4. Edwards Aquifer Recharge Zone? Yes No

5. Previous/existing landfill? Yes No

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

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

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

FROM: Robert J. Browning, P.E. CFM, Chief Storm Water Engineer *RB 12/30/09*

COPIES TO: Mendi Litman, P.E., CFM

SUBJECT: Floodplain Development Permit Variance Request, **FPV 10-004**
Mid-Beitel Creek Drainage Improvement, **FPDP #10-073**

DATE: December 30, 2009

The Storm Water Engineering Division of the Department of Public Works has reviewed the request for variance to the floodplain regulations of the Unified Development Code. These requests were submitted in association with the above development by Bexar County Flood Control Division.

The Public Works Department supports the requested variance to Appendix F- Section A (e).

- The proposed project is showing soil reinforcement that will prevent soil erosion at the sections where the velocities exceed six feet per second (see attachment).

The Public Works Department supports the variance for Appendix F- Section B, 35-F133 (c):

- The proposed project will reduce the floodplain significantly, and alleviate flooding that occurs in the outer banks (see attachment).

If you have any questions or require additional information, please contact Lee Muniz, CFM. at (210) 207-0096 or send inquiries via email to lee.muniz@sanantonio.gov

Attn(s): UDC Appendix F-Section A(e)
UDC Appendix F-Section B, 35-F133(c)



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

Project: SC 5

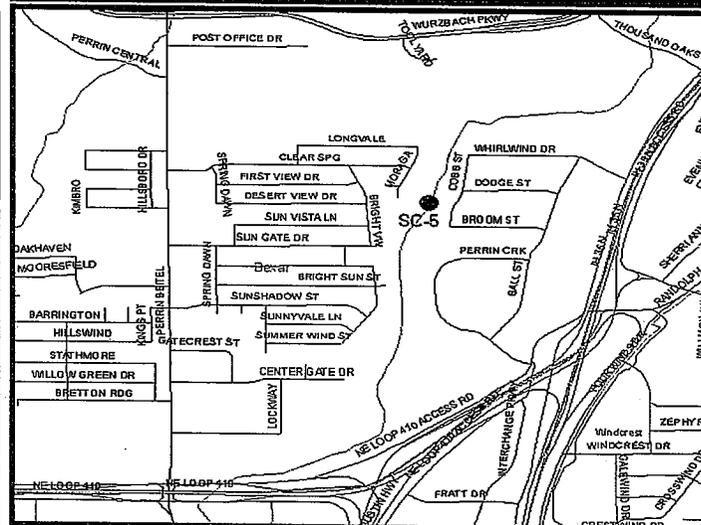
Mid-Beitel Creek Channel Restoration

Location / Limits: N.E. Loop 410 upstream to south of Garden Court East Subdivision



SCOPE :

A flood damage mitigation project to reduce the flooding impact to residential and commercial structures along Moraga St and Cobb St adjacent to the Garden Court East Subdivision within the City of San Antonio.



Precinct:	4	OCL/ICL:	I.C.L.	C.D.	10
Watershed:	Salado Creek				
Creek Name:	Beitel Creek				
Project Type:	Natural Waterway Conveyance				

Consultant:	Jacobs
Consultant Awarded:	7/12/2005
Contractor:	TBD
Contractor Awarded:	
Construction Start:	Jun 2010
Construction End:	Apr 2011

Estimated Construction Cost:	\$1,600,000
PROJECT STATUS	<i>Final Design</i>



CITY OF SAN ANTONIO

P O BOX 8399-1
SAN ANTONIO, TEXAS 78203-8399

December 29, 2009

Bexar County Infrastructure Services
Flood Control Division
Attn: Nathaniel H. Hardy
233 N. Pecos, Suite 420
San Antonio, TX 78207

**Re: Mid-Beitel Creek Drainage Improvements
SWE# 9073**

Mr. Hardy:

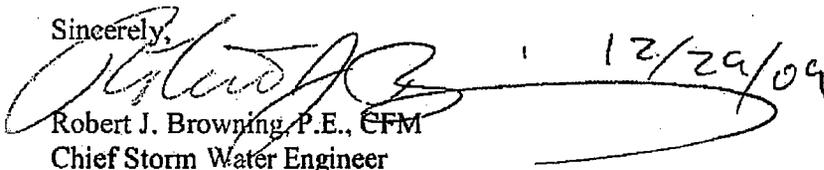
We have received the CLOMR for the Mid-Beitel Creek Drainage Project proposed by Bexar County Flood Control which is to be located within a drainage easement located between Morgaga St. and Cobb St. west of IH-35 and north of Loop 410. Unfortunately, the proposed development is not in compliance with current floodplain ordinances as follows:

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:

- Appendix F, Subdivision C, Section A (e) which states to demonstrate that the development will not increase the regulatory 100-year floodplain velocities above six (6) fps. No increase in velocity will be permitted if pre-development velocities in the floodplain exceed six (6) fps.
- Appendix F, Subdivision C, Section B, 35-F133 (c) which states that if improvements are proposed in the floodplain the CLOMR must be approved by FEMA and the LOMR 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 performance bond is issued per Section 35-F134 (b).

Should you have any questions and/or require any additional information, please contact me at (210) 207-8084 or send your comments via email to robert.browning@sanantonio.gov

Sincerely,


Robert J. Browning, P.E., CFM
Chief Storm Water Engineer

Attn: Floodplain Development Permit #2010073

cc: Amelia Hartman, Vice Chairperson, City of San Antonio Planning Commission



**CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT**



Application Number 10-073

Date 12/29/2009

Permit Number 2010073

1. APPLICANT DATA (Owner)

Company Name Bexar County Flood Control

First Name Arturo, Jr MI _____ Last Villarreal

Address: Number 233 Street N. Pecos Suite 420 City San Antonio

State TX Zip Code 78207 Phone (210) 335-0328

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: Non-Residential

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

Type of use proposed: Drainage Channel

Occupant Name Arturo Villarreal Jr. Phone (210) 335-0328

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

Type: Other Other (Describe): Channel Excavation

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB 13698 Tract A

Location Description: The drainage channel between Morgaga St. and Cobb St. west of IH-35 and north of Loop IH-410

Permittee Print Name

Permittee Signature

Date

12-29-09

RECOMMEND FOR DISAPPROVAL

Date

12/29/09 Denied

Date

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

(Conditions and provisions on next page)



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



FOR OFFICE USE ONLY

Application Number 10-073

Date 12/29/2009

Permit 2010073

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 flood plain development permit is denied as it is not in compliance with the following Unified Development Code (UDC) Section:

- Appendix F, Subdivision C, Section A (e) Demonstrate that the development will not increase the regulatory 100-yr floodplain velocities above six (6) fps. No increase in velocity will be permitted if pre-development velocities in the floodplain exceed six (6) fps.
- Appendix F, Subdivision C, Section B, 35-F133 (e) If improvements are proposed in the floodplain the CLOMR must be approved by FEMA and the LOMR submitted to FEMA prior to acceptance of the construction by the City.

A hold will be placed on all building permits of lots in a floodplain until FEMA has approved the LOMR or performance bond is issued per section 35-F134 (b)

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? Yes

Permit Application - Reviewed By: Lee Muniz

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 *LB*



VARIANCE – TIME EXTENSION
APPLICATION

Date Submitted: October 5, 2009

Project ID Number: N/A

Project Name: Mid –Beitel Drainage Improvements (SC-5)

Owner/Agent: Bexar County Flood Control **Phone:** (210)296-2002 **Fax:** (210)296-2025

Address: 6800 Park Ten Blvd Suite 180S San Antonio, Texas **Zip code:** 78213

Consultant: Bexar County Flood Control Program **Phone:** (210)296-2000 **Fax:** (210)296-2000

Address: 6800 Park Ten Blvd Suite 180S San Antonio, Texas **Zip code:** 78213

Email Address: avillarreal@bexar.org

BACKGROUND:

1. Time Extension Sidewalk Floodplain Permit Completeness Appeal Other
2. City Council District 10 Ferguson Map Grid Zoning District R6
3. San Antonio City Limits - Yes No
4. Edwards Aquifer Recharge Zone? - - Yes No
5. Previous/existing land fill? - - Yes No
6. Parkland, greenbelts, or open space? Flood plain? - - Yes No

VARIANCE APPROVAL CRITERIA:

As per the UDC, the variance request letter must address the following criteria prior to submission.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant’s land, rather than personal circumstance; and
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
4. The hardship is not the result of the applicant’s own actions; and
5. 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.

FEES (please refer to the current fee schedule)

Variance Request \$ 350

OR

Time Extension \$ _____

Print Name: Arturo Villarreal, Jr., PE, CFM

Signature: _____

Date: October 6, 2009 **Owner** **Agent** (Checking this requires a notarized Letter of Agent.)

NOTE: Please attach this application with your submittal to the reviewing agencies. In addition, if the letter does not address the above mention criteria your variance may be subject to disapproval. If the variance is being made in regards to a Certificate of Determination request, the Director of Planning & Development Services shall make a determination within 20 days after the date it receives the request before placing it on the Planning Commission agenda under subsection 35-430(d) of the UDC and shall issue the Certificate, if appropriate, within 10 days after the date of Planning Commission approval. Additional fees may apply, please see fee schedule.



Bexar County Infrastructure Services
Flood Control Division
233 N. Pecos, Suite 420, San Antonio, TX 78207
(210) 335-6700 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



December 30, 2009

City of San Antonio
Department of Public Works
Storm Water Engineering Division
P.O. Box 839966
San Antonio, Texas 78283-3966

Attn: Mr. Robert Browning, P.E., CFM, Chief Storm Water Engineer

Subject: Bexar County Flood Control Mid-Beitel Channel Restoration SC-5
Request for Variance to City of San Antonio Flood Plain Ordinance

Dear Mr. Browning:

With this letter, Bexar County Flood Control respectfully requests variances to the City of San Antonio's Flood Plain Ordinance for the subject project.

The subject project is a mitigation project for the recently completed San Antonio River Improvements Project (SARIP). The US Army Corps of Engineers issued a construction permit for the SARIP (attached) with the understanding that this Mid-Beitel Creek project would also be constructed. Approval of this variance keeps the City of San Antonio in line with the obligation to mitigate for the SARIP.

The subject project is also a Bexar County Flood Control (BCFC) Capital Improvement Project (CIP). The existing Federal Emergency Management Agency (FEMA) floodplain will be reduced along Beitel Creek as a result of the construction of this project. A Conditional Letter of Map Revision (CLOMR) was submitted to FEMA in August of 2009 to document the effect of this project on the floodplain. BCFC has received comments from FEMA about the CLOMR. We have resubmitted to FEMA requested revisions. As of the date of this letter, FEMA has not approved the CLOMR. The City of San Antonio's Flood Plain Ordinance, Appendix F. Floodplains – Areas of Special Flood, does not allow a Flood Plain Development Permit (FPDP) to be issued 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 should be in the hands of BCFC before the CIP is brought to the County Commissioner's Court for approval and final funding. A FPDP in hand assures there will be no delays in construction when the Commissioner's Court approves project funding. Approval of a CLOMR typically takes six months. It takes about four months (possibly three) to complete the County's Advertisement/Bid Award Phase of a typical project. Therefore, under the best conditions when the CLOMR submittal and Advertisement/Bid Award Phase are processed concurrently, construction delay due to waiting for the approved CLOMR approval prior to issuance of the FPDP is approximately two months. To avoid delay in the project, BCFC is making this request for variance to the requirement to have the CLOMR approved by FEMA prior to issuance of a FPDP.

With this letter BCFC respectfully requests a variance to the Floodplain Ordinance of the City of San Antonio, Section 35-F133 Permit evaluation (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)."

The Section cited for variance does not specifically state that it applies to CIPs. The paragraph is more applicable to subdivision improvements than CIPs. However, it appears that the interpretation of this paragraph by Storm Water Engineering Division is that a Flood Plain Development Permit cannot be issued for a CIP until the CLOMR is approved by FEMA. **This part of the variance request is for the City of San Antonio to issue a Flood Plain Development Permit for this CIP before the CLOMR is approved.** Of course, because this is a project approved for funding by Bexar County, no performance bond should be required for the project. The Commissioner's Court approval of the project funding should be enough to guarantee performance of the project.

In addition, we request a variance to Appendix F, Subdivision C Floodplain Development Permits, Section A (e) which states to "demonstrate that the development will not increase the regulatory 100-year floodplain velocities above 6 fps" (feet per second). "No increase in velocity will be permitted if the pre-development velocities in the floodplain exceed 6 fps."

The proposed channel has been designed with Turf Reinforcing Matting (TRM) along the banks of the proposed channel per Specification Item 554 of the City of San Antonio Standards for Construction dated June 2008. The TRM works by combining with the root system of the plants planted over it to reduce channel erosion. The TRM is shown on the construction plans to be installed for the entire length of the project on the channel banks to the height needed to reduce channel erosion. It should be pointed out that there are some reaches of the existing channel which exceed 14 feet per second, more than twice the Code allowable channel velocity. At these locations, with the proposed channel, the velocities are reduced to around 10 feet per second. The existing channel exhibits little to no erosion even at the location where the calculated velocity is over 14 feet per second. The construction plans indicate planting trees and plants along the entire length of the improved channel. The root systems of the plants and trees are intended to work with

the TRM as written in the Standard City Specification. TRM is allowed in the City Standards for Construction and is used on this project.

The requested variances are the minimum necessary, considering the flood hazard to afford timely relief to the reach of the Beitel Creek proposed to be improved. This project will remove much of the abutting commercial areas and some of the residential areas from the FEMA floodplain.

There is good and sufficient cause to approve the variances. The proposed project is beneficial to the area abutting the Beitel Creek. Water surfaces are lowered and floodplain reduced. The delay for the CLOMR approval will be detrimental to the orderly procession of the County project.

Failure to grant the variances could result in exceptional hardship to the residents and property owners in the affected reach of the creek. The threat of flooding is always present in a floodplain. The abutting property should not be exposed to the floodplain threat for the additional months needed for the CLOMR approval. In addition, BCFC needs to budget resources and expend funds for this project in a timely fashion. The variances allow BCFC the sure knowledge that construction can begin on the project as soon as Commissioner's Court has approved the project for funding.

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.

Based upon the information included in this letter we respectfully request approval of the variances. The project FPDP should not be dependent upon the CLOMR approval particularly for a CIP with a public purpose. In addition, a performance bond should not be required for a public project after the Commissioner's Court has approved funding of the project.

Please send comments about this request to my attention or contact Nathaniel H. Hardy at (210) 296-2003 or by email at nathaniel.hardy@aecom.com if there are any questions about this correspondence.

Sincerely,



Arturo Villarreal, Jr., P.E., CFM
Manager Flood Control Division

attachment (as)

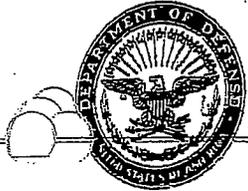
cc:

Todd Simmang, P.E. - Jacobs Engineering

Martin J. Cristofaro, P.E., RPLS, CFM - Program Manager

Nathaniel H. Hardy, P.E., CFM – BCFC Program

DEPARTMENT OF THE ARMY
FORT WORTH DISTRICT, CORPS OF ENGINEERS
P. O. BOX 17300
FORT WORTH, TEXAS 76102-0300



REPLY TO
ATTENTION OF:

October 30, 2006

Planning, Environmental, and Regulatory Division
Regulatory Branch

SUBJECT: Project Number 200500483

Mr. Mark R. Sorenson, P.E.
SARIP North Reach Project Manager
San Antonio River Authority
100 East Guenther
PO Box 839980
San Antonio, Texas 78283-3980

Dear Mr. Sorenson:

The San Antonio River Authority is hereby authorized under Section 404 of the Clean Water Act to discharge dredged and fill material into waters of the United States associated with the modifications of the San Antonio River between Lexington Avenue and the Josephine Street (Museum Reach), San Antonio, Bexar County, Texas in accordance with Permit Number 200500483. A copy of the permit is enclosed.

To use this permit, the person responsible for the project must ensure that the work is conducted in accordance with the terms and conditions of the permit. We caution you to submit revised drawings to us for approval prior to construction should any changes be found necessary in either the location or plans for the work. Approval of revised plans may be granted if they are found not contrary to the public interest.

This permit should not be considered as an approval of the design features of any structure authorized or an implication that such construction is considered adequate for the purpose intended. It does not authorize any damage to private property, invasion of private rights, or any infringement of federal, state, or local laws or regulations.

We appreciate your interest in our nation's water resources, and your cooperation in complying with our regulatory program. If you have questions in the future, please contact Mr. Brent Jasper at the address above or telephone (817)886-1733.

Sincerely,

A handwritten signature in black ink that reads "Wayne A. Lea".

Wayne A. Lea
Chief, Regulatory Branch

Enclosures

Copies Furnished / with enclosure:

Mr. Mark Fisher
Manager, Water Quality Assessment Section (MC-150)
Water Quality Division
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Mr. Rollin MacRae
Texas Parks and Wildlife Department
4200 Smith School Road
Austin, Texas 78744

Mr. Robert Pine
Field Supervisor
U.S. Fish and Wildlife Service
10711 Burnet Road, Suite 200
Austin, Texas 78758-4460

Ms. Sharon Parrish
Chief, Marine and Wetlands Section (6WQ-EM)
U.S. Environmental Protection Agency, Region 6
1445 Ross Avenue
Dallas, Texas 75202

DEPARTMENT OF THE ARMY PERMIT

Permittee San Antonio River Authority

Permit No. 200500483

Issuing Office Fort Worth District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer. You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Discharge of approximately 14,000 cubic yards of dredged and fill material into waters of the United States associated with the modifications to the San Antonio River including the Robert H. H. Hugman Dam. Elements of the project include the excavation of approximately 70,000 cubic yards of material for the modification and stabilization of existing creek channel banks and bottom, the construction of retaining walls and bulkhead walls, a 12-foot-wide cobble maintenance path within portions of the channel bottom, crest gate and dam structure, stairs, ramps, pedestrian bridges, walkways, and the implementation of a mitigation plan concurrently with construction and operation of the project to offset adverse impacts to waters of the United States. The project would involve the permanent filling and excavation of 5.61 acres of waters of the United States consisting of approximately 6,875 linear feet of the San Antonio River.

Project Location: The San Antonio River modifications would be located in an approximately 6,875-linear-foot segment of the main channel of the San Antonio River between Lexington Avenue and Josephine Street immediately north of the downtown area of the City of San Antonio, Bexar County, Texas. The proposed project would be located approximately at UTM coordinates 550261.803 East and 3256189.145 North (Zone 14) on the San Antonio East 7.5-minute USGS quadrangle map in the USGS Hydrologic Unit 1210031.

Permit Conditions: In accordance with attached Sheets 1-16 of 16 and Texas Commission on Environmental Quality Section 401 Water Quality Certification, Pages 1-3 of 3, dated October 24, 2006.

General Conditions:

1. The time limit for completing the work authorized ends on December 31, 2011. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archaeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. ~~If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.~~

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions: SEE PAGE 4 (Special Conditions)

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

() Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

(x) Section 404 of the Clean Water Act of 1972 (33 U.S.C. 1344).

() Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

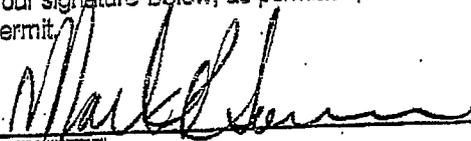
b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



(PERMITTEE)

Mr. Mark R. Sorenson, P.E.
San Antonio River Authority

10/27/2006

(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

(FOR THE)


(DISTRICT ENGINEER)
Christopher W. Martin
Colonel, Corps of Engineers

30 October 2006

(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFeree)

(DATE)

Special Conditions
Permit Number 200500483

1. The permittee shall implement and abide by the mitigation plan titled "Compensatory Mitigation Plan, Proposed San Antonio River Improvements Project - Museum Reach, San Antonio, Bexar County, Texas, USACE Project No. 2005-00483" prepared for the San Antonio River Authority by HDR Engineering, Inc., dated October 2006. The permittee shall implement the mitigation plan concurrently with the construction of the project and complete the initial construction and plantings associated with the mitigation work prior to completion of construction of the project. Completion of all elements of this mitigation plan is a requirement of this permit.

2. The permittee shall dedicate in perpetuity by conservation easement to the Bexar Land Trust, or other conservation entity approved by the U. S. Army Corps of Engineers (USACE), and record a notice of restriction on a stream and riparian habitat mitigation area, the approximately 278 acres of mitigation areas identified in the mitigation plan referenced in special condition 1 above. The only exceptions to the conservation easement shall be easements in existence on September 1, 2006. The mitigation areas shall not be disturbed, except by those activities that would not adversely affect the intended extent, condition, and function of the mitigation areas. The permittee shall survey the mitigation area and then execute and record the conservation easement with the County Clerk. The permittee shall provide a copy of the recorded conservation easement and notice of restriction to the USACE within 90 days of this permit. The conservation easement and notice of restriction shall not be removed from the deed or modified without the written approval of the USACE and conveyance of any interest in the property must be subject to the conservation easement and notice of restriction.

3. During construction ^{UNL 10/30/06} begins, the permittee shall have a qualified professional archeologist monitor areas being disturbed for the presence of cultural resources. Cultural resources include prehistoric and historic archeological sites, and areas or structures of cultural interest that occur in the permit area. If a previously unknown cultural resource site is encountered during work authorized by this permit, the permittee shall immediately contact the USACE and avoid further impact to the site until assessment by State and Federal cultural resource specialists is complete and the USACE has verified that the requirements of 33 CFR Part 325, Appendix C, and 36 CFR Part 800 have been met.

4. The permittee shall provide detailed project plans and hydraulic and hydrology reports, including the most current full size set of drawings, the hydraulic model reflecting pre-and post-project conditions, hydraulic comparison tables, hydraulic cross sections, and any other appropriate information to the USACE for review and approval.

Mid-Beitel Creek
Restoration Plan:

May 23, 2006

**Mid-Beitel Creek
Restoration Plan:**

310287.011.004.2980

Prepared for:

Bexar County
233 North Pecos, Suite 420
San Antonio, Texas 78207

Carter-Burgess

777 Main Street
Fort Worth, Texas 76102
817-735-6000
817-735-6148 (fax)
©2006

7.0 RESTORATION ACTIVITIES

A man-made trapezoidal channel would be constructed capable of containing the 100-year flood event. This channel will take advantage of existing contours and consequently result in impacts to waters of the U.S. Bexar County would like to restore this section of Beitel Creek to its approximate original location within the trapezoidal channel. A pilot channel mimicking the approximate sinuosity of other, non-channelized portions of Beitel Creek would be constructed similar to what is shown in **Appendix A, Exhibit 16**. This pilot channel would be approximately one foot deep and eight feet in width. Approximately 2,550 linear feet of pilot channel would be constructed in the bottom of the trapezoidal channel. Three pools are proposed along the pilot channel within the trapezoidal channel (**Appendix A, Exhibit 16**). These pools would be approximately 60 feet long, 30 feet wide and 3 feet deep with an associated riffle complex. A sanitary sewer pipeline crosses the channel at the proposed location of Pool 2. Water will pool behind the encasement and spill over creating a large pool and riffle. Pools 1 and 3 will each have similar riffles located near their exit points.

The trapezoidal channel would receive hydrology from storm water outfalls associated with the residential community to the west, commercial areas to the east and other upstream portions of Beitel Creek. The trapezoidal channel will have a varying bottom width of approximately 80 to 150 feet and gentle side slopes (less than 2:1) (**Appendix A, Exhibit 16**). A concrete weir located near the downstream terminus of the project area would be removed during construction.

The total proposed restoration area is approximately nine acres. Bexar County is proposing to plant 109 containerized trees/shrubs per acre (70 trees and 49 shrubs per acre) or 435 bare-root seedlings per acre (283 trees and 152 shrubs per acre) along the restored Mid-Beitel Creek. The restoration area will be planted at the overall rate described above; however, plantings will be clumped within the conceptual planting areas shown in **Appendix A, Exhibit 17**, which totals approximately 3 acres. This will constitute approximately 775 containerized trees/shrubs or 3,100 bare-root seedlings within the specified planting areas. Native forbs and grasses will be seeded at a rate of 15-20 pounds per acre over the entire restoration areas. Species for the proposed restoration plantings were selected based on species along similar tributaries and what would best enhance and/or restore the existing vegetative communities on-site. A list of native species suitable for the project site is included in **Appendix E**. A minimum of three tree species and two shrub species will be chosen from the list in **Appendix E**. No one species will comprise more than 25 percent of the total composition of the plantings.

8.0 MAINTENANCE AND MONITORING OF RESTORATION AREA

8.1 Maintenance

The restoration area will not be mowed during establishment, except as directed by a restoration specialist to facilitate survival of plantings or remove noxious/invasive species. Selective removal of invasive or noxious species, such as giant ragweed, johnsongrass or broadleaf cattail, may be necessary to enhance the mitigation area development. This removal will be achieved through selective pruning, hand-clearing or other low impact vegetation control methods. If necessary, the trees and shrubs will be planted with a rodent deterrent device such as fencing or protective covering for the

stems and trunks of the plantings to prevent loss by beaver removal. This will protect the planted trees and shrubs and allow the native herbaceous vegetation to re-establish.

8.2 Minimum Acceptable Planting Survival Rate

Containerized plantings will be monitored to ensure a density of at least 55 stems per acre for five consecutive years. If bare-root seedlings are planted they will be monitored to ensure a density of at least 100 stems per acre for five consecutive years. Dead trees or shrubs will be replaced, as needed, during the initial three years after planting to maintain the survival rate. Herbaceous plantings will be considered successful when an 80 percent ground cover is attained.

8.3 Protective Covenant

The permittee will dedicate in perpetuity the restoration area described in the restoration plan and as indicated in **Appendix A, Exhibit 16** of this document. The approximately nine-acre restoration area shall not be disturbed, except by those activities that would not adversely affect the intended extent, condition and function of the area or by those activities specifically provided for in the approved restoration plan or special conditions for this permit. The permittee shall survey the restoration area, develop an appropriate protective covenant, and provide the protective covenant to the USACE for review and approval. The permittee will record the approved protective covenant with the County Clerk and provide a copy of the protective covenant to the Regulatory Branch by a date to be determined by the USACE. The covenant shall not be removed from the deed or modified without written approval of the USACE and conveyance of any interest in the property must be subject to the protective covenant.

8.4 Restoration Progress Reporting

The permittee shall staff a qualified restoration specialist (biologist, ecologist or other specialist qualified in wetland restoration, enhancement and creation work) on site during planting of the restoration species to ensure compliance with restoration activities of this permit. The permittee shall have a restoration specialist conduct the monitoring and produce any required monitoring reports.

The permittee will establish and implement a self-monitoring program that includes the following actions:

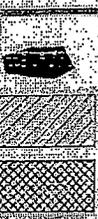
- Designation, in writing, of a responsible party to coordinate with the Regulatory Branch, Fort Worth District, USACE concerning on-site inspections and compliance with permit conditions;
- Notification to the USACE of the schedule of activities for each phase of the project at least 30 days prior to the start of soil-disturbing activities; and
- Implementation of a reporting program that shall include annual written restoration progress reports to the USACE, due October 1 each year, beginning in 2006. The permittee shall include in each report any schedule changes and a summary of all activities that occurred during the reporting period, including demonstration of the permittee's compliance with the permit conditions, and documentation of the progress and/or completion of all authorized work, including restoration activities. The permittee shall detail in the first report the pre-construction conditions of the project area. The permittee shall include in the

report photographs, maps and a description of the impacts to waters of the U.S. Compliance reports are required even if no work is conducted during the reporting period. The permittee shall submit restoration progress reports for three years from the time of pilot channel construction and initial restoration plantings.

9.0 CONCLUSIONS

Carter & Burgess assessed the limits and values of waters of the U.S. present at the proposed Mid-Beitel Creek Restoration project site. Waters of the U.S. consisted of Beitel Creek and an associated pool (4,005 linear feet [1.088 acres]). Bexar County is proposing to restore this portion of Beitel Creek to a meandering channel in the approximate original location of the streambed. In addition, Bexar County would enhance the restoration area with native tree, shrub, and grass plantings to increase water quality and wildlife habitat value.

Legend



Project Boundary
Proposed Waters of the U.S.
Restoration Area
Conceptual Tree and Shrub Planting Areas



CLEAR SPRING DR.

250' W

250' W

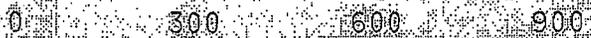
WHIRLWIND DR.

DOUCE ST.

BROOK ST.

FERRIN CREEK

SHERMAN ST.
QUIN ST.



GRAPHIC SCALE IN FEET

Copyright © 2006 Carter & Burgess, Inc.

Carter & Burgess

Proposed Planting Areas
Mid-Beitel Creek Restoration
San Antonio, Bexar County, Texas
C&B Project No. 310287.011

Exhibit

17

City of San Antonio Planning and Development Services Department Plan Update Recommendation

Camelot I Neighborhood Plan Update

Council District: 2

City Council Meeting Date: 02/18/10

Summary:

Neighborhood/Community/Perimeter Plan: **Camelot I Neighborhood Plan**

Background Information:

Applicant: City of San Antonio

Owner: Various

ITEM # 18

Plan Boundaries: The Camelot I Neighborhood Plan is generally bound by Walzem Road to the north, Woodlake Parkway to the east, Eisenhower Road to the south, and the City of Windcrest to the west.

Size: The plan area is 1.5 acres

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Camelot I Neighborhood Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004.

The original Plan was adopted in October 1993. Planning staff and planning team members have update the plan twice, in September 1999 and August 2004. In 2009, staff and planning team members revisited the plan and determined that an update was warranted based on, new best planning practices, the number of declining businesses, the quantity of vacant lots, and a substantial amount of multifamily housing development.

The formal update process began in August 2009. The original planning team was slightly revised by adding and removing a few members. The team was represented by members of the Camelot I Neighborhood Association.

Between August and September 2009, four planning team meetings were held to review and update the land use plan and create additional plan text. On November 12, a public meeting was held to give community members an opportunity to review and comment on the proposed plan update, with over 50 people in attendance. The document was made available for review and comment online.

The Planning & Development Services Department, together with the planning team and the Camelot I Neighborhood Association, worked to encourage participation in the community planning process. A press release announced the open house and flyers were distributed to property owners and residents in the area. A notice of the public hearing before Planning Commission was featured in the Commercial Recorder Newspaper.

Current Land Use:

The Camelot I Neighborhood Plan planning area is bound by Walzem Road to the north, Woodlake Parkway to the east, Eisenhower Road to the south, and the City of Windcrest to the west. The area is a mix of residential, commercial, public institutional and vacant lots. Land uses have not changed significantly in the past 5 years. Since the last update, Low Density Residential uses are predominantly found in the western portion of the planning area. Commercial uses have moderately

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

decreased, thus increasing the amount of vacant lots, particularly along Walzem Road. There has been a slight increase of commercial uses along Eisenhower Road. The public institutional uses, including churches and schools, located throughout the area have remained consistent.

Due to the number of declining businesses, vacant lots, and a substantial amount of multifamily housing, the community wishes to focus on more diverse development to balance the uses in the area.

Key Changes to Plan:

Updates to the land use plan include: 1) land use nomenclature 2) the future land use map, and 3) land use categories, descriptions, and corresponding zoning districts. The land use categories were updated to reflect current planning nomenclature, current planning best practices, broader, diverse development and the changing development trends within and around the Camelot I Neighborhood Plan area.

Major Changes:

- changes to the land use plan and a text amendment to include the Low Density Mixed Use land use designation. Low Density Mixed Use is a mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure). It is compatible between commercial and residential uses. Shared parking is located to the rear of structures, has limited curb cuts and encourages monument signs. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.
- the exclusion of the Light Industrial and Mixed Use land use designations

Land Use Changes:

To support more diverse development, while maintaining appropriate intensities of uses, this land use update recommends the following:

- replacing the Mixed Use parcels particularly along Walzem Road to Low Density Mixed Use land use.
- along Woodlake Parkway, changing the Mixed Use and Light Industrial parcels to Business Park land uses.
- along Eisenhower Road, changing the Business Park and Community Commercial parcels to Low Density Residential land uses.

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

This update was developed in cooperation with community stakeholders and would support future development that is more compatible with the Camelot I Neighborhood Plan area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 13, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: December 24, 2009

No. Notices mailed 10 days prior to Public Hearing: 122

10 Planning Team Members/Camelot I Neighborhood Association, 112 Property Owners

Registered Neighborhood Association(s) Notified: Camelot I Neighborhood Association

Planning and Development Services Department Staff:

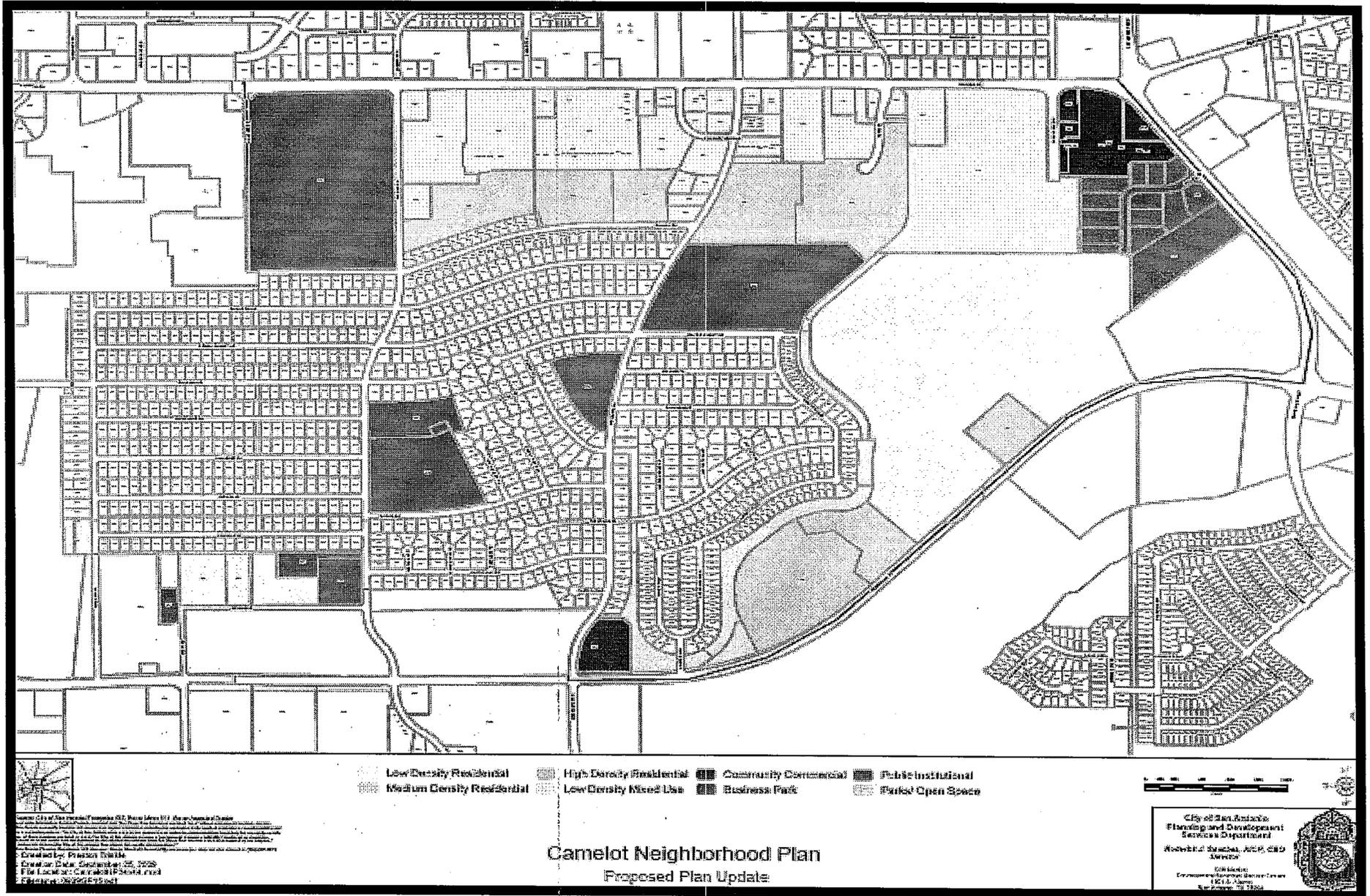
Roderick J. Sanchez, AICP, CBO, Director

Patrick B. Howard, AICP, Assistant Director

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

Andrea Gilles, Interim Planning Manager
Loretta Olison, Senior Planner

Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY AN AMENDMENT TO UPDATE THE LAND USE PLAN SECTION OF THE CAMELOT I NEIGHBORHOOD PLAN, FOR A 1.5 ACRE AREA BOUNDED BY WALZEM ROAD TO THE NORTH, WOODLAKE PARKWAY TO THE EAST, EISENHauer ROAD TO THE SOUTH, AND THE CITY OF WINDCREST TO THE WEST, TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use section of the Camelot I Neighborhood Plan and found the amendment to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on January 13, 2010 and **APPROVED / DENIED** the amendment on January 13, 2010; and

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

SECTION 1: The amendment to update the land use element of the Camelot I Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF JANUARY, 2010.

Attest:

Executive Secretary
San Antonio Planning Commission

Approved:

Amelia Hartman, Vice Chair
San Antonio Planning Commission

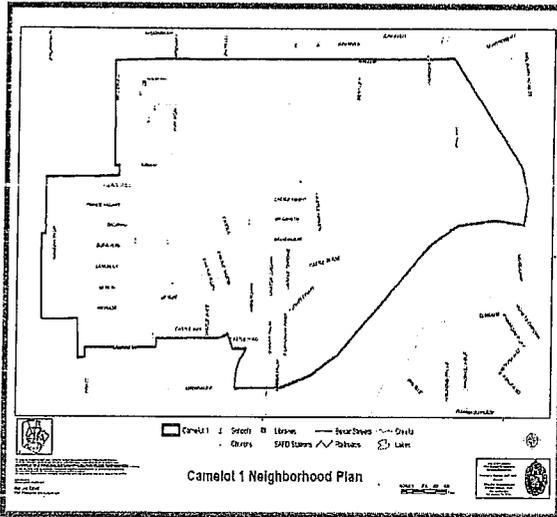
**Master Plan Amendment U10001
Camelot I Neighborhood Plan Update**

**Agenda Item No. 18
Planning Commission
January 13, 2010**

APPROVAL CRITERIA

- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
 - Identifies goals that are consistent with adopted City Policies, and regulations.
 - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
 - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

PLAN OVERVIEW



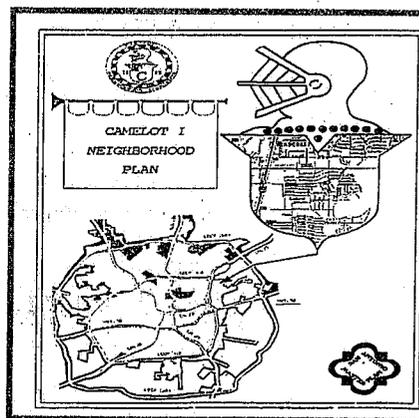
■ City Council
District 2

■ 3,753 Residents

■ 1.5 Acres

PLAN BACKGROUND

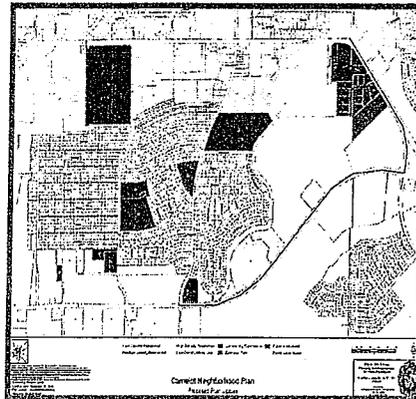
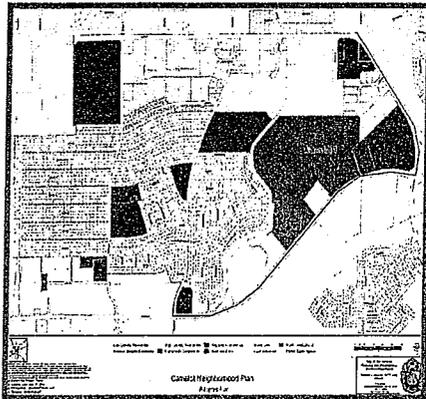
- Plan adopted
October 14, 1993
- 1st Update adopted
September 23, 1999
- 2nd Update adopted
August 26, 2004
- 3rd Update process began
August 2009



FUTURE LAND USE PLAN

Adopted

Proposed



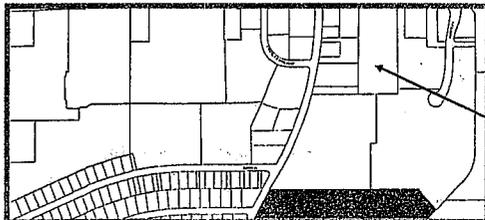
LAND USE PLAN

Walzem Road



Mixed Use

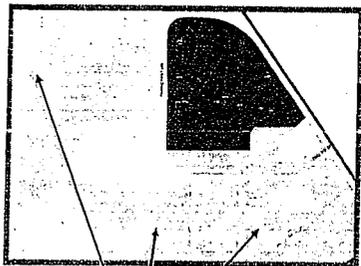
TO



Low Density Mixed Use

LAND USE PLAN

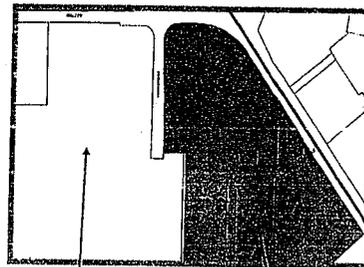
Walzem Road/ Woodlake Parkway



Mixed Use



TO

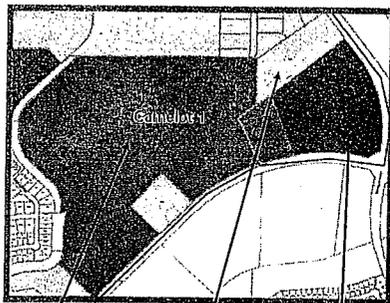


Low Density Mixed Use

Business Park

LAND USE PLAN

Woodlake Parkway/ Eisenhower Road



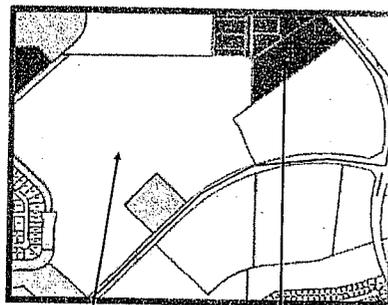
Business Park

Light Industrial

Community Commercial



TO



Low Density Residential

Business Park

PLAN GOAL

Encourage development
that supports and is compatible
with the Camelot I Neighborhood Plan.

PLAN OBJECTIVES & ACTION STEPS

Objective 1:

Ensure that the overall development of Camelot I is consistent with plan goals and area needs.

- **Action Step 1.2**
Planning Team will advocate for comprehensive rezoning of Camelot I area
- **Action Step 1.2**
Planning Team will identify all areas for possible neighborhood parks
- **Action Step 1.3**
Planning Team will pursue a North East Independent School District partnership

PLAN OBJECTIVES & ACTION STEPS

Objective 2:

Partner with the City of Windcrest (CoW) to encourage transparency, open dialogue, and a working and cordial relationship regarding development near the Camelot I planning area.

- **Action Step 2.2**
Planning Team will request a courtesy notice from CoW
- **Action Step 2.2**
Planning Team will work with CoW to ensure buffering around any developments
- **Action Step 2.3**
Planning Team will initiate a dialogue with the CoW about maintaining character

PUBLIC PARTICIPATION

- **Planning Team Formation**
 - July 2009
 - 10 Members
- **4 Planning Team Meetings**
 - August – September 2009
- **Open House**
 - November 12, 2009
 - Over 50 in attendance



**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

Kelly/S. San PUEBLO Community Plan Update

U10002

Council District: 5

City Council Meeting Date: 2/18/2010

Summary:

Neighborhood/Community/Perimeter Plan: **Kelly/S. San PUEBLO Community Plan**

Background Information:

Applicant: City of San Antonio

ITEM # 19

Owner: Various

Plan Boundaries: The Kelly/S. San PUEBLO Community Plan is generally bound by Highway 90 to the north, Frio City Road and Zarzamora to the east, Military Drive to the south, and Port San Antonio to the west.

Size: The plan area is approximately 3,175 acres

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Kelly/S. San PUEBLO Community Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and superseded by the Comprehensive Planning Program adopted in 2009 and as further specified in Article IV of the Unified Development Code.

The Kelly/S. San PUEBLO Community Plan document was adopted February 2007. The purpose of this current plan update is to re-examine the entire plan following the City Council initiated Comprehensive Re-Zoning and Phase 1 Plan Update which was adopted in June 2009. The June 2009 Phase 1 Plan Update examined approximately 86.26 acres out of 3,175 total acres. This current Plan Update reviews the remainder of the community plan area in order to ensure compatible land uses and community plan goals.

In August 2009, notices were sent to the Kelly/S. San PUEBLO Community Plan Planning Team and the neighborhood associations within the planning area. Between August and October 2009, three planning team meetings were held to review and update the land use plan and create additional plan text. On November 16, 2009, a public meeting was held to give community members an opportunity to review and comment on the proposed plan update; the document was also made available for review and comment online.

The Planning & Development Services Department, along with the planning team, and the Quintana Community, Thompson Community, and Villas De Esperanza Neighborhood Associations, worked to encourage participation in the community planning process. A press release announced the open house and over 300 postcards were distributed to property owners in the plan update area along with owners of property within 200 feet of the update area. A notice of the public hearing before Planning Commission was featured in the Commercial Recorder Newspaper.

Adopted Future Land Use Plan:

The plan area encompasses 3,175 acres and is generally bounded by Highway 90 to the north, Frio City Road and Zarzamora to the east, Military Drive to the south, and Port San Antonio to the west.

City of San Antonio Planning and Development Services Department Plan Update Recommendation

Properties in and around established single-family neighborhoods are found throughout the plan area and are designated for Low Density Residential. Properties primarily along Weir, Thompson Place, Saturn, Jupiter, Humbolt, W. Southcross, and Rayburn are currently designated as Medium Density Residential. High-Density Residential uses are designated along Menefee and General McMullen, Thompson Place, Weir, Roselawn, Centennial, Southcross, Wabash, Pyron, and Mayfield.

The adopted Future Land Use Plan designates Mixed Use throughout the community, with the majority located on primary arterials. Mixed Use is designated along Frio City Road, General Hudnell, New Laredo Highway, Somerset Road, Wabash, Zarzamora, W. Southcross, Fay Street, and Fitch Street.

Neighborhood Commercial areas are designated along General McMullen, Cupples, General Hudnell, Quintana south of Fay Street, Bynum, Southcross, New Laredo Highway, Somerset, Zarzamora, and Military Drive. Community Commercial uses are designated at major intersections such as El Jardin, General McMullen, Cupples, Frio City Road, General Hudnell, Quintana, Southcross, New Laredo Highway, Somerset, Zarzamora, and Military Drive. Regional Commercial is designated at the intersections of Highway 90 and 36th Street, Highway 90 and General McMullen, Somerset and Military Drive, Wabash and Military Drive, and Zarzamora and Military Drive.

Business Office Park in the future land use plan are designated along primary arterials such as New Laredo Highway, Somerset Road, Zarzamora, W. Southcross, Fay Street, Gerald, and Fitch Street. Heavy Industrial is designated along the western portion of the Kelly/S. San PUEBLO Community Plan between Frio City Road to the north and Military Drive to the south.

Institutional uses are currently designated along Thompson Place, Southcross, New Laredo Highway, Price, and Mayfield.

Key Changes to Plan:

Updates to the plan include: 1) minor adjustments to the future land use map, 2) additions to the plan elements section, and 3) an addition to the land use categories and descriptions.

Proposed Changes to the Future Land Use Plan:

- Change the land use at the southwest corner of the intersection at Highway 90 and 36th Street from Business Park to Heavy Industrial.
- Update the land use on Quintana Road between Frio City Road and Dunton from Community Commercial to Regional Commercial in order to allow for greater flexibility, more compatible development around St. Philip's College, and a transition from the Port Authority on the east to Heavy Industrial on the west.
- Change land use for properties along the 2500 to 2800 blocks of Southcross from Neighborhood Commercial to Mixed Use to allow for more uses.

Additional goals for the Plan Elements section:

- Relocate the proposed commuter rail on Port San Antonio property and continue commuter rail dialogue

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

- Examine East Kelly for possible parks and recreation space along the L-shaped parcel which abuts residential homes along Fay Street.
- Explore connecting Quintana Road to New Laredo Highway using Dunton and possibly Tyman, and Elser. This would join Quintana Road to New Laredo Highway and will promote connectivity within the plan area.
- Investigate revitalizing the town center along Southcross between Quintana and Pierian.
- Continue exploring historic designation along Southcross between Quintana and Pierian.
- Research and develop corridor reinvestment plans along General McMullen, Cupples, and possibly other commercial corridors.

Text Amendments to the Land Use Classifications of the Land Use Plan:

A proposed text amendment would add Heavy Industrial to the Land Use Classifications section. Heavy Industrial is defined as including a mix of manufacturing, processing, and fabricating businesses. Heavy Industrial uses shall be concentrated at arterials, expressways, and railroad lines. Sites developed in this category are not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage must be under a roof and screened from public view.

Examples of heavy industrial uses include: aircraft and railroad manufacturing, hazardous materials hauling or storage, paper products, and wood manufacturing.

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation

This plan update was developed by members of the community along with direct input from Port San Antonio and addresses issues that have arisen since the plan was originally adopted. The plan update refines the future land use plan by incorporating key changes that better reflect the current wants and needs of the members of the community.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 13, 2010

Approval Denial Resolution Attached

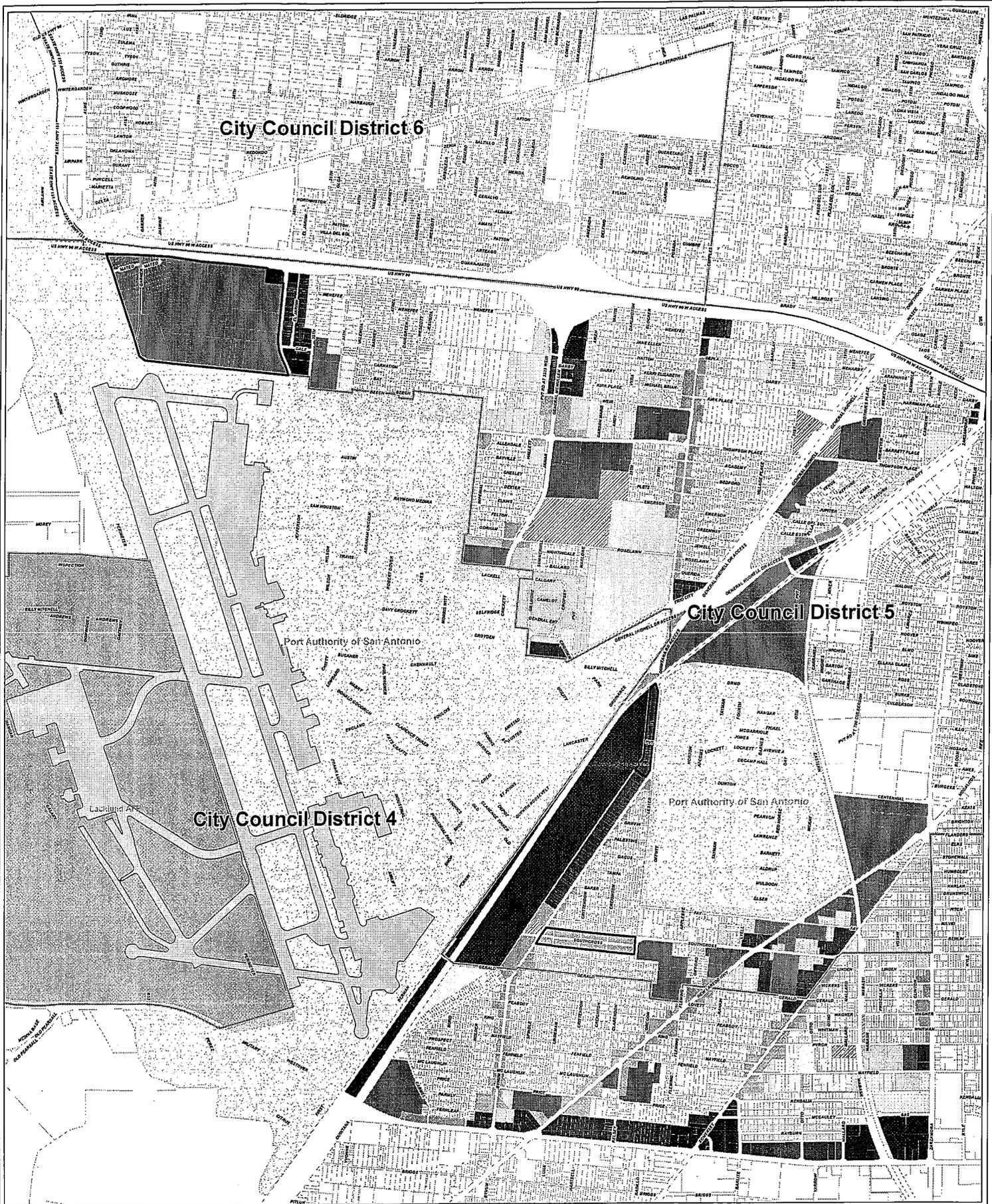
Newspaper Publication Date of Public Hearing: December 24, 2009

No. Notices were mailed 10 days prior to Public Hearing: 246 to owners of land and owners of land within 200 feet; 58 to the Kelly/S. San PUEBLO Community Plan Planning Team

Registered Neighborhood Association(s) Notified: Quintana Community, Thompson Community, and Villas De Esperanza Neighborhood Associations

Planning and Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO, Director
Patrick B. Howard, AICP, Assistant Director
Andrea Gilles, Interim Planning Manager
Case Manager: Sidra Maldonado, Planner



City Council District 6

City Council District 5

City Council District 4

Port Authority of San Antonio

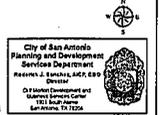
Port Authority of San Antonio

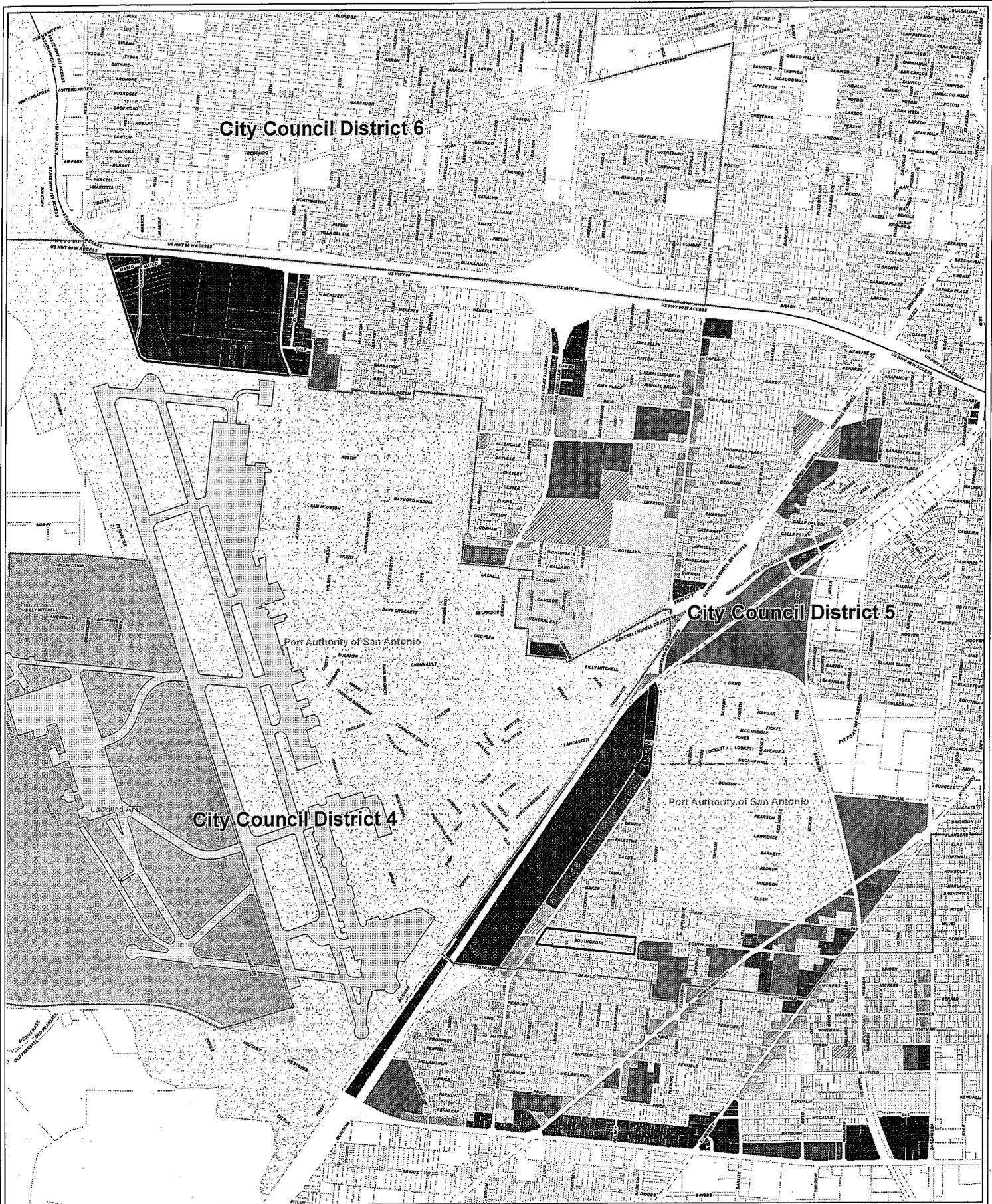


- Properties Impacted
- Low Density Residential
- High Density Residential
- Neighborhood Commercial
- Regional Commercial
- Industrial
- Public Institutional
- Parks
- Port SA
- Medium Density Residential
- Business Park
- Community Commercial
- Mixed Use
- Heavy Industrial
- Open Space

City of San Antonio
Kelly South San Pueblo Existing Land Use

500 250 0 500 1000
Feet





City Council District 6

City Council District 5

City Council District 4

Port Authority of San Antonio

Port Authority of San Antonio

City of San Antonio
 Planning and Development
 Services Department
 Revised 11/2014
 City of San Antonio
 Planning and Development
 Services Department
 Revised 11/2014

- Properties Impacted
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- Mixed Use
- Public Institutional
- Open Space
- Parks

City of San Antonio
 Kelly South San Pueblo Proposed Land Use



City of San Antonio
 Planning and Development
 Services Department
 Revised 11/2014
 City of San Antonio
 Planning and Development
 Services Department
 Revised 11/2014

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT, THE PLAN ELEMENTS SECTION, AND THE LAND USE CLASSIFICATION SECTION OF THE KELLY/S. SAN PUEBLO COMMUNITY PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element, the plan elements section, and the land use classification of the Kelly/S. San PUEBLO Community Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on January 13, 2010 and **APPROVED** the amendment on January 13, 2010; and

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

SECTION 1: The amendment to update the land use element, the plan elements section, and the land use classification of the Kelly/S. San PUEBLO Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF JANUARY, 2010.

Approved:

Amelia Hartman, Vice Chair
San Antonio Planning Commission

Attest:

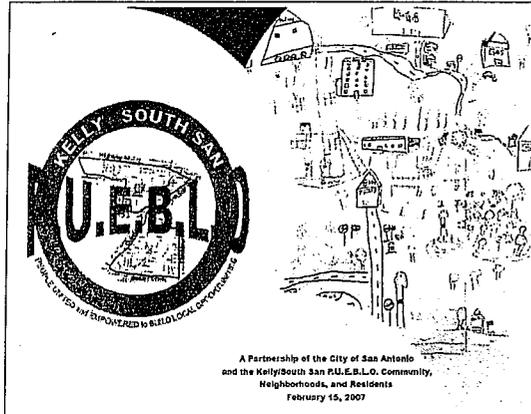
Executive Secretary
San Antonio Planning Commission

(U10002) Kelly/S. San PUEBLO Community Plan Update

**Planning
Commission**

Agenda Item: 19

January 13, 2010



1

Purpose

- **To provide you with background and recommendation for the Future Land Use Plan Update of the Kelly/S. San PUEBLO Community Plan.**

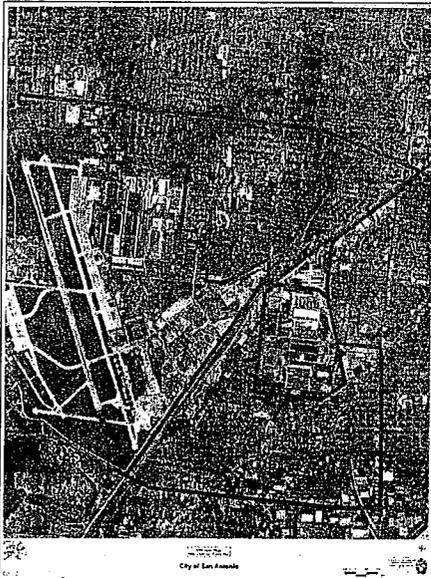
2

Approval Criteria

- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
 - Identifies goals that are consistent with adopted City Policies, and regulations.
 - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
 - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

3

Plan Overview

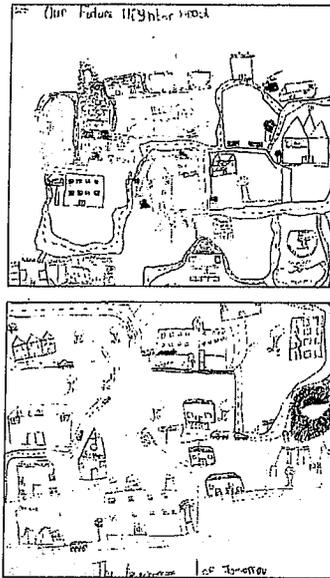


- City Council District 5
- 23,500 Residents
- 7,000 Households
- 3,175 Acres

4

Plan Background

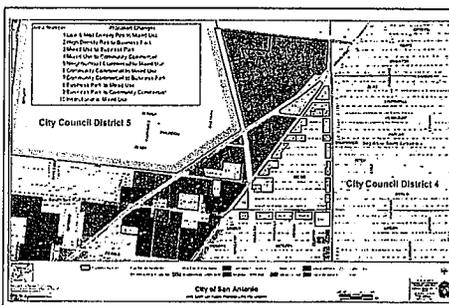
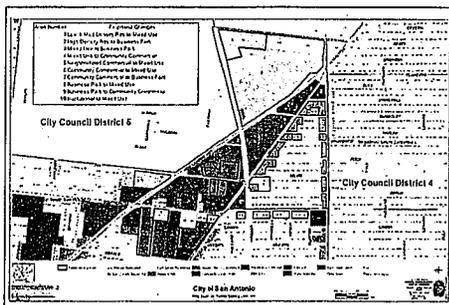
- Adopted February 15, 2007
- Phase 1 Comprehensive Re-Zoning and Plan Update in Spring/Summer of 2009
- Phase 2 Update process began in Summer 2009



Phase 1 Future Land Use Plan Changes

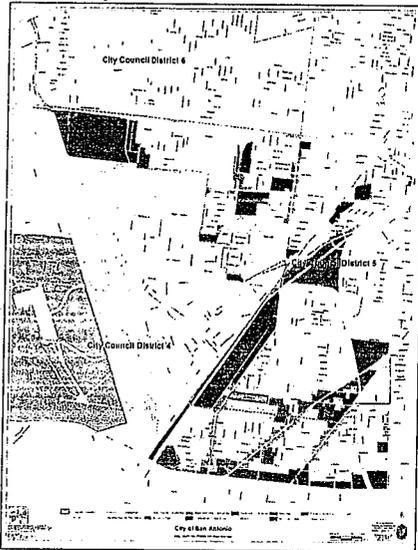
2007 Adopted Land Use Plan

June 2009 Adopted Land Use Plan

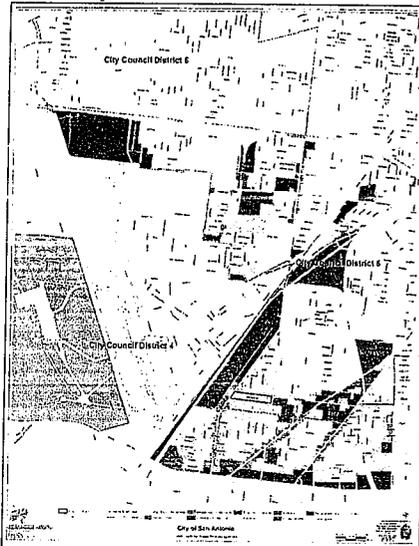


Phase 2 Adopted and Future Land Use Plan

Adopted Land Use Plan

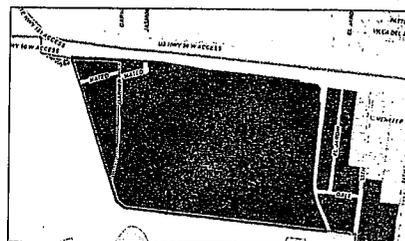
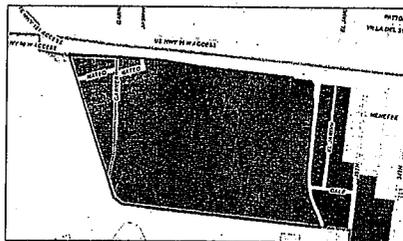


Proposed Land Use Plan



Land Use Plan

Highway 90 and 36th Street



Business/Office Park

TO

Heavy Industrial

Plan Goals

- GOAL 1: Housing
- GOAL 2: Community Character and the Environment
- GOAL 3: Economic Development
- GOAL 4: Railroad
- GOAL 5: Multi-Modal Transportation System

11

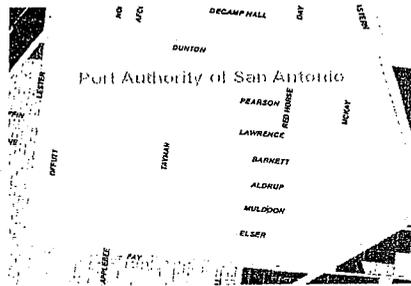
Plan Goals Continued

- GOAL 6: Improved Infrastructure
- GOAL 7: Environmental Health and Safety
- GOAL 8: Improved Hospital and Health Care
- GOAL 9: Community Safety and Cleanliness
- GOAL 10: Open Space, Green Linkages, Parks and Recreational Facilities

12

Plan Update Recommended Changes

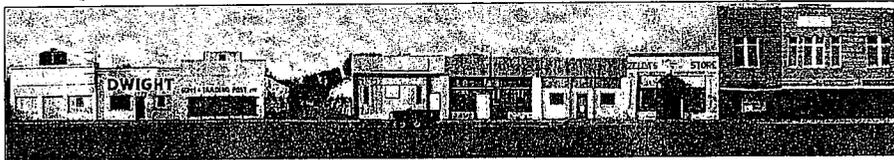
- Text Amendment adding Heavy Industrial Land Use Classification
- Explore connecting Quintana Rd. to New Laredo Highway using Dunton and possibly Tyman, and Elser. This would join Quintana Rd. to New Laredo Highway and will promote connectivity within the plan area
- Examine East Kelly for possible parks and recreation space along the L-shaped parcel which abuts residential homes along Fay St.



13

Plan Update Recommended Changes Continued

- Relocate the proposed commuter rail on Port San Antonio property and continue commuter rail dialogue
- Investigate revitalizing the town center along Southcross between Quintana and Pierian
- Continue exploring Historic Designation along Southcross between Quintana and Pierian.



Recommendations to the Annual Improvement Projects Report

- Assess speed limit along Quintana Rd.
- Investigate traffic calming techniques along Quintana Rd.
- Improve Railroad Crossing at Zarzamora and Frio St.
- Re-stripe crosswalk in front of Price Elementary
- Complete/repair the sidewalk on the 2800 block Southcross

15

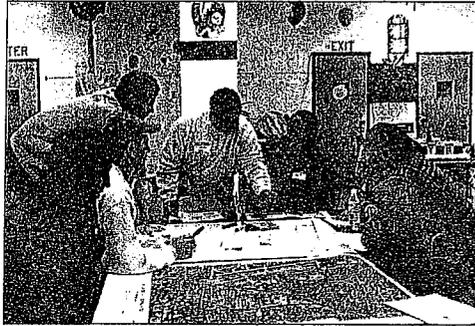
Recommendations to the Annual Improvement Projects Report Cont.

- Improve alley ways adjacent to Southcross
- Include distinctive lighting and benches within the plan area
- Examine and reassess the traffic light timing and turn signal at General McMullen and Roselawn
- Investigate the possibility of a comprehensive rezoning along Southcross near Quintana Rd. to deter incompatible uses
- Explore the possibility of creating pedestrian crosswalks on Quintana Rd. halfway between Southcross and E. Kelly

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Public Participation

- Planning Team Meetings
 - August 24, 2009
 - September 21, 2009
 - October 19, 2009
- Open Public Meeting
 - November 19, 2009



Next Steps

- **City Council**
 - **February 18, 2009**

Staff Recommends Approval

P/C AGENDA FOR January 13, 2010

Item Number	Plat/PUD Name	Company	Owner Information
7A & 8	ASR 3 PUD Lot 67		A.A. Schroeder
7B & 9	Laura Heights Unit 6 PUD	HJ Enterprise, L.P.	David Earl
7C & 10	Shearer Oaks, Lots 55 and 56		Thomas and Christine Turner
11	Kinder Parkway, Unit 2*	SA Kinder Ranch No. 1, LTD.	Lloyd A Denton, Jr.
12	BCB – Inner Circle Dr., Unit 1	Brooks Development Authority	Donald Jakeway
13	Los Caballero's		Magda W. Caballero
14	Bandera Derby	Gia Group, LLC	Luis G. Gonzalez
15	Lily & Daisy	Cooper-Dudley, LLC	Cooper N. Boddy
16	The Rim, Unit 14	Fourth Quarter Properties LXII, L.P.	Robert Bergmann