

SAN ANTONIO PLANNING COMMISSION AGENDA

January 27, 2010

2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEM:

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

- Municipal Leadership Institute (City Attorney's Office)
- Agenda items may be discussed (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 090230	Sandstone (On the east side of Sand Stone Drive, south of Sunburst Lane)	8	549 B-3
B. 100039	Joaquin's Parcel (On the east side of East Beverly Drive, south of Wurzbach Road)	8	580 E-2

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- | | | | | |
|----|--------|---|---|---------|
| 6. | 090230 | Sandstone
(On the east side of Sand Stone Drive, south of Sunburst Lane) | 8 | 549 B-3 |
| 7. | 100039 | Joaquin's Parcel
(On the east side of East Beverly Drive, south of Wurzbach Road) | 8 | 580 E-2 |

PLATS:

- | | | | | |
|----|--------|--|---|---------|
| 8. | 080591 | Alamo Team Development*
(North of Loop 1604, west of Redland Road) | 9 | 517 E-2 |
| 9. | 100014 | The Rim, Unit 14*
(East of IH 10, south of Old Camp Bullis Road) | 8 | 514 C-1 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|-----|------------|---|-----|---------|
| 10. | 050121 | Churchill Estates, Unit 11B (Time Extension)
(On the south side of Huebner Road, west of Churchill Estates Boulevard) | 8 | 515 6-F |
| 11. | 060234 | 35 Foster Subdivision (Time Extension)
(On the north side of Binz Englemen Road, east of Foster Road) | OCL | 585 D-7 |
| 12. | FPV 10-005 | Longhorn Drainage (Flood Plain Variance)
(403 West Nakoma) | 9 | 550 D-2 |

LAND TRANSACTION:

13. Potential acquisition of land to the Parks and Recreation Department. The land consists of 4.597 acres located on the northwest intersection of Hillje Street and Betty Jean, east of IH 37 South in Council District 3. (Parks and Recreation Department by Sandy Jenkins)

COMPREHENSIVE MASTER PLANS:

14. **10001** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres located at 1333 Santa Barbara Street from Urban Low Density Residential land use to Medium Density Residential land use. (Planning and Development Services Department by Robert C. Acosta) **POSTPONED**
15. **10004** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1641 acres located at 124 and 126 West Norwood Court from Low Density Residential to High Density Residential land use. (Planning and Development Services Department by Rebecca Paskos)

OTHER ITEMS:

16. Consideration of a resolution appointing a Parks and Recreation Board member to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol)
17. Approval of the minutes for the January 13, 2010 Planning Commission meeting
18. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o City Council Report
 - o Edwards Aquifer
 - o Master Plan update
 - o Professional Development Opportunity – conferences and workshops
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Transportation
 - o Unified Development Code
19. 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
20. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: 5A&G January 27, 2010

SANDSTONE
SUBDIVISION NAME

MINOR PLAT

090230
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 549 B-3

OWNER: MC O B Services Inc., by Jacob Obadia

ENGINEER: Gomez-Garcia and Associates, by Alejandro R. Gomez, P.E.

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

Date filed with Planning Commission: January 4, 2010

Location: On the east side of Sand Stone Drive, south of Sunburst Lane

Services Available: SAWS Water and Sewer

Zoning: R-6 Single-Family Residential

Proposed Use: Residential

APPLICANT'S PROPOSAL:

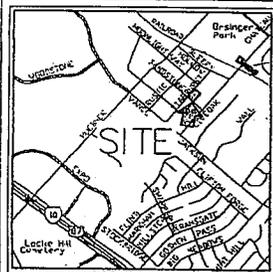
To plat 0.71 acres consisting of 4 single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 27, 2010. Eleven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Vance Jackson Neighborhood Association, Inc., which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - EXISTING CONTOURS
 - F.I.R. FOUND IRON ROD
 - F.I.P. FOUND IRON PIPE
 - PROPOSED CONTOURS
 - ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - E,G,T,CA
 - C.B. COUNTY BLOCK
 - N.C.B. NEW CITY BLOCK
 - R.O.W. RIGHT-OF-WAY
 - ESM'T EASEMENT
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS

Northstar Land Surveying, Inc.
 9033 AERO Suite # 207
 SAN ANTONIO, TEXAS 78217
 (210) 828-6228

PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
 8723 BOITTS LANE, SAN ANTONIO, TEXAS 78217
 (210) 832-9608 - (210) 832-9615 FAX
 TBPFE FIRM REGISTRATION #5362

OWNER:
MC O B SERVICE INC.
 21 OLD SAN ANTONIO ROAD
 BOERNE, TEXAS 78006
 (210) ----- PHONE

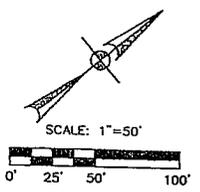
PLAT NO. 090230

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE GRID BEARINGS. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON AND REFERENCED TO THE PUBLISHED POSITION FOR TRANSLATION HOFFMAN. THEY ARE ON THE NORTH AMERICAN DATUM ADJUSTMENT OF 1983. CONVERSION SCALE FACTOR IS 0.999963713

DEVELOPMENT SERVICES RECEIVED

LINE	BEARING	DISTANCE
L1	N 30°34'30" E	25.00'
L2	S 44°20'00" E	17.50'
L3	S 62°28'00" E	17.50'
L4	N 30°38'30" E	25.00'

2009 DEC 18 PM 1:53



LOCATION MAP (NOT TO SCALE)
FERGUSON MAP NO 549 B3

STATE OF TEXAS
 COUNTY OF BEKAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "WOOD LAND MANOR" WHICH IS RECORDED IN VOLUME 2835, PAGE 233, BEKAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF [DATE] HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

Jacob Obalio
 OWNER

OWNER'S DULY AUTHORIZED AGENT
 SWORN AND SUBSCRIBED BEFORE ME THIS 7 DAY OF December 2009

Jennifer D. Czeszewski
 NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 06-16-2013



STATE OF TEXAS
 COUNTY OF BEKAR

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

OWNER: MC O B SERVICE INC
 21 OLD SAN ANTONIO ROAD
 BOERNE, TEXAS 78006

Jacob Obalio
 OWNER

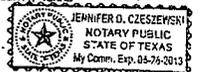
STATE OF TEXAS
 COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Jacob Obalio*, 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 2 DAY OF December A.D. 2009

Jennifer D. Czeszewski
 NOTARY PUBLIC BEKAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEKAR



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.

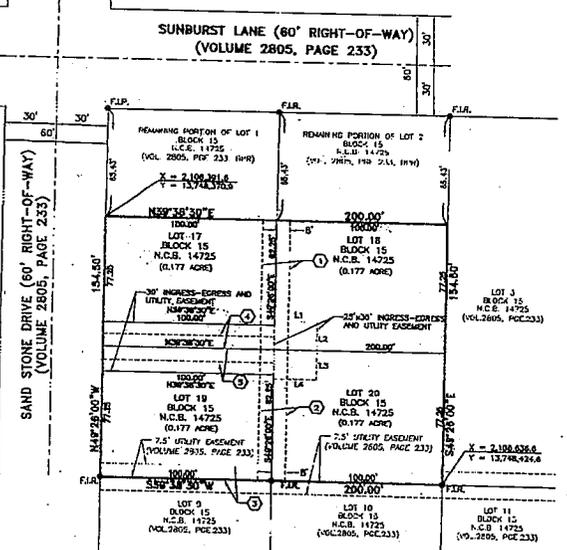
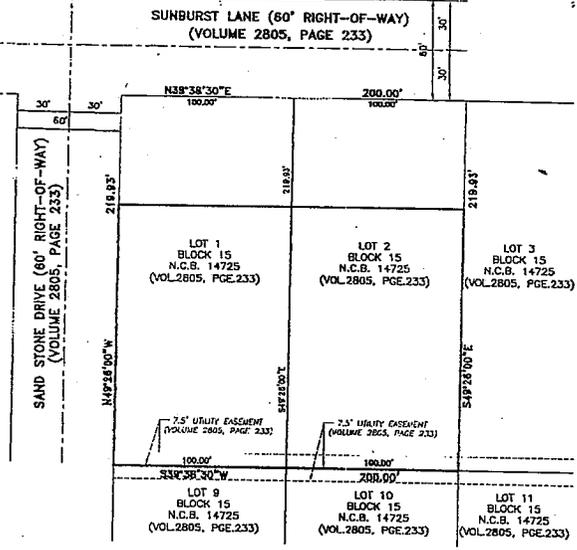
Alejandro R. Gomez
 ALEJANDRO R. GOMEZ, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 90145



STATE OF TEXAS
 COUNTY OF BEKAR

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

Thomas C. Haberer
 THOMAS C. HABERER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4350



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THIS AREA BEING REPLATTED, A PORTION OF LOT 1 & 2, BLOCK 15, N.C.B. 14725 HAD BEEN PLATTED ON A PLAT KNOWN AS WOODLAND MANOR 2, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2805, PAGE 233, DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

EASEMENT NOTE:
 14" ELEC. ESM'T ARE ALSO DESIGNATED FOR GAS, TELE. AND CATV.

GENERAL NOTES:
 NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND 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 BEKAR 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.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.

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

PRIVATE WATER AND SANITARY SEWER NOTE:
 NO LOT MAY BEYOND WATER OR SANITARY SEWER SERVICE, OR THE ABILITY TO PERFORM MAINTENANCE ON ANOTHER LOT IN THIS SUBDIVISION FOR THESE UTILITIES LOCATED IN A PRIVATE EASEMENT, EACH LOT WILL SHARE MAINTENANCE EXPENSES PROPORTIONALLY FOR SHARED UTILITIES.

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

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

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

By: _____ CHAIRMAN
 By: _____ SECRETARY

REPLAT ESTABLISHING SANDSTONE SUBDIVISION

ESTABLISHING LOT 17, 18, 19, AND 20 BLOCK 15, N.C.B. 14725 OUT OF BEING A 0.71 ACRE TRACT OF LAND OUT OF A PORTION OF LOT 1 AND 2, BLOCK 15, NEW CITY BLOCK 14725, WOODLAND MANOR UNIT NO. 2, IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2805, PAGE 233, DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

UTILITY NOTES:
 NOTE: 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 "OVERHEAD EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "EMERGENCY EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CONDUITS, PIPELINES, INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS TOGETHER WITH THE RIGHT OF FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE 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 EASEMENTS.

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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW NONE.

- KEYED NOTES**
- 1" PRIVATE SEWER AND UTILITY EASEMENT FOR THE BENEFIT OF THE REMAINDER OF LOT 1 AND 2, BLOCK 15.
 - 1" REMAINDER OF LOT 2, LOT 17, LOT 18, LOT 19 AND LOT 20.
 - 7.5" PRIVATE SEWER AND UTILITY EASEMENT FOR THE BENEFIT OF THE REMAINDER OF LOT 1, REMAINDER OF LOT 2, LOT 17, LOT 18, LOT 19 AND LOT 20.
 - 8" PRIVATE WATER EASEMENT FOR THE BENEFIT OF LOT 18.
 - 8" PRIVATE WATER EASEMENT FOR THE BENEFIT OF LOT 20.

STATE OF TEXAS
 COUNTY OF BEKAR

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

PLAT NO. 090230 4123 SANDSTONE DRIVE SUBDIVISION

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B&7 January 27, 2010

JOAQUIN'S PARCEL
SUBDIVISION NAME

MINOR PLAT

100039
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 580 E-2

OWNER: Mark A. and Irma Prange

ENGINEER: Arnoldo Martinez, Jr., P. E.

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

Date filed with Planning Commission: January 4, 2010

Location: On the east side of East Beverly Drive, south of Wurzbach Road

Services Available: SAWS Water and Sewer

Zoning: R- 5 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

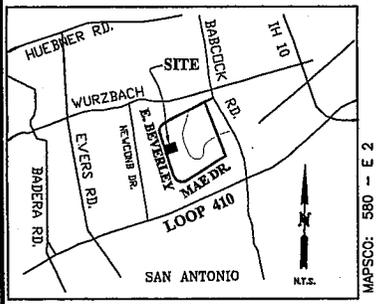
To plat **0.500** acres consisting of 1 single family lot.

DISCUSSION:

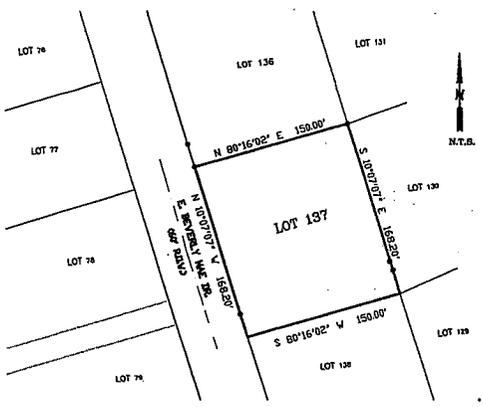
The Planning Commission will hold a public hearing on the proposed replatting of this property on January 27, 2010. Seventeen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Dream Hill Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

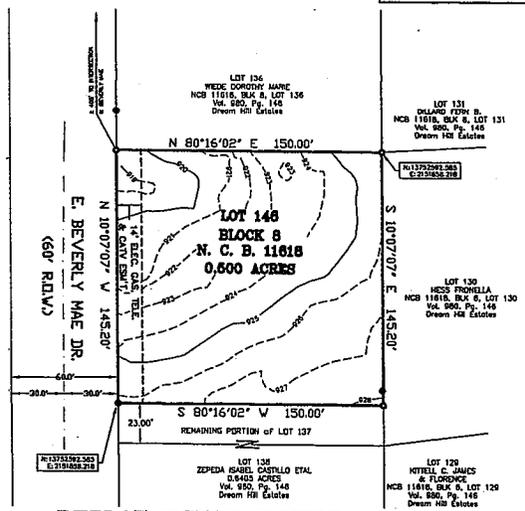


LOCATION MAP
NOT TO SCALE



AREA BEING RE-PLATTED
THROUGH A PUBLIC HEARING
WITH WRITTEN NOTIFICATION

BEING A PORTION OF LOT 137, BLOCK 8, N.C.B.
11618 DREAM HILL ESTATES
AS RECORDED IN VOL. 980, PG. 146 OF THE
DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



REPLAT ESTABLISHING
JOAQUIN'S PARCEL SUBDIVISION

ESTABLISHING LOT 146, BLOCK 8, N.C.B. 11618,
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PLAT NO. 100039

SCALE: 1"=50'

2010 JAN -4 PM 12:26

DEVELOPMENT SERVICES
RECEIVED

- LEGEND
- = FIND IRON ROD
 - = SET IRON ROD
 - () = RECORD
 - = BUILDING SETBACK
 - = UTILITY EASEMENT
 - = SANITARY SEWER SETBACK
 - = POWER POLE

STATE OF TEXAS
COUNTY OF BEXAR

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MARK A. & IRMA PRANGE
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2009

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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.

ARNOLD MARTINEZ JR., P.E. No. 91894
REGISTERED PROFESSIONAL ENGINEER

NOTES:

- 1.) 1/2" IRON RE-BAR WITH YELLOW CAP MARKED J. TREVIÑO SURVEYORS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2.) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- 3.) NORTH AMERICAN DATUM 1983 (NAD 83) FOR COORDINATES WERE USED FOR THIS PLAT.
- 4.) DISTANCES ARE U.S. SURVEY FEET.
- 5.) STREETSCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
- 6.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE ADJACENT GRADE.
- 7.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-508(d)(5).
- 8.) OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC (r)(3).
- 9.) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 10.) IRON PINS FOUND OR SET AT ALL CORNERS.
- 11.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 12.) NO STRUCTURE, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
- 13.) IMPACT "FEE" PAYMENT NOTE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.
- ◆ BENCHMARK
Top of SSMH
Elevation = 926.90

JOAQUIN'S PARCEL SUBDIVISION

THIS PLAT OF JOAQUIN'S PARCEL 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 WRITING ADMINISTRATIVE DECISION(S) AND/OR VARIANCE(S) AND/OR HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 2009

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS BEING LOT 137, BLOCK 8, N.C.B. 11618 DREAM HILL ESTATES OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (NAME), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER:
MARK A. & IRMA PRANGE
6910 DOROTHY LOUISE DR.
SAN ANTONIO, TEXAS 78229

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M.

AND DAILY 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: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

RA
Rios & Assoc.
CAD & Plat Processing
5303 Coltr
San Antonio, Texas 78229
cell # 210-300-0257
office # 210-562-7102
e-mail: carlos@riosandassoc.com

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

ALAMO TEAM DEVELOPMENT
SUBDIVISION NAME

MAJOR PLAT

080591
PLAT #

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 E-2
OWNER: Alamo Team Properties, LLC by James Morgan
ENGINEER: Dye Enterprises, by D. Scott Dye, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: January 11, 2010

Location: North of Loop 1604, west of Redland Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial
ERZD Edwards Recharge Zone District

Proposed Use: Commercial

Major Thoroughfare: Redland Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 3.391 acres consisting of 1 non-single family lot.

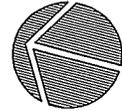
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. A water well was visually apparent at the site, no notable significant features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

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.

STAFF RECOMMENDATION:

Approval

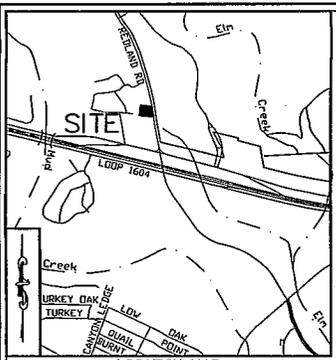


SCALE: 1" = 100'
1" CONTOUR INTERVAL
-940- EXISTING CONTOUR

- SET 1/2" STEEL REBAR WITH "DYE ENT 5A 1X" CAP
- G.E.T.I.V.E. = GAS, ELEC. TELE & CATV. EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- V.A.E. = VEHICULAR NON-ACCESS EASEMENT
- O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- D.P.R. = DEED AND PLAT RECORDS
- B.S.L. = BUILDING SETBACK LINE

OWNER/DEVELOPER:
ALAMO TEAM PROPERTIES LLC
10715 GULFDALE, SUITE 100
SAN ANTONIO, TEXAS 78216

CURVE DATA						
NOL	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	4706.39°	5689.65'	204.85'	468.93'	N12350.33°W	468.85'
C2	4707.18°	5685.65'	204.63'	469.07'	N12727.41°W	468.99'



GENERAL NOTES:
ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO DRAINAGE EASEMENTS.

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

SAWS NOTES:
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.

SUBSETBACKS NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

FINISHED FLOOR NOTES:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(a)(5).

AQUIFER NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE CONSTRUCTION OR ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL T.C.E.D. OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL T.C.E.D.
3. THE ENTIRE CALLED 3.51 ACRE TRACT IS LOCATED OVER THE EDWARDS RECHARGE ZONE.

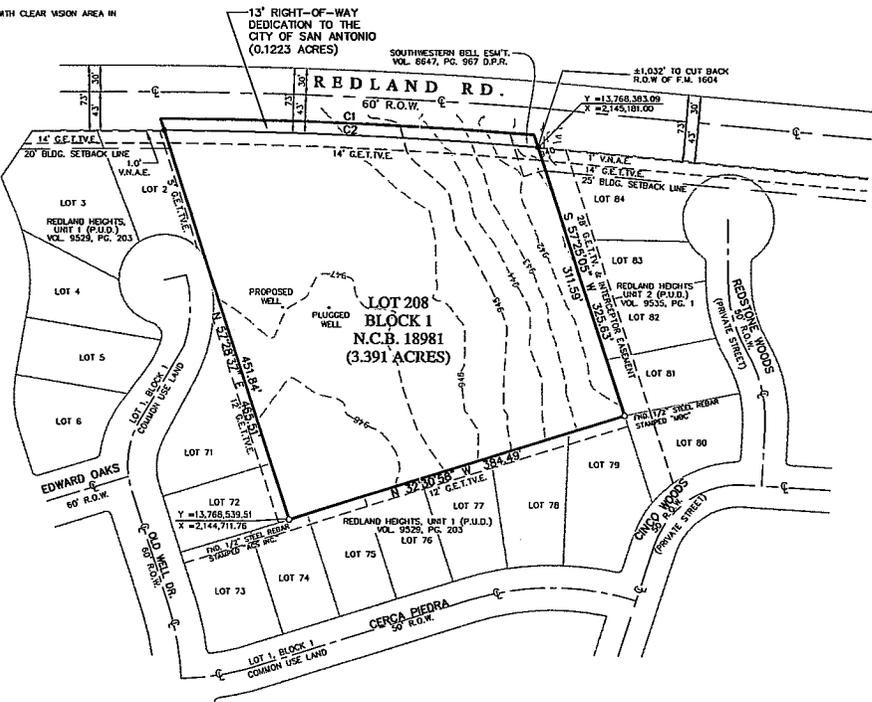
SURVEYOR'S NOTES:
THE BEARING BASIS WAS ESTABLISHED FROM THE DEED RECORDED IN VOL. 13149, PG. 159 O.P.R.R.P.

DRAINAGE NOTE:
THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE AND OTHER IMPROVEMENTS WITHIN THE WATER QUALITY BASIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

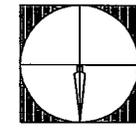
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

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

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



SUBDIVISION PLAT ESTABLISHING
ALAMO TEAM DEVELOPMENT
ESTABLISHING LOT 208 (3.391 ACRES), BLOCK 1, N.C.B. 18981, AND A RIGHT-OF-WAY DEDICATION (0.1223 ACRES, 5,329 S.F.) OUT OF A CALLED 3.51 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 13149, PAGE 189, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING OUT OF SURVEY NUMBER 354 J D. LOSOYA, ABSTRACT NUMBER 451, COUNTY BLOCK 4952, N.C.B. 18981, SAN ANTONIO, BEXAR COUNTY, TEXAS.



PREPARED BY:
DYE ENTERPRISES
TEXAS REGISTERED FIRM F-2257
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

THIS PLAT OF ALAMO TEAM DEVELOPMENT 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. 2010.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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 _____

OWNER'S DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 0315

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 84635

RECEIVED
10 JAN 11 PM 1:31
LAND DEVELOPMENT
SERVICES DIVISION



July 10, 2009

Mr. Scott Dye, P.E.
Dye Enterprises
4047 Stahl Road, Suite #3
San Antonio, Texas 78217

RE: File No. 0907001 - Request for review of Alamo Team Development Enclave Plat No. 080591 located on North of Loop 1604 on Redland Road.

Dear Mr. Dye:

On July 07, 2009, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 3.5133 acres located entirely within the EARZ. A water well was visually apparent at the site, no notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

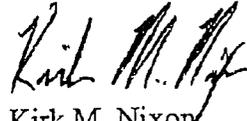
At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have/has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Alamo Team Development Enclave, Plat No. 080591.

Mr. Dye, P.E.
Alamo Team Development Enclave
Page 2

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,



Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LMR

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 9 January 27, 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: January 20, 2010

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

MPCD 237-E, The Rim, accepted July 8, 2007

Proposed Use: Commercial

Major Thoroughfare: IH 10 is a freeway.

APPLICANT'S PROPOSAL:

To plat 33.65 acres consisting of 2 non-single family lots.

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 November 29, 2009 (Ordinance 2009-11-19-0947).

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 10 January 27, 2010

CHURCHILL ESTATES, UNIT 11B
SUBDIVISION NAME

050121
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 515 6-F

OWNER: Ariel Texas Star, by Efraim Abramoff

ENGINEER: Macina, Bose, Copeland and Associates

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

Location: On the south side of Huebner Road, west of Churchill Estates Boulevard

Plat status: Plat was approved on February 22, 2006 and a one (1) year time extension was granted on February 11, 2009.

APPLICANT'S REQUEST:

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

DISCUSSION:

As per the applicant, the required water improvements have not been completed, due to economic factors.

STAFF RECOMMENDATION:

Approval

January 7, 2010

Mr. Roderick J. Sanchez, AICP, CBO
Director of Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

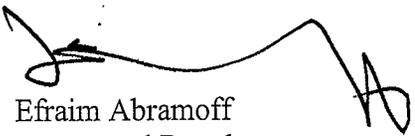
Re: Subdivision Plat Time Extension Request for
Churchill Estates, Unit 11B , #050121

Dear Mr. Sanchez,

Pursuant to Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we respectfully request a three year time extension for the completion of improvements and subdivision plat approval for Churchill Estates, Unit 11B, plat no. 050121, which was approved by the City of San Antonio Planning Commission on February 22, 2006. This is a four-lot commercial subdivision on Huebner Road which will require a water main extension. Other utilities are currently available to the site.

Due to the economic conditions during the past couple of years, we have been unable to secure end users for this property. We would therefore appreciate your favorable consideration of this request. Enclosed is a copy of the plat and the \$300.00 filing fee. If you have any questions or need anything else, please let me know.

Sincerely,



Efraim Abramoff
Owner and Developer
(210)344-1699

SUBDIVISION PLAT

CHURCHILL ESTATES, UNIT-11B

BEING 4.8259 ACRES OF LAND OUT OF A 12.6274 ACRE TRACT AS RECORDED IN VOLUME 6429 PAGE 1370, REAL PROPERTY RECORDS, AND BEING OUT OF N.C.B. 1785, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOTES: 1. FOUR (4) COMMERCIAL LOTS ESTABLISHED.

DEVELOPER / OWNER:

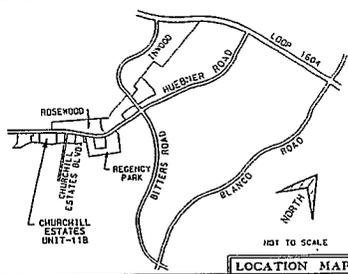
ARIEL TEXAS STAR
40 N.E. LOOP 410, SUITE 415
SAN ANTONIO, TEXAS 78216

N.C.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N11°16'26"E 605.84'



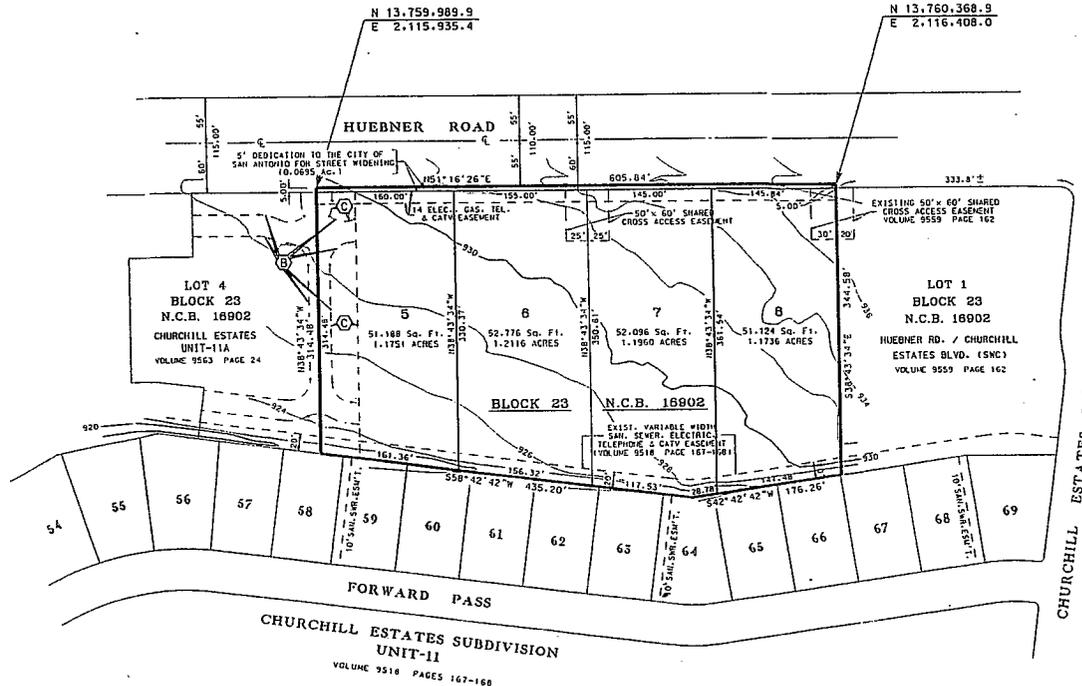
SCALE: 1" = 100'

BEARINGS BASED ON
GPS SHOWN ON 2.919 AC.
SURVEY BY PAPE-DAWSON ENGINEERS
JOB NO. 9220-03 AUGUST 2003



LEGEND:

- EXIST. ----- EXISTING
- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESMT. ----- EASEMENT
- R.D.W. ----- RIGHT-OF-WAY
- BLDG. ----- BUILDING
- N.C.B. ----- NEW CITY BLOCK
- BLK. ----- BLOCK
- 1" SIDEWALK, WATERLINE, DRAINAGE EASEMENT
- (A) ----- EXISTING 65' WIDE INGRESS/EGRESS & THE LANE EASEMENT (VOLUME 9563 PAGE 24)
- (B) ----- EXISTING 55' INGRESS/EGRESS (VOLUME 9563 PAGE 24)
- (C) ----- EXISTING VARIABLE WIDTH SAN. SEWER, ELECTRIC, TELEPHONE & CABLE TELEVISION (VOLUME 9518 PAGES 167-168)
- (D) -----



STATE OF TEXAS
COUNTY OF BEXAR

I, ARIEL TEXAS STAR,
OWNER

BEFORE ME the undersigned authority on this day personally appeared ARIEL TEXAS STAR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ 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, ALLEYS, PAVES, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 MY ACTUAL SURVEY MADE ON THE GROUND BY SAMUEL B. BLEDSOE III.

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR



UDC 35-512: SIMILISCALE REQUIREMENTS MUST BE COMPLETED DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUES: THE OWNER HAS OBTAINED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER MAIN OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EOU NOTE: THE NUMBER OF WASTEWATER EQUIPMENT COLLING UNITS (EQUIP) PAID FOR THIS SUBDIVISION PLAT ARE LISTED AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPER/OWNER SERVICES DEPARTMENT.

EDWARDS RECHARGE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITH THIS SUBDIVISION IS SUBJECT TO OBTAIN THE APPLICABLE TELEVISION, GAS, AND WATER SERVICE. DEVELOPMENT WITH THIS RECHARGE ZONE AND WASTEWATER PROTECTION, OR LATEST REVISIONS THEREOF.

FOR NOTICE: THE OWNER HAS OBTAINED A PART OF HIS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREIN RECORDED THE EXTENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES AND GAS FACILITIES AND PROVIDED AN EXISTING 1500' WIDE EASEMENT, "SHOULDER EASEMENT", "TERRACE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "HAND-POWER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, INSPECTING, PARALLELING, AND ERECTING SAID FACILITIES INCLUDING CONDUIT WIRING, CABLES, CONDUITS, APPURTEANCES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTEANCES, TOGETHER WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL SPECS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHEN DEMONSTRATED BY THE DEPENDENCY OF SAID LINES OR APPURTEANCES THEREOF. IT IS NOTED AND UNDERSTOOD THAT ALL UTILITIES, CONDUIT LINES, OR WIRING WILL BE PLACED WITHIN SAID EASEMENT AREAS, OR OTHER OBSTRUCTIONS WHEN DEMONSTRATED BY THE DEPENDENCY OF SAID LINES OR APPURTEANCES WHEN LOTS ARE DIVIDED ONLY BY REAR (OR INTERIOR) ELECTRIC AND GAS FACILITIES.

HOOP DRUMMING: ALL LOTS WITHIN FIVE (5) FOOT WIDE EASEMENT AND GAS FACILITIES.

ANY ONE WHOSE LOTS ARE ALSO THE PROPERTY OF THE CITY OF SAN ANTONIO, LOCATED WITHIN SAID EASEMENT AND HOOP DRUMMING OR OBSTRUCTION ALTERNATIONS SHALL BE CONSIDERED TO BE PERSONS BEING SECOND RESPONSIBLE FOR SAID CHARGE CHANGES OR OBSTRUCTION ALTERNATIONS.

THIS PLAT DOES NOT AUTHORIZE, RELEASE OR COMPROMISE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE RECORDED HEREIN.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9031 TEL. NO. 62101 545-1122

THIS PLAT OF CHURCHILL ESTATES, UNIT-11B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

MADE THIS _____ DAY OF _____ A.D. 20__

BY _____ SECRETARY _____ CLERK

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____ A.D. 20__ AT _____ HOURS AND MINUTES OF THE DAY.

RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ HOURS AND MINUTES OF THE DAY.

IN THE RECORDS OF _____ COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____ DEPUTY

ORIGINAL IN GREEN
FILED IN 15750-2003-08-05-11:00 AM

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 11 January 27, 2010

35 FOSTER SUBDIVISION
SUBDIVISION NAME

060234
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 585 D-7
OWNER: 35 Foster Investments, LTD., by Thomas J. Sineni
ENGINEER: Bury + Partners-SA, Inc., by Steven D. Eklund, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the north side of Binz Engleman Road, east of Foster Road

Plat Status: The Planning Commission approved this plat on March 14, 2007. The plat has not been recorded.

APPLICANT'S PROPOSAL:

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

DISCUSSION:

A per the applicant, sidewalks and drainage improvements have not been completed, due to economic factors.

STAFF RECOMMENDATION:

Approval

December 10, 2009

Ms. Elizabeth Carol
Director of Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Plat No. 060234
35 Foster Subdivision
Recordation Extension Request

Ms. Carol:

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we hereby request a three-year extension in order to fulfill the improvements required by the approval of 35 Foster Subdivision. Said improvements have not been initiated due to economic factors.

Thank you for your consideration in this matter.

Sincerely,



Thomas J. Sineni
Agent of Record

RECEIVED
10 JAN -5 PM 3: 34
LAND DEVELOPMENT
SERVICES DIVISION

VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS



GENERAL NOTES

- COORDINATES SHOWN ON THIS PLAN ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD 83 AND WERE PROVIDED BY: BURT A. PARENTE - S.A., INC. 922 Isom Road, Suite 100 San Antonio, Texas 78216-3646
- THE BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY LINE OF SUMMERFEST DR. RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN VOL. 8517, PG. 177
- THE SETBACKS SHOWN ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- OWNER SHALL REPAIR CROSS-ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35-506(R)(3) OF THE COSEA UDC. UTILITY NOTES

- UTILITY NOTES
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ANY STRUCTURES OR PARTS THEREOF WHICH OBSTRUCT OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING OR STRUCTURE SHALL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY GPS MONITORING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAN DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY DUTIES FOR ELECTRIC, GAS, WATER, SEWER, CABLE, TELEPHONE, OR OTHER EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAN ANTONIO RIVER AUTHORITY NOTICE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT AND RIGHTS-OF-WAY FOR THE AREAS DESIGNATED ON THIS PLAN AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND IMPROVING SANITARY SEWER COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

STREETScape NOTES:
UDC 35-512 STREETScape WILL BE COMPLIED WITH DURING THE BUILDING PERMIT STAGE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506-(4)(5).

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, BRIDGES, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Thomas J. Saben
OWNER: THOMAS J. SABEN GENERAL PARTNER
FOSTER INVESTMENTS, L.P.
100 N.E. LOOP 410, SUITE 1000
SAN ANTONIO, TX, 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS J. SABEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME 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 February, A.D. 2007.

M. E. P. M.
01-31-2010
NOTARY PUBLIC
BY AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE CHAPTER 17 FOR THE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Steven B. Erling
2/22/07
STEVEN B. ERLING, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NUMBER 69187

STATE OF TEXAS
COUNTY OF BEXAR

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

James W. Russell
2/20/07
JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

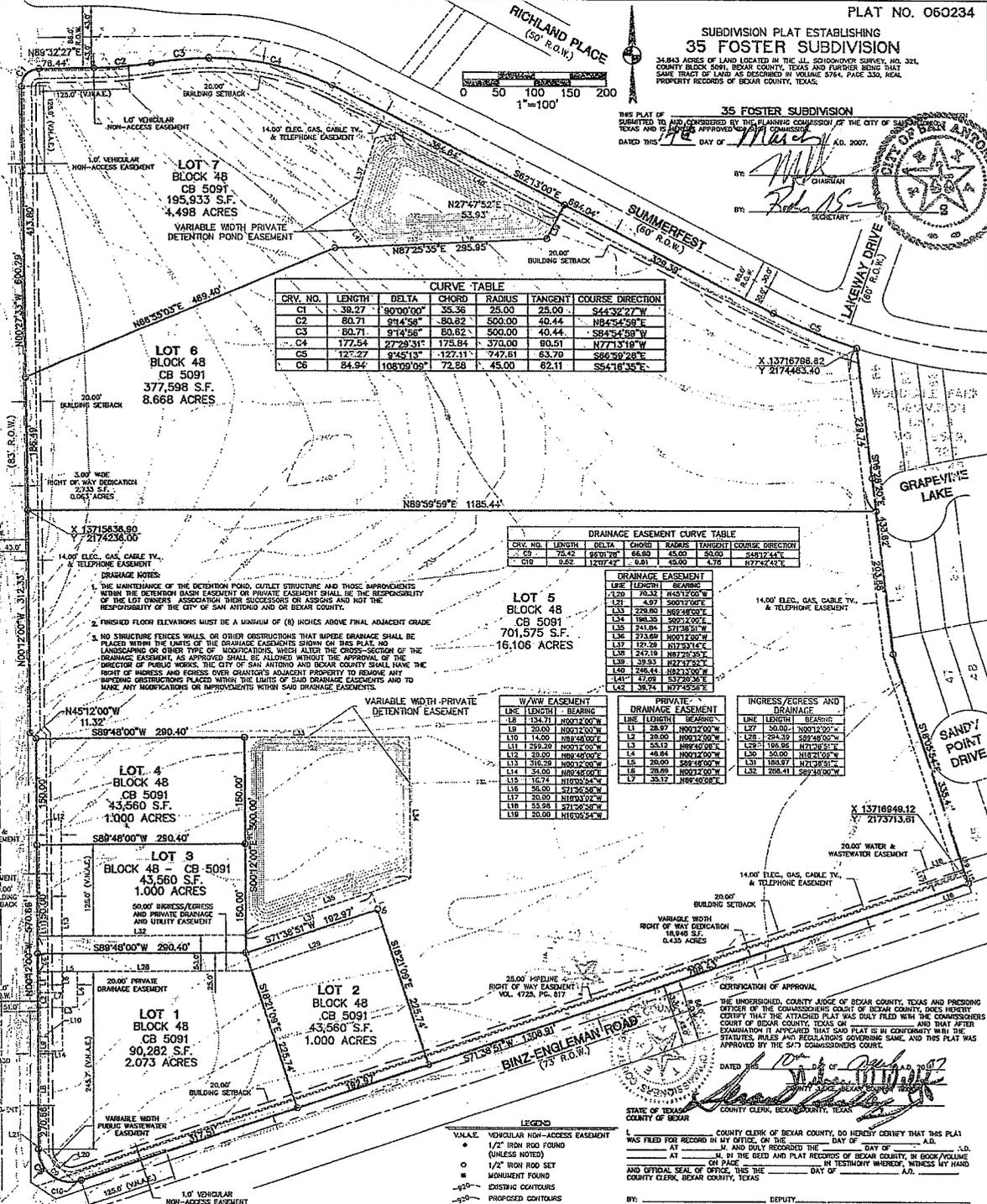


Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)225-0600 Fax (210)225-0520
Bury+Partners-SA, Inc. ©Copyright 2007

PLAT NO. 060234
SUBDIVISION PLAT ESTABLISHING
35 FOSTER SUBDIVISION
34.843 ACRES OF LAND LOCATED IN THE 1/2 SECTION 08, T11N, R12E, COUNTY BEXAR, TEXAS AND FURTHER BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 8514, PAGE 335, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAN OF THE CITY OF SAN ANTONIO IS HEREBY APPROVED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED AND CONSIDERED BY THE CITY CLERK OF BEXAR COUNTY, TEXAS ON THIS 21st DAY OF February, A.D. 2007.

M. E. P. M.
CITY CLERK
Robert A. ...
COUNTY CLERK



CURVE TABLE

CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C1	39.27	90°00'00"	35.36	25.00	28.00	S44°32'27"W
C2	80.71	91°4'58"	80.82	500.00	40.44	N84°54'58"E
C3	80.71	91°4'58"	80.82	500.00	40.44	S84°54'58"W
C4	177.54	87°29'31"	175.84	370.00	80.51	N77°15'18"W
C5	127.27	82°45'13"	127.11	747.61	63.70	S89°28'28"E
C6	84.94	108°09'09"	72.88	45.00	62.11	S84°18'35"E

DRAINAGE EASEMENT CURVE TABLE

CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
D1	75.42	90°00'00"	66.60	45.00	25.00	S44°32'27"W
D2	8.52	120°47'42"	6.81	45.00	4.76	N77°42'42"E

DRAINAGE EASEMENT

LINE (LENGTH)	BEARING
L101 12.00	N70.32°18'17"W
L102 4.97	S00°17'00"E
L103 26.80	N89°48'00"E
L104 186.33	S00°17'00"W
L105 241.84	S71°38'31"W
L106 234.68	N00°17'00"E
L107 129.29	N07°25'14"E
L108 247.19	N89°28'28"E
L109 139.53	N27°42'42"E
L110 246.41	N84°18'35"E
L111 47.68	S37°20'36"E
L112 126.74	N77°42'42"E

W/W/E EASEMENT

LINE (LENGTH)	BEARING
L8 134.71	N00°12'00"W
L9 120.00	N00°12'00"W
L10 14.00	N88°48'00"E
L11 259.29	N00°12'00"W
L12 14.00	N88°48'00"E
L13 116.29	N00°12'00"W
L14 167.74	N89°48'00"E
L15 26.00	N88°48'00"W
L16 26.00	N00°12'00"W
L17 20.00	N00°12'00"W
L18 55.99	S71°38'31"W
L19 20.00	N00°12'00"W
L20 20.00	N10°00'00"E

PRIVATE - INGRESS/EGRESS AND DRAINAGE

LINE (LENGTH)	BEARING	LINE (LENGTH)	BEARING
L1 12.00	N70.32°18'17"W	L12 12.00	N70.32°18'17"W
L2 4.97	S00°17'00"E	L13 4.97	S00°17'00"E
L3 26.80	N89°48'00"E	L14 26.80	N89°48'00"E
L4 186.33	S00°17'00"W	L15 186.33	S00°17'00"W
L5 241.84	S71°38'31"W	L16 241.84	S71°38'31"W
L6 234.68	N00°17'00"E	L17 234.68	N00°17'00"E
L7 129.29	N07°25'14"E	L18 129.29	N07°25'14"E
L8 247.19	N89°28'28"E	L19 247.19	N89°28'28"E
L9 139.53	N27°42'42"E	L20 139.53	N27°42'42"E

SANDY POINT DRIVE

20.00' WATER & WASTEWATER EASEMENT

14.00' ELEC. GAS, CABLE TV, & TELEPHONE EASEMENT

20.00' BUILDING SETBACK

VARIABLE WIDTH RIGHT OF WAY DEDICATION 18,648 S.F. 0.43 ACRES

DESTINATION 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 FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON THIS 21st DAY OF February, A.D. 2007 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTE, RULES AND ORDINANCES GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED 2/21/07

James W. Russell
COUNTY CLERK, BEXAR COUNTY, TEXAS

LEGEND

- VEHICULAR NON-ACCESS EASEMENT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTAINS
- PROPOSED CONTAINS

FILED FOR RECORD IN MY OFFICE, ON THIS 21st DAY OF February, A.D. 2007 AT _____ H. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF February, A.D. 2007.

BY: _____ DEPUTY

Notes: Feb. 21, 2007, 11:04am User ID: fcooper
File G:\381\00\PLAT\38103PLT.dwg

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 12 January 27, 2010

LONGHORN DRAINAGE

#FPV 10-005

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 550 D-2

OWNER: Longhorn Supply, by Nelson Haney

ENGINEER: Moy Civil Engineers, by Sam Bledsoe P.E.

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

Location: 403 West Nakoma

Proposed Use: Parking lot

APPLICANT'S REQUEST:

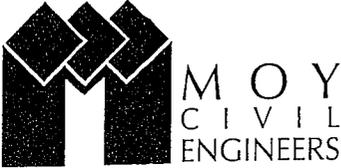
The applicant has requested a variance to the flood plain requirements in conjunction with the building permit process.

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their attached report and does support the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works does support a variance from UDC Chapter 35, Appendix F, Subdivision C, Section 35-F133(c).



December 22, 2009

Mr. Fernando DeLeon, P.E.
Assistant Director, Planning and Development Services
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

RECEIVED
09 DEC 35 AM 10:39
LAND DEVELOPMENT
SERVICES DIVISION

Re: Longhorn Drainage, AP #1546369
Variance Request

Dear Mr. DeLeon,

During plan review by Storm Water staff, it was noted that construction permits would not be issued until an approved Conditional Letter of Map Revision (CLOMR) is received from FEMA, in accordance with the interpretation of Section 35F-133(c) of the Unified Development Code. The property owner in this situation is Longhorn Supply Inc, a pipe supply company located at 403 W. Nakoma. In 2006, the business had expanded to the point where additional parking and work space were needed to meet the growing demand. After considering moving the office to another city, Longhorn requested and was granted a license from the City of San Antonio to use the adjacent drainage right-of-way for the additional space that they needed. The license was approved by the City Council on April 30, 2009. The drainage right-of-way currently contains an earth channel by which storm runoff is conveyed from the neighborhood to Salado Creek. Plans have been prepared and approved for the replacement of this channel with an underground pipe drainage system. This proposed work now requires FEMA approval before construction permits can be issued. In accordance with Article IV, Section 35F-133 (c), Subdivision Variances of the Unified Development Code, we are requesting approval of the exception from this compliance with the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code:

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

The applicant would like to start construction in January in order to have the additional space necessary by Spring, 2010, when the typical construction season begins. Delaying this work continues the problems currently being experienced with inventory management, working space, adequate parking, and traffic congestion in Nakoma Drive, all of which are affecting the viability of the business. A FEMA submittal is underway, and the applicant will submit a bond for the amount of the improvements, but he cannot

wait another six months for a FEMA approval. He is therefore requesting that he be allowed to start construction prior to FEMA review and approval.

2. The hardship relates to the applicant's land, rather than personal circumstance:

The configuration of the property, which was platted in 1972, does not lend itself to current requirements for operation of a pipe supply company.

3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners: This is the only pipe supply company in this area, and possibly the only company which is experiencing the problems described above.

4. The hardship is not the result of the applicant's own actions: The configuration of the lot contributes to the lack of adequate parking and the inherent problems currently experienced in the moving and loading of pipe.

5. The granting of the variance will not be injurious to other properties and will not prevent the orderly subdivision of other property in accordance with these regulations: The granting of this variance will allow the construction to proceed prior to the approval of the CLOMR, which can take six months or more. The construction plans have been approved by the City, and the applicant has submitted the required documents to FEMA for the issuance of a CLOMR. Upon completion of the construction, a Letter of Map Revision (LOMR) will be requested from FEMA based upon the final as-built configuration of the improvements. Also, the applicant will provide a bond for the amount of the improvements which will remain in place until the LOMR is received from FEMA. The granting of this variance will not be injurious to other properties in that it will accelerate the removal of an open earth channel, which will reduce the Storm Water Division's operating costs.

Your favorable consideration of this variance request will be greatly appreciated. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Moy Civil Engineers



Samuel B. Bledsoe, P.E.

RECEIVED
09 DEC 35 AM 10:39
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: Amelia Hartman, Vice Chair, City of San Antonio Planning Commission
FROM: Majed A. Al-Ghafry, Director of Public Works
COPIES TO: Robert Browning, P.E., C. F. M.
SUBJECT: Floodplain Development Permit Variance Request --FPV 10-005
Longhorn Drainage CLOMR-F
DATE: January 12, 2010

Storm Water Engineering Division of Department of Public Works has reviewed the request for variance to the floodplain requirements as submitted by Civil Engineering Consultants on behalf of their client JSL Corporation, Inc., Shannon Livingston, III for the above mentioned project.

The variance requested is from UDC Appendix F- Subdivision C, Section 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).

Public Works supports the variances because the engineer of record has demonstrated that the proposed fill for the addition of the two 48" drainage ultra flow pipes and parking lot will not increase water surface elevations within the 100-year floodplain. The proposed structures will convey the 100-year ultimate storm event. The proposed improvements will not pose an adverse impact to downstream inhabitants.

If you have any questions or require additional information, please contact Sabrina Santiago E.I.T., C.F.M at (210) 207-5106



CITY OF SAN ANTONIO

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

January 12, 2010

Longhorn Supply
Attn: Nelson Haney
403 W. Nakoma
San Antonio, TX 78216

Re: AP#1546369_Longhorn Drainage CLOMR-F

Dear Mr. Haney:

We have received the CLOMR-F for the proposed 2- 48" ultra flow pipes and parking lot within a 60 foot public drainage right-of-way. Unfortunately, the proposed development is not in compliance with current floodplain ordinances as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:
 - Appendix F, Subdivision C, Section 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).
2. A variance to the above UDC sections will be required prior to Public Works release of Floodplain Development Permit(s) (FPDP) for work associated with the CLOMR.

3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F133 (c) because:
 - The project engineer of record has demonstrated that the proposed fill for the addition of the drainage structures to add a parking lot will not significantly impact either the predicted floodplain elevations in the project area or expected downstream peak runoff values.
 - The engineer of record has also demonstrated that the proposed structures will convey the 100-year ultimate flow.
 - The engineer of record has also followed proper procedure to get approval from the City of San Antonio for doing work within the public drainage right-of-way and has met all requirements set in by the City Ordinance.

Nelson Haney
January 12, 2010
Page 2 of 2

If the Variance is approved by the Planning Commission, the Public Works/Storm Water Engineering Division hold on the CLOMR-F and the building permit will be released and a floodplain development permit will be released. If you have any questions, please contact Sabrina Santiago BIT, CFM at (210) 207-5106 or via email at sabrina.santiago@sanantonio.gov.

Sincerely,

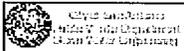
 1/12/10
Robert Browning, P.E., CFM
Chief Storm Water Engineer

cc: Sam Bledsoe, Moy Civil Engineers
City of San Antonio, Planning Commission

Attm (1)

AP# 1546369

Subject Site



This map was prepared by the City of Oklahoma City Department of Planning and is intended for informational purposes only. It is not a warranty of any kind. The City of Oklahoma City Department of Planning is not responsible for any errors or omissions on this map. The City of Oklahoma City Department of Planning is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any claims, including consequential claims, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any losses, including consequential losses, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any actions, including consequential actions, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any consequences, including consequential consequences, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any results, including consequential results, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any outcomes, including consequential outcomes, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any effects, including consequential effects, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any impacts, including consequential impacts, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any consequences, including consequential consequences, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any results, including consequential results, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any outcomes, including consequential outcomes, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any effects, including consequential effects, arising from the use of this map. The City of Oklahoma City Department of Planning is not responsible for any impacts, including consequential impacts, arising from the use of this map.

Headplains Development Permits
 GEOPARCEL SDE / GEOPARCEL

Bejar Stream Centerline
 Effective FEMA 100 Year FP
 Bejar County DFIRM

FLD_ZONE
 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 1 PCT FUTURE CONDITIONS

LA
 AE
 AH



**CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT**

Interdepartment Correspondence Sheet

TO: Planning Commission
FROM: Xavier Urrutia, Director, Parks and Recreation Department
COPIES TO: Sandy Jenkins, Park Projects Manager,
David Arciniega, Senior Planner, Parks and Recreation Department
SUBJECT: Land Acquisition Hillje/Betty Jean Property

DATE: December 28, 2009

PETITIONER: Parks and Recreation Department
Sandy Jenkins, Park Projects Manager
114 W. Commerce St, 10th floor
City of San Antonio

Parks staff is requesting that this item be placed on the agenda for the Planning Commission meeting on January 27, 2010.

BACKGROUND

Parks is requesting acceptance of potential acquisition of land to the Parks and Recreation Department. The land consists of 4.597 acres located on the northwest intersection of Hillje Street and Betty Jean, east of IH 37 South in Council District 3.

This 4.597 acre land acquisition meets the goals outlined in the East Subarea of the Parks System Strategic Plan. This land acquisition secures additional natural area acreage in the area that is generally flat with wooded areas consisting of oak, pecan, mesquite and cedar elm. Specifically, the acquisition of additional park acreage to meet service goals in regards to neighborhood and surrounding community parks. In addition, the Parks Board has recommending accepting this land donation on October 26, 2009.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Sandy Jenkins
Park Projects Manager
Park Project Services
Parks and Recreation Department
City of San Antonio

Land Acquisition (Hillje/Betty Jean Site)

4.597 Acres



HILJE ST

MONTICELLO CT

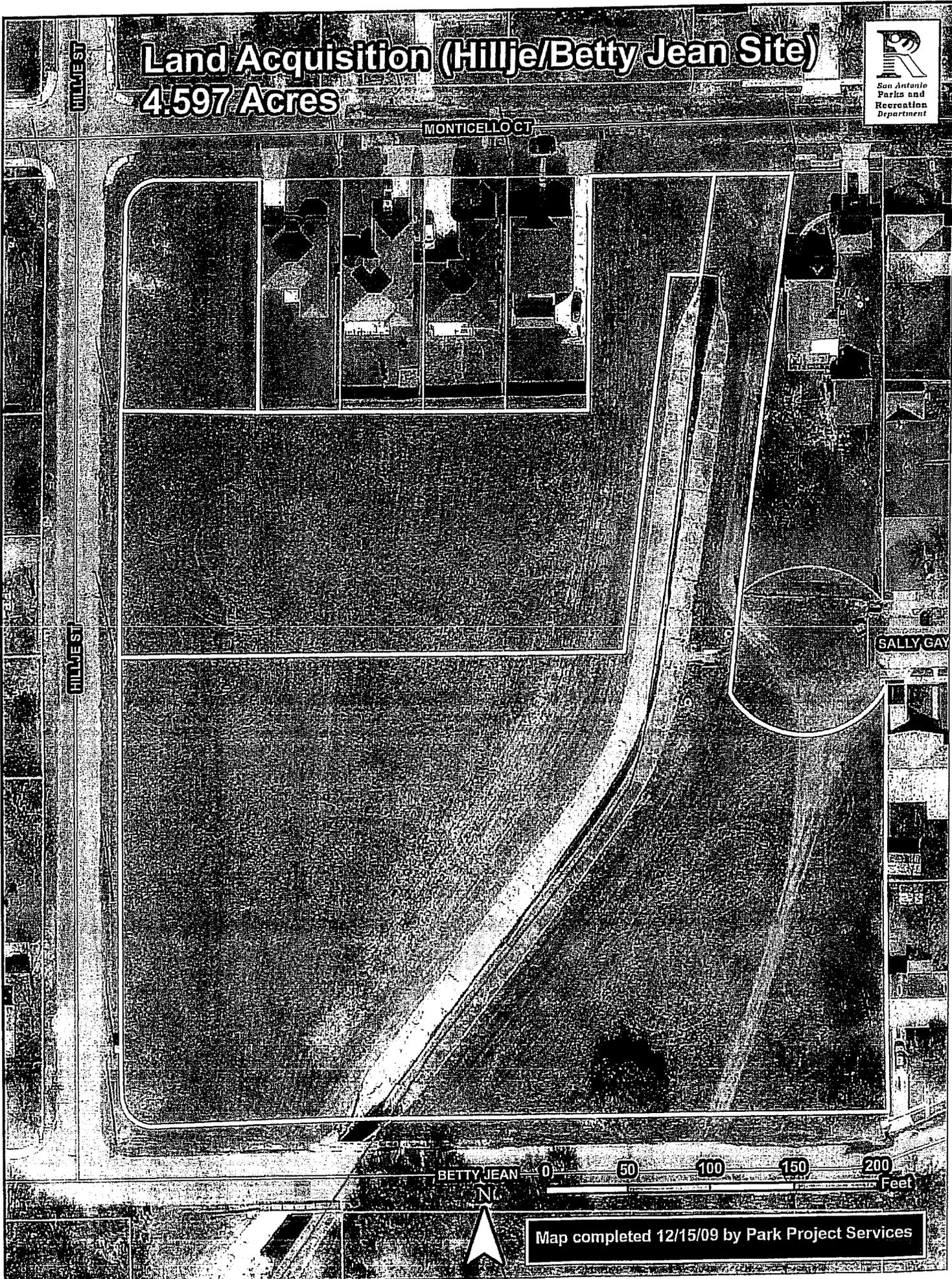
HILJE ST

SALLY GAY

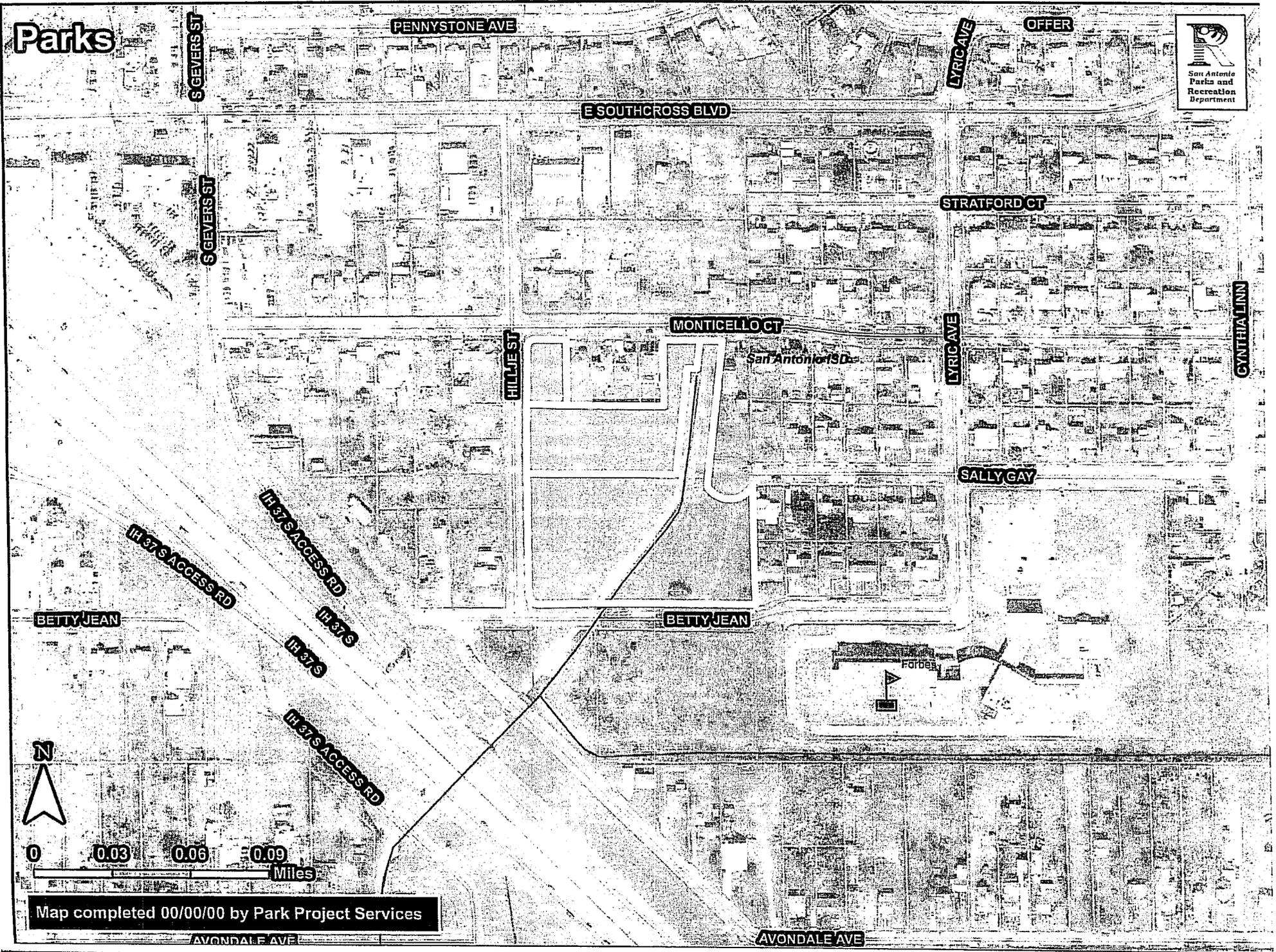
BETTY JEAN 0 50 100 150 200 Feet



Map completed 12/15/09 by Park Project Services

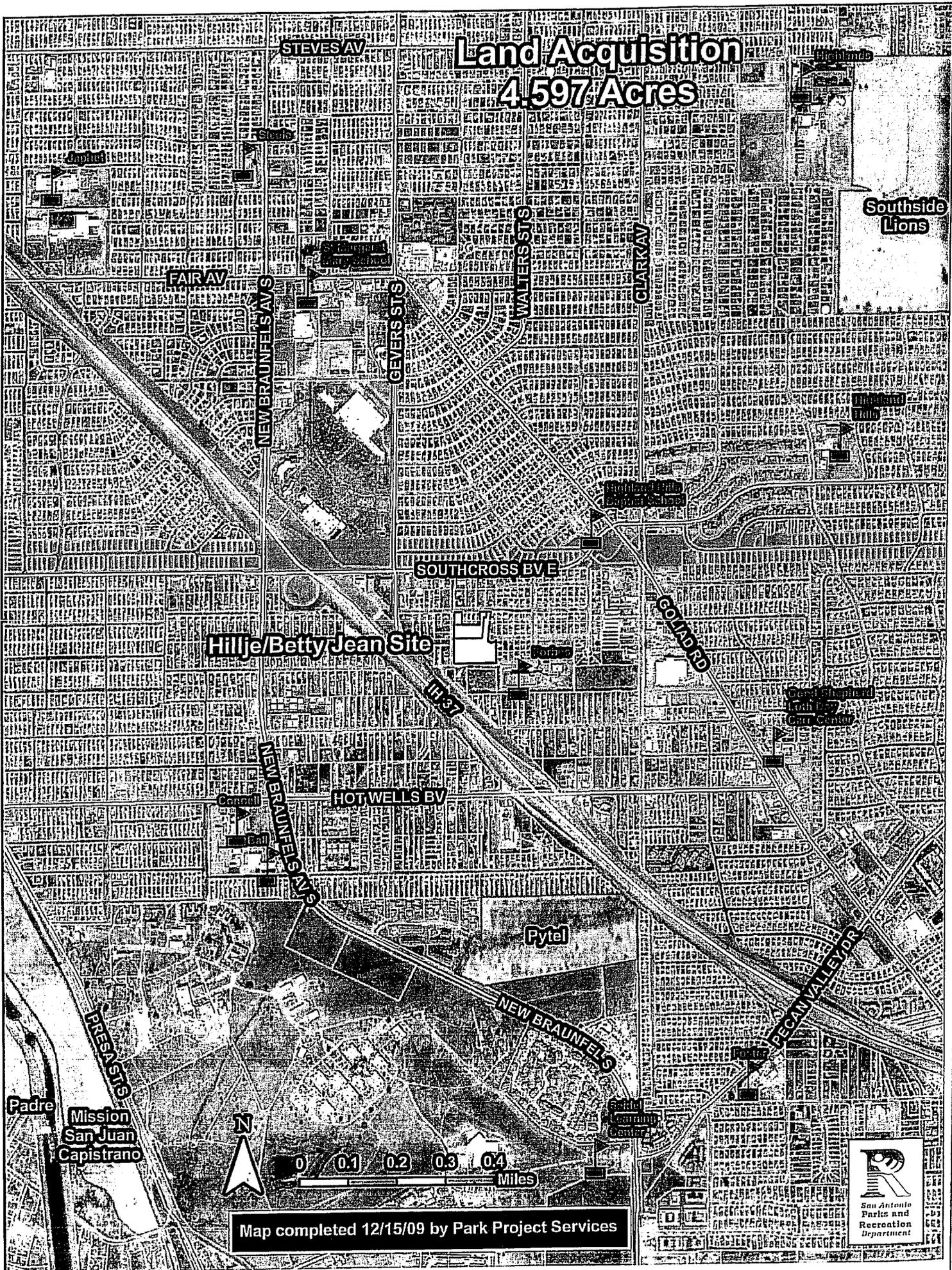


Parks



Map completed 00/00/00 by Park Project Services

Land Acquisition 4,597 Acres



Hillje/Betty Jean Site



Map completed 12/15/09 by Park Project Services



San Antonio
Parks and
Recreation
Department

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE ADOPTION AND APPROVAL OF THE DONATION AND ACQUISITION OF PROPERTY BETWEEN SAN ANTONIO HOUSING TRUST AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.

WHEREAS, there is an opportunity of a land acquisition of property between San Antonio Housing Trust and the Parks and Recreation Department; and

WHEREAS, the land acquisition includes the possibility of 4.597 acres of land for future use as an open area/community park in City Council District 3; and

WHEREAS, the land acquisition is adjacent to existing single family homes and neighborhoods located in the Highalnd Hills NA; and

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

WHEREAS, the land acquisition has been coordinated with and has the support of the Parks and Recreation Department, the District 3 City Council Office, and San Antonio Housing Trust; **NOW THEREFORE**

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

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

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2010.

Chairperson

ATTEST: _____
Executive Secretary

**CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

TO: San Antonio Planning Commission
FROM: Robert Acosta, Planner
COPY: file
SUBJECT: Plan Amendment Case PA10001 Postponed at Applicant's Request
DATE: January 21, 2010

This is to advise you that Plan Amendment 10001, regarding property located at 1333 Santa Barbara St., has been postponed based on a written request submitted by the applicant on Tuesday, January 12, 2010.

Sincerely,

Robert C. Acosta, Planner
Neighborhood Planning and Urban Design

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

Plan Amendment Application Case No.: 10004

Council District: 1

City Council Meeting Date: 3/4/2010

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **North Central Neighborhoods Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **High Density Residential**.

Background Information:

Applicant: Day P. McNeel, III

Owner: Day P. McNeel, III

Property Location: 124 and 126 West Norwood Court

Acreage: 0.1641

Current Land Use of site: Triplex

Adjacent Land Uses:

N: Vacant and Duplexes

E: Vacant and Single Family Residential

S: Duplex

W: Multi-family Residential

Issue:

LAND USE ANALYSIS:

Neighboring existing land uses include a mix of single family and medium density residential land uses which include duplexes and fourplexes.

Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater.

High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses.

The subject property currently consists of three housing units. The applicant is proposing to refurbish a garage apartment in the rear of the primary structure that would provide a fourth housing unit. Only one housing unit is allowed under the current zoning district, R-4. The applicant is requesting high density residential land use which corresponds to the necessary zoning district, MF-25, for the existing use. Additionally, it should be noted that duplexes are recommended within the low density

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

residential land use area only for lots greater than 8,000 square feet. The subject property is approximately 7,150 square feet.

High density land use is not recommended at this location since it is not located in close proximity to a commercial area or adjacent to a major arterial. The existing neighboring land uses are mixed with medium density residential and low density residential uses. The character of the property in terms of land use is medium density rather than high density. The high density land use would allow for a greater intensity of development of the property which is out of character with the area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None

Other streets: McCullough and Hildebrand are classified as secondary arterial type B requiring 70 to 86 feet of right-of-way. Each is located less than a quarter mile from the subject property.

Comments: Area is served by VIA Metro Transit, lines #5 and #509, located less than a quarter mile from the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Approximately a quarter mile from Boysville Auxiliary Thrift store located at 307 Olmos; approximately a half mile from Community Initiatives Head Start Program located at 3510 N Main St.; less than one mile from Rogers Elementary School, Cotton Elementary School, Twain Middle School, and Edison High School; approximately a half mile from Olmos Park Fire Station, one and half mile from San Antonio Fire Station #6, and less than two miles from San Antonio Fire Station #28; approximately a half mile from Kenwood Park, one mile from Olmos Basin Park, and one and half mile from Brackenridge Park.

Comments: A mixed residential use would be appropriate at this location due to the area being well served by community facilities.

Minimal Impact Impact can be mitigated Significant Impact to Community

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation: Medium Density Residential

Comments:

High density land use is not recommended at this location since it is not located in close proximity to a commercial area or adjacent to a major arterial. The existing neighboring land uses are mixed with medium density residential and low density residential uses. The character of the property in terms of land use is medium density rather than high density. The high density land use would allow for a greater intensity of development of the property which is out of character with the area.

To be consistent with neighboring uses, it is recommended that the land use be amended to medium density residential instead of high density residential. Medium Density Residential includes small lot single family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

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

The subject property was originally built in 1929 for multi-family housing. It is uncertain whether this was originally a duplex or a triplex. Bexar County Appraisal District data indicates that there was also a detached living area at one time. There may have once been a garage apartment that is currently in disrepair. Currently, no detached living area exists. Similar housing is found on Norwood Court and Ridgewood Court. The area is well served by nearby community facilities such as schools, parks, and fire. Additionally, transit service and major thoroughfares provide easy access to these nearby facilities.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 27, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: 1/8/2009

No. Notices mailed 10 days prior to Public Hearing: 23 property owners within 200 feet, 5 neighborhood associations, and 35 Planning Team members (59 total notices)

Registered Neighborhood Association(s) Notified: North Shearer Hills, Shearer Hills/ Ridgeview, Edison, Northmoor, Olmos Park Terrace

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: R-4 AHOD

Proposed zoning district: MF-25 AHOD

Zoning Commission Public Hearing Date: N/A. Rezoning application has not been submitted

Approval

Denial

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: Rebecca Paskos

Senior Planner

Phone No.: 207-7816

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH CENTRAL NEIGHBORHOODS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1641-ACRES LOCATED AT 124 AND 126 WEST NORWOOD COURT.

WHEREAS, City Council approved the North Central Neighborhoods Community Plan as an addendum to the Master Plan on February 14, 2002; and

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

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

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

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

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

SECTION 1: The amendment to the North Central Neighborhoods Community Plan attached hereto and incorporated herein by reference is recommended 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 27th DAY OF JANUARY 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

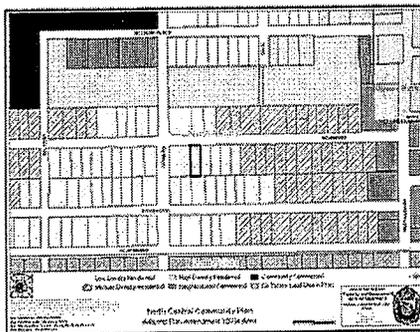
Amelia Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 10004 North Central Neighborhoods Community Plan

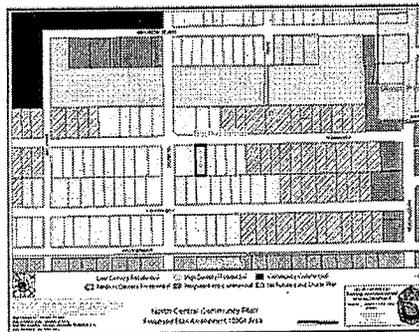
Planning Commission
January 27, 2010
Agenda Item No.

Amendment 10004

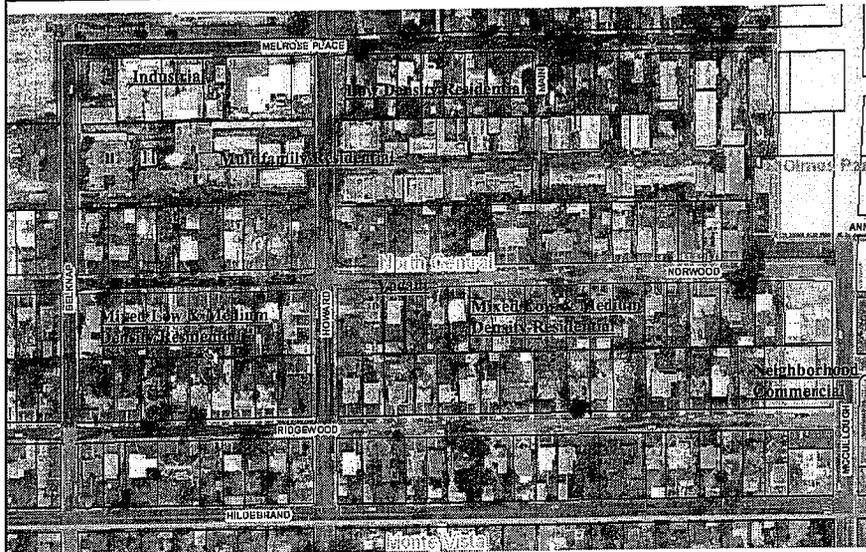
Plan as adopted:



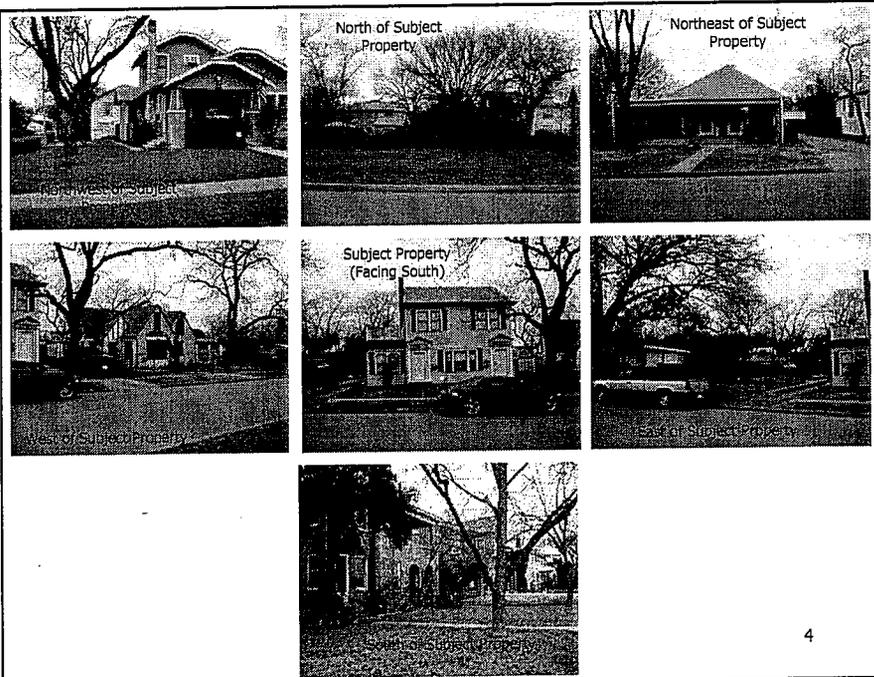
Proposed amendment:



Land Use



3



4

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

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. _____ is 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 27th DAY OF JANUARY 2010.

APPROVED:

Amy Hartman
Chair

ATTEST: _____
Executive Secretary

P/C AGENDA FOR January 27, 2010

Item Number	Plat/PUD Name	Company	Owner Information
5A & 6	Sandstone	MC O B Services Inc.	Jacob Obadia
5B & 7	Joaquin's Place		Mark A. and Irma Prange
8	Alamo Team Development	Alamo Team Properties, LLC	James Morgan
9	The Rim, Unit 14	Fourth Quarter Properties LXII, L.P.	Robert Bergmann
10	Churchill Estates, Unit 11B	Ariel Texas Star	Efraim Abramoff
11	35 Foster Subdivision	35 Foster Investments, LTD	Thomas J. Sineni
12	Longhorn Drainage	Longhorn Supply	Nelson Haney