

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 ITEM 6 HELD ABOVE:

6. **080319** **Vela Valley I** **4** **648 B-7**
 (On the north side of Ray Ellison Drive, east of Five Palms Drive)

INDIVIDUAL CONSIDERATION

PLATS:

7. **080240** **Westover Hills Medical** **6** **579 A-5**
 (On the north side of Westover Hills Boulevard, south of Culebra Road)

VARIANCES AND APPEALS:

8. **060447** **The Preserve at Indian Springs Unit 3, Phase 2** (Extension) **OCL 452 B-7**
 (Extending Sweet Olive South of Sassafras)

9. **060538** **Braun Oaks Unit 9** (Extension) **8** **547 B-5**
 (At the northeast corner of Braun and Tezel Road)

10. **060607** **Southton Village Unit 4** (Extension) **3** **718 E-1**
 (Near the northeast corner of Southton Road and Henze Road)

11. **FPV-10-007** **Beitel Creek Commercial** (Floodplain) **10** **552 F-5**
 (Southwest corner of Thousand Oaks and Wurzbach Parkway)

LAND TRANSACTIONS:

12. Conveyance of 12.665 acres of land to the San Antonio River Authority for Phases III and IV of the Mission Reach of the San Antonio River Improvements Project. (Center City Development Office, by Lori Houston)

COMPREHENSIVE MASTER PLANS:

13. **PA10007** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of multiple parcels totaling approximately 9.62 acres located on the east and west sides of Mission Road generally bound by Belden Avenue to the north and Huff Street to the south from Low Density Residential land use to Mixed Use land use and to Neighborhood Commercial land use. (Planning and Development Services Department by: Sidra Maldonado).

14. **PA10008** - Public hearing and consideration of a resolution amending the land use plan contained in the Greater Dellview Community Plan, a component of the Master Plan of the City, by changing the land use of: 1) multiple parcels located on the east side of West Avenue between Jackson Keller Road and Glen Ivy Street from Community Commercial land use to Industrial land use and, 2) multiple parcels located on the east side of West Avenue between Mackey and Venice Streets from Community Commercial land use and Low Density Residential land use to Public Institutional land use and Neighborhood Commercial land use. (Planning and Development Services Department by Gary Edenburn)

15. **PA10009** - Public hearing and consideration of a resolution amending the land use plan section contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by adding "Office" as a land use category to the Land Use Plan and by changing the land use of: 1) multiple parcels located on the east and west sides of West Avenue between Gardina and West Wildwood Streets from Neighborhood Commercial land use to Community Commercial land use, 2) a parcel located on the east side of West Avenue between Alamos and Lee Hall Streets from Urban Low Density Residential land use to Neighborhood Commercial land use, and 3) multiple parcels located on the east side of West Avenue between Fresno and Santa Monica Streets from Neighborhood Commercial land use to Office land use. (Planning and Development Services Department by Gary Edenburn)

OTHER ITEMS:

16. Consideration of a resolution appointing a Planning Commission member to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)

17. Approval of the minutes for the February 10, 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+6 February 24, 2010

VELA VALLEY I
SUBDIVISION NAME

MAJOR PLAT

080319
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 648 B-7

OWNER: Constructora Mtz, LTD., by Miguel A. Vela

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

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

Date filed with Planning Commission: January 28, 2010

Location: On the north side of Ray Ellison Drive, east of Five Palms Drive

Services Available: SAWS Water and Sewer

Zoning: R-6 Single-Family Residential

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **9.014** acres consisting of **44** single family lots and **1,230** linear feet of public street.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 24, 2010. Twelve 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

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 February 24, 2010

WESTOVER HILLS MEDICAL
SUBDIVISION NAME

MAJOR PLAT

080240
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 A-5

OWNER: Westover Hills Medical, by Dr. Robert D. Ross

ENGINEER: M.W. Cude Engineers, by Joshua M. Cude, P.E.

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

Date filed with Planning Commission: Pending

Location: On the north side of Westover Hills Boulevard, south of Culebra Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
AHOD Airport Hazard Overlay District

Plat is associated with:

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

Proposed Use: Commercial

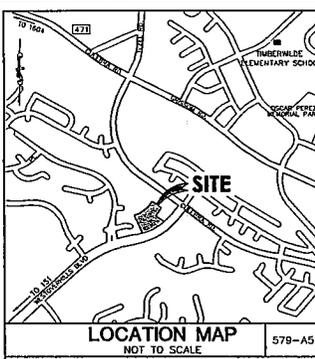
Major Thoroughfare: Westover Hills Boulevard is a secondary arterial, Type A, minimum R.O.W.
86 feet

APPLICANT'S PROPOSAL:

To plat 3.325 acres consisting of 1 non-single family lot.

STAFF RECOMMENDATION:

Approval



CDS NOTES:
 THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (C.P.S. ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND 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 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

WASTEWATER ECU 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.

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

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, MAD 1833.

3/4" IRON PINS WITH M.W. CUDE RED CAP SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

NOTE:
 1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(4)(5).
 2. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO U.D.C. 35-506 (9)(3).

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

LEGEND

- B.S.L. = BUILDING SETBACK LINE
- CL = CURVE NUMBER
- D.P.R. = DEED & PLAT RECORDS
- DN = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT = EASEMENT
- EN = EXISTING
- L1 = LINE NUMBER
- N.C.B. = NEW COUNTY BLOCK
- B.C.B.P.R. = BEAR COUNTY REAL PUBLIC RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- R.O.W. = RIGHT-OF-WAY
- R.P.R. = REAL PROPERTY RECORDS
- VOL. = VOLUME
- = STREET CENTERLINE
- ELEV- = EXISTING GROUND MAJOR CONTOUR
- ELEV- = EXISTING GROUND MINOR CONTOUR
- - - - - = EXISTING PROPERTY LINE

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 18.00' | S53°4'55"E |
| L2 | 52.77' | N83°57"E |
| L3 | 83.24' | N20°12'44"E |
| L4 | 62.25' | N38°18'07"E |
| L5 | 16.00' | S53°12'52"E |
| L6 | 60.00' | S36°18'02"W |
| L7 | 83.24' | S20°12'44"W |
| L8 | 60.02' | S36°18'07"W |
| L9 | 28.00' | S53°4'48"E |

CURVE TABLE

| CURVE | RADIUS | DELTA | TANGENT LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|-----------|----------------|---------------|------------------------|
| C1 | 500.00' | 29°36'23" | 132.13' | 258.30' | N51°03'25"E 245.50' |
| C2 | 1145.00' | 21°06'24" | 213.81' | 422.85' | N61°29'46"E 420.55' |

STATE OF TEXAS
 COUNTY OF BEAR

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

OWNER/DEVELOPER
 LAREDO WAREHOUSE, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 23950 SCENIC LOOP ROAD
 SAN ANTONIO, TX 78255-2238
 PHONE: (512) 727-3520
 FAX: (512) 727-1910
 CONTACT PERSON: ROBERT W. TRAUTMANN, JR., DULY AUTHORIZED AGENT

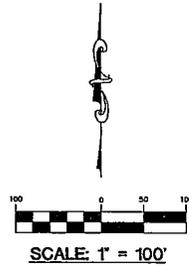
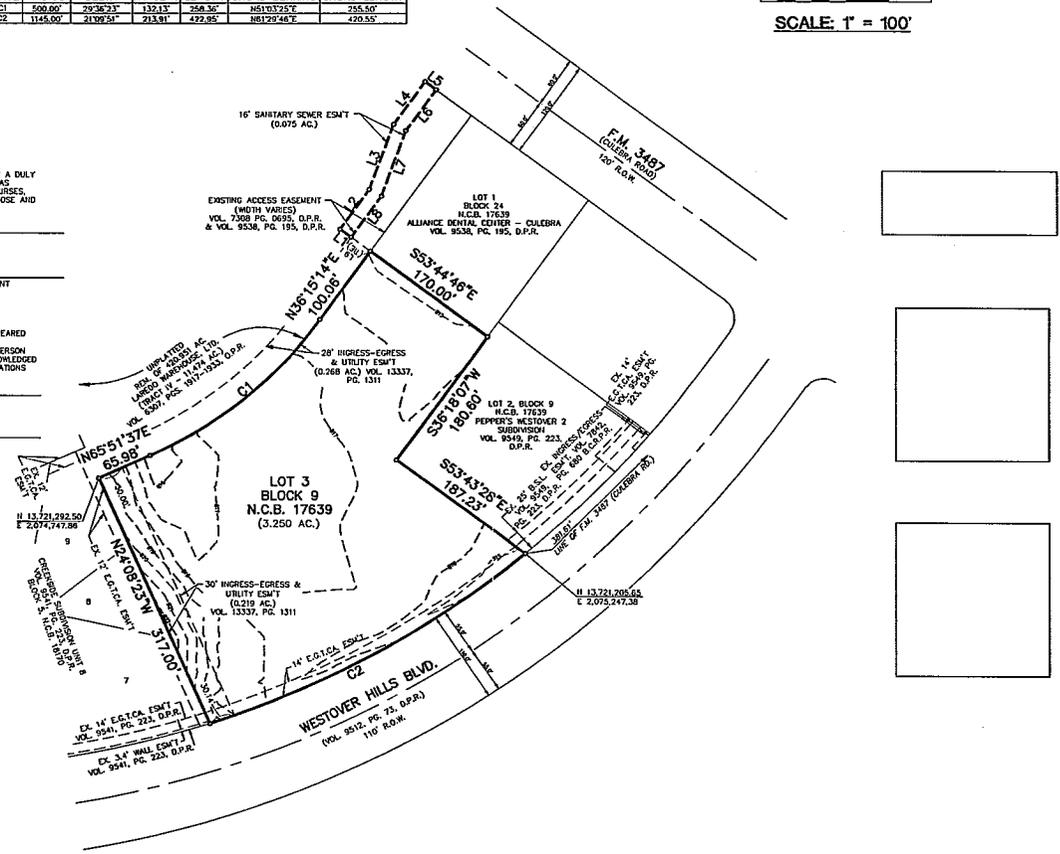
OWNER

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 _____ A.D. _____

NOTARY PUBLIC
 BEAR COUNTY, TEXAS



PLAT NO. 080240

CUDE
 ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL: 210.681.2951
 FAX: 210.523.7112
 WWW.MWCUDE.COM
 CONTACT: JOSHUA M. CUDE, P.E.

SUBDIVISION PLAT ESTABLISHING WESTOVER HILLS MEDICAL

BEING 3.325 ACRES OF LAND IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, N.C.B. 17639 AS DESCRIBED BY DEED RECORDS IN VOLUME 6307, PAGES 1917-1933 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF _____ WESTOVER HILLS MEDICAL _____ 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. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

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

OWNER/DEVELOPER
 WESTOVER HILLS MEDICAL AND PROFESSIONAL BUILDING, L.L.C.
 320 SOMERVA BLVD. C, STE. 220
 SAN ANTONIO, TX 78250
 PHONE: (214) 490-8833
 FAX: (214) 490-0944
 CONTACT PERSON: DR. ROBERT ROSS

OWNER

DMIER

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 _____ A.D. _____

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:

M.W. CUDE ENGINEERS L.L.C.

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

STATE OF TEXAS
 COUNTY OF BEAR

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

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

STATE OF TEXAS
 COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

RECEIVED
 10 FEB 17 PM 1:09
 LAND DEVELOPMENT
 SERVICES DIVISION

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 8 February 24, 2010

THE PRESERVE AT INDIAN
SPRINGS UNIT 3, PHASE 2
SUBDIVISION NAME

060447
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 452 B-7
OWNER: FCC San Antonio II, LLC., by David Blom
ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: Extending Sweet Olive south of Sassafras

Plat Status: The Planning Commission approved this plat on May 23, 2007. The plat has not been recorded.

APPLICANT'S PROPOSAL:

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

DISCUSSION:

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

- Streets, Sidewalks, and Drainage 30%
- Water infrastructure 0%
- Sanitary Sewer 0%

STAFF RECOMMENDATION:

Approval

REPLAT & SUBDIVISION PLAT
ESTABLISHING

THE PRESERVE AT INDIAN SPRINGS
SUBDIVISION UNIT 3, PHASE 2

BEING A REPLAT VACATING A 0.671 ACRE DRAINAGE EASEMENT, AND A 0.200 ACRE TURNAROUND, SANITARY SEWER, WATER, G.E.T.V. AND DRAINAGE EASEMENT AND A SUBDIVISION PLAT OF A 15.019 ACRE TRACT AND A 10.897 ACRE TRACT OF LAND OUT OF A 51.14 ACRE TRACT RECORDED IN VOLUME 11053, PAGE 2068, AND A 0.057 ACRES OF LAND OUT OF A 290.70 ACRE TRACT RECORDED IN VOLUME 11424, PAGE 1367, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS & BEING OUT OF THE W.M. BRISBIN SURVEY No. 89 1/2, ABSTRACT No. 54, COUNTY BLOCK 4900, AND THE ROMPEL, KOCH & VOGES SURVEY No. 1, ABSTRACT No. 1020, COUNTY BLOCK 4901, BEAR COUNTY, TEXAS, CONTAINING A TOTAL OF 25.916 ACRES.

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC UTILITIES 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 _____
STATE OF TEXAS
COUNTY OF BEAR
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 30 DAY OF MARCH, A.D. 2007.

GARY R. BALBAUGH
NOTARY PUBLIC, BEAR COUNTY, TEXAS
MAY 15, 2009

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER 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
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY D. NEILL

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRECEDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ DAY OF _____, A.D. 2007, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ DAY OF _____, A.D. 2007.

ATTENDED: _____ COUNTY CLERK, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF _____ THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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. _____, AT _____, IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

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

BY: _____ DEPUTY

NOTE:
1. ALL EASEMENTS SHOWN AS DRAINAGE, ENVIRONMENTAL, GROUNDWATER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
3. THE LANDSCAPE AND OPEN SPACE ARE TO BE MAINTAINED AS SHOWN ON THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INSPECTION AND ENFORCEMENT OF THIS PLAT.
4. THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INSPECTION AND ENFORCEMENT OF THIS PLAT WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY NECESSARY REVISIONS TO THIS PLAT.
5. THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INSPECTION AND ENFORCEMENT OF THIS PLAT WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY NECESSARY REVISIONS TO THIS PLAT.

EDWARDS ACQUIFER NOTES:
THE SITE IS WITHIN THE EDWARDS AQUIFER ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 3, ARTICLE V, SECTION 3 OF THE SAN ANTONIO CITY CODE ENTITLED "ACQUIFER ZONE DEVELOPMENT" AND "WATERBODIES PROTECTION", OR LATEST AMENDMENTS THEREOF.
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN THE EDWARDS AQUIFER ZONE DEVELOPMENT WITHOUT THE FULFILLMENT OF THE REQUIREMENTS OF THE EDWARDS AQUIFER ZONE DEVELOPMENT REGULATIONS, OR LATEST AMENDMENTS THEREOF.
THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INSPECTION AND ENFORCEMENT OF THIS PLAT WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY NECESSARY REVISIONS TO THIS PLAT.

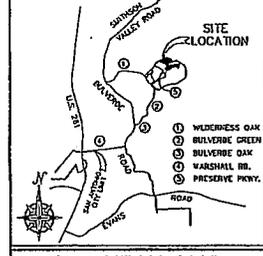
NOTE FOR PROPOSED CONTOURS:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAN.

MAX REFERENCE
1. THE PRESERVE AT INDIAN SPRINGS (VOL. 9572, PAGES 187-188, D.P.R.)
2. THE PRESERVE AT INDIAN SPRINGS (VOL. 9572, PAGES 206-207, D.P.R.)
3. STANDARD PRACTICE HOME, L.P. & P.L.S. (VOL. 9572, PAGES 206-207, D.P.R.)
NOT RECORDED AS OF DATE OF SURVEYOR'S SIGNATURE

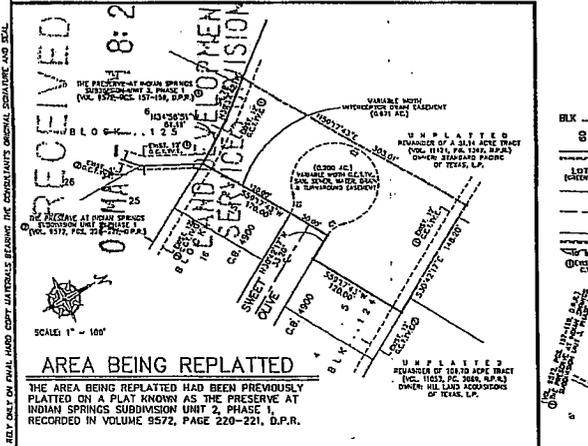
- LEGEND & NOTES
- 1. BUILDING SETBACK LINE
 - 2. ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 3. VEHICULAR HIGH-ACCESS EASEMENT
 - 4. CLEAR VISION EASEMENT
 - 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6. THE NUMBER OF WATERWATER EQUIVALENT OVERLAPPING UNITS (EQU) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON THE AT THE SAN ANTONIO WATER SYSTEM UNDER THIS PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT, TEXAS.
 - 7. PROPOSED FINISHED GROUND
 - 8. THE VALUES OF THE STATION COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS SCALE FACTOR IS 1.00007
 - 9. ROTATION GIVEN TO PLAT IS 0.0000
 - 10. MODIFICATION AS SHOWN IS THE PRACTICE OF PROFESSIONAL ENGINEERS AND ASSOCIATES, INC. TO MODIFY ALL CORNERS OF PRACTICAL IN THE SUBDIVISION WITH 1/2" BEARING AND 0-8" PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
 - 11. BEARING REFERENCE SQUARE IS THE NORTHWEST CORNER OF A 5.14 ACRE TRACT, CALLED AS BEARWOOD'S BETWEEN TWO FORM 1/2" IRON REBAR, RECORDED IN VOLUME 11424, PAGE 1367 OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.
 - 12. R.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, BEAR COUNTY, TEXAS.
 - 13. D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
 - 14. L.R.P. = IRON REBAR SET
 - 15. IRON REBAR SET
 - 16. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL VEHICLES.
 - 17. FINISHED GROUND ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT
 - 18. IMPACT FEE PAYMENT DUES, WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET.
 - 19. AS PART OF S.A.W. UTILITY SERVICE REGULATIONS 2/16/2003, DESIGN STANDARDS FOR WATER SYSTEM FACILITIES, LOTS WITH ELEVATION LESS THAN 1150 FEET SHALL HAVE, MINIMUM AND MAXIMUM GROUNDING VALVES INSTALLED ON CASTER SIDE OF THE METER.
 - 20. THE MAINTENANCE OF THE WATER QUALITY BASIN AND ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEAR COUNTY.

- "C.P.S. NOTES"
- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS CONDUITING AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "HIGH-VOLTAGE EASEMENT", "FIREWORKING EASEMENT", "FIREWORKING EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, MODIFYING, ADJUSTING, AND EXTENDING POWER LINES OR SERVICE WELLS, CABLES, CONDUITS, PIPES, TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, INCLUDING WITH RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PERISH VEGETATION, OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE INSTALLATION OF SUCH FACILITIES. SAID RIGHTS OF ACCESS AND EGRESS SHALL BE PLACED WITHIN SAID EASEMENTS, EXCEPT WHERE SHOWN OTHERWISE ON THIS PLAT.
 - 2. ANY OF THE FOREGOING LOSS RELATING TO NON-INSURABLES OF LOSS OF PROPERTY LOCATED WITHIN SAID EASEMENT FOR TO GREAT DAMAGE OR CONSIDERABLE INTERFERENCE SHALL BE COMPENSATED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR THE CAUSE OF SUCH DAMAGE OR INTERFERENCE. THE PLAT DOES NOT IMPLY, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS, RIGHTS, WATER RIGHTS, EASEMENTS, OR OTHER RIGHTS OR INTERESTS IN ANY OF THE LOTS OR TRACTS DESCRIBED OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SHOWN ON THIS PLAT.
 - 3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE FIVE (5) FOOT WIDE AREAS, OR OTHER CONDUITING ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION EASEMENTS, PROVIDED SAID APPROACHES ARE NOT MORE THAN FIVE (5) FEET WIDE. APPROACHES ARE PROVIDED AS EXISTING WHEN SHOWN ON THIS PLAT.

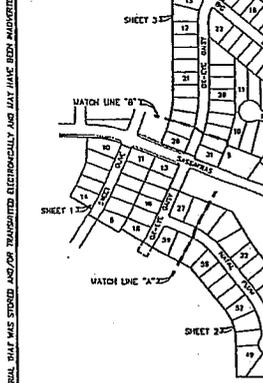
MONUMENT NOTES:
1. 1/2" I.R.C.
2. 1/2" I.R.C. W/0-8" E.C.P.
3. 1/2" I.R.C. W/0-8" E.C.P.



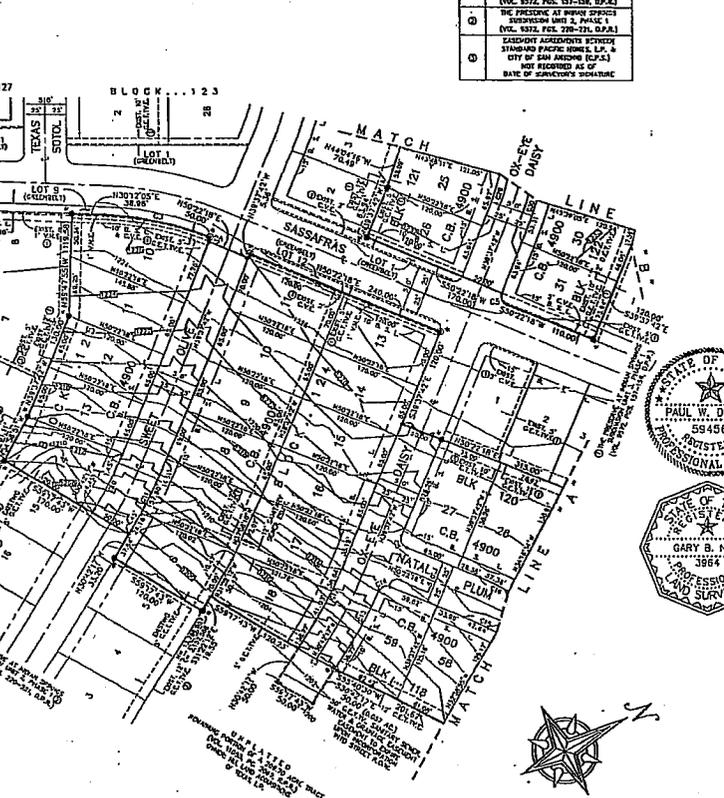
LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 1, RECORDED IN VOLUME 9572, PAGE 220-221, D.P.R.



INDEX MAP
1"=100'



"CLEAR VISION EASEMENT"
"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. SIGNAGE, TREES, FENCES, OR VEHICLES, WHICH WOULD SIGNIFY MORE THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POSITION STATEMENT ON CLEAR VISION EASEMENTS, OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE
THE SETBACKS IMPOSED ON THIS PLAT AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND APPROVED BY THE COMMISSIONERS COURT OF BEAR COUNTY AND THE CITY OF SAN ANTONIO.

Denham-Ramonee Engineering and Associates, Inc.
12951 Park Central, Suite 1390 San Antonio, TX. 78219
(210) 495-3100 Office
(210) 495-3122 Fax

THIS DOCUMENT HAS BEEN REPRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN REPRODUCED FROM ORIGINAL SOURCE. REV. ONLY ON FINAL HARD COPY. UNLESS OTHERWISE SPECIFIED, ALL RIGHTS ARE RESERVED.

THE PRESERVE AT INDIAN SPRINGS

SUBDIVISION UNIT 3, PHASE 2

BEING A REPLAT VACATING A 0.671 ACRE DRAINAGE EASEMENT, AND A 0.200 ACRE TURNAROUND, SANITARY SEWER, WATER, G.E.T.V. AND DRAINAGE EASEMENT AND A SUBDIVISION PLAT OF A 15.019 ACRE TRACT AND A 10.897 ACRE TRACT OF LAND OUT OF A 51.14 ACRE TRACT RECORDED IN VOLUME 11053, PAGE 2065, AND A 0.057 ACRES OF LAND OUT OF A 290.70 ACRE TRACT RECORDED IN VOLUME 11424, PAGE 1367, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS & BEING OUT OF THE W.M. BRISBIN SURVEY No. 89 1/2, ABSTRACT No. 54, COUNTY BLOCK 4900, AND THE ROMPEL, KOCH & VOGES SURVEY No. 1, ABSTRACT No. 1020, COUNTY BLOCK 4901, BEAR COUNTY, TEXAS, CONTAINING A TOTAL OF 25.916 ACRES.

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, WARRANTS TO THE USE OF THE PUBLIC, DECEPT AND ACKNOWLEDGES TO BE THAT HE CREATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK C. SPARROW known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 30 DAY OF MARCH A.D. 2007.

GARY R. BALBAUGH BY COMMISSION EXPIRES: MAY 19, 2009 NOTARY PUBLIC, BEAR COUNTY, TEXAS

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 PAUL W. DENHAM

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.

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. HELL

CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRECEDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 DATED THIS [] DAY OF [] A.D. 20 []

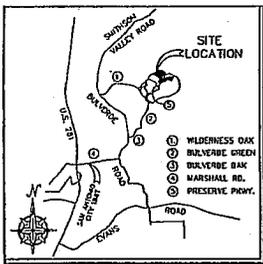
ATTESTED: COUNTY CLERK BEAR COUNTY, TEXAS COUNTY JUDGE, BEAR COUNTY, TEXAS

THIS PLAT OF THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 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. 2007. BY: CHAIRMAN BY: SECRETARY

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

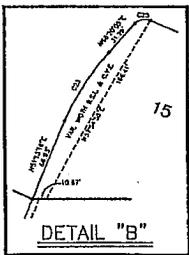
ON PAGE [] IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS [] DAY OF [] A.D. COUNTY CLERK, BEAR COUNTY, TEXAS DEPUTY



LOCATION MAP NOT TO SCALE



(IN FEET) 1 inch = 100 ft.



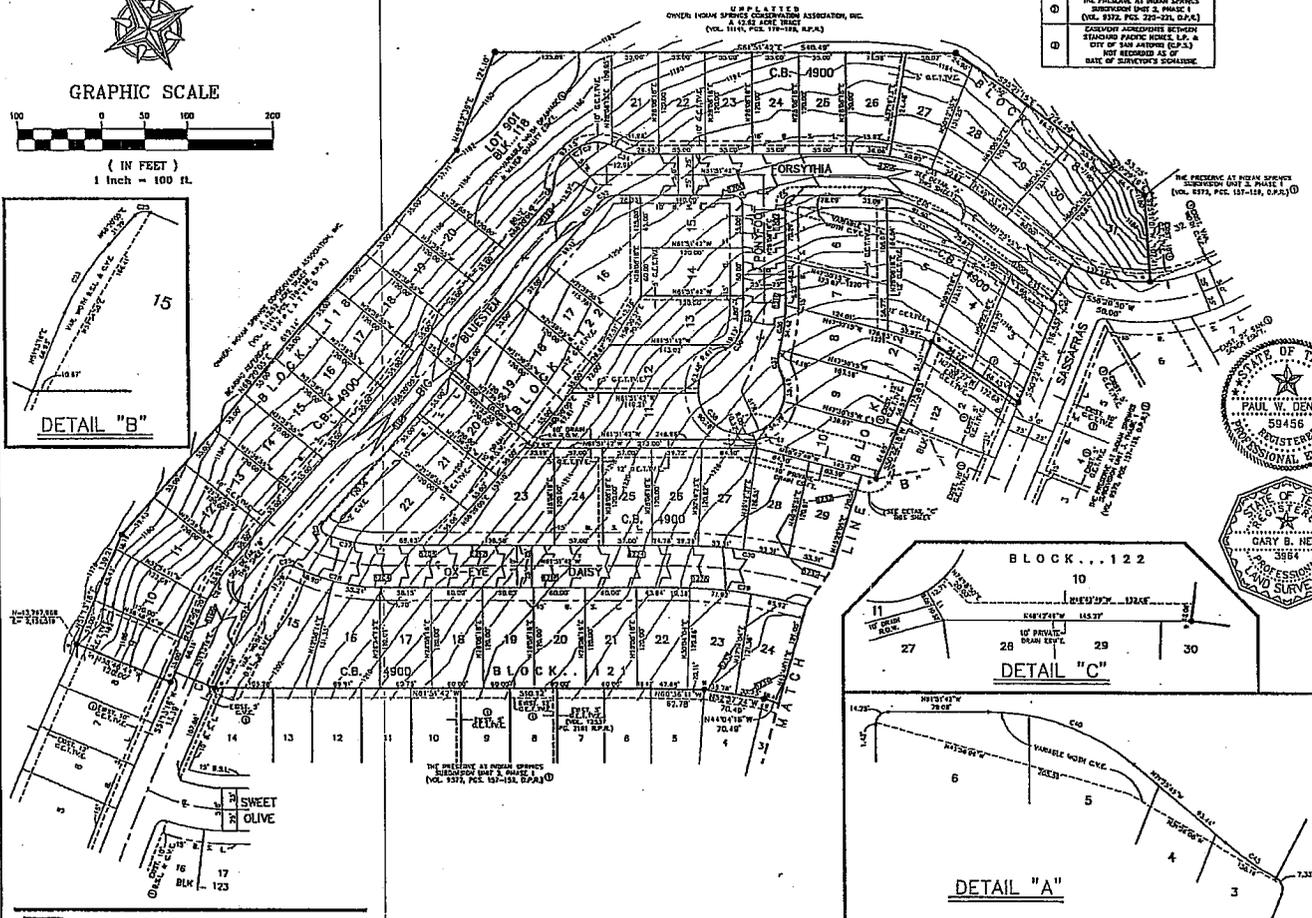
- 'C.P.S. NOTES' 1. THE CITY OF SAN ANTONIO AS A PART OF THE ELECTION AND GAS SYSTEM... 2. BUILDING SETBACK LINE... 3. CLEAR VISION EASEMENT... 4. ELECTRICAL, TELEPHONE & CABLE TELEVISION EASEMENT... 5. VEHICULAR HOV-3 ACCESS EASEMENT... 6. CLEAR VISION EASEMENT... 7. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT... 8. THE NUMBER OF WATERWAYS EQUIPMENT INCLUDING... 9. THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM... 10. PREVIOUS FINISHED CONTOUR... 11. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH SCALE FACTOR IS 1:500... 12. INFORMATION IS SHOWN, IT IS THE PRACTICE OF REGISTERED PROFESSIONAL ENGINEERING... 13. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 14. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 15. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 16. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 17. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 18. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 19. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS... 20. THE PLAT, PART 2ND OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS...

LEGEND & NOTES

- NOTE: 1. ALL DIMENSIONS SHOWN AS BRACKETS, CONCENTRIC, DIMENSIONED, LARGEST AND GROUND SPACE SHOWN MEASURE ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE... 2. NO STRUCTURAL, FINISH, WALLS OR OTHER RESTRICTIONS THAT IMPROVE DRAINAGE... 3. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 4. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 5. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 6. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 7. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 8. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 9. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 10. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 11. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 12. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 13. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 14. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 15. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 16. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 17. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 18. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 19. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT... 20. THE PLAT IS TO BE CONSIDERED AS A PART OF THE BRACKETS DIMENSIONED FROM THIS PLAT...

EDWARDS ACQUIFER NOTES: THE SITE IS WITHIN THE EDWARDS RECHARGE ZONE... NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY RECHARGE ACTIVITY... NOTE FOR PROPOSED CONTOURS: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY...

Table with 2 columns: Symbol and Description. Includes symbols for 'PLAT BOUNDARY', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 1', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 3', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 4', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 5', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 6', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 7', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 8', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 9', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 10', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 11', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 12', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 13', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 14', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 15', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 16', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 17', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 18', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 19', 'PLAT BOUNDARY AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 20'.



Denham-Ramones Engineering and Associates, Inc. 12991 Park Central, Suite 1390 San Antonio, Tx. 78216 (210) 495-3100 Office (210) 495-3122 Fax

DEVELOPER/OWNER: STANDARD PACIFIC HOMES 3522 PAESANO'S PKWY, SUITE 100 SAN ANTONIO, TEXAS 78231 PHONE (210) 408-4600 FAX (210) 408-4610

'CLEAR VISION EASEMENT' DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY... 'CLEAR VISION EASEMENT' (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY; CLEAR VISION EASEMENT MUST BE THE OF VISUAL OBSTRUCTION, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE MORE THAN THREE FEET AND LOWER THAN SEVEN FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, (A LATEST EDITION) THEREOF.

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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN AUTOMATICALLY ALTERED. RELY ONLY ON FINAL PAPER COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

DATE: APR 28, 2007 10:58 AM User: B2: Marketing\PE: B2 User Project: 33589-Reserve-060447

FCC San Antonio II, LLC DEVELOPMENT SERVICES
6860 N. Dallas Parkway, Suite 200 RECEIVED
Plano, Texas 75024
Phone: 972-265-7969 Fax: 972-265-7970
2010 FEB -5 PM 12:56

February 3, 2010

Mr. Roderick Sanchez
Director of Planning and Development Services
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

Re: Plat No. 060447
Preserve at Indian Springs Unit 3 Phase 2
Recordation Extension Request

Mr. Sanchez:

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three-year extension in order to fulfill the improvements required by the approval of the Preserve at Indian Springs Unit 3 Phase 2 Plat. The current expiration date for the plat recording is set for May 23, 2010.

Preserve at Indian Springs Unit 3 Phase 2 is the eighth of 10 phases of Tract III within the Indian Springs POADP #749A, located north of Wilderness Oaks and west of Bulverde Road within San Antonio's ETJ. Six phases have been constructed, with one phase near completion.

Approval by the Planning Commission was granted on May 23, 2007.

In the 3rd quarter of 2007, sales dropped precipitously due to a downturn in the economy which delayed the completion of this phase. Construction was stopped at approximately 30%.

Thank you for your consideration in this matter.



David Blom
Vice President, Forest City Land Group
Authorized Agent

10-11-002

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 9 February 24, 2010

BRAUN OAKS UNIT 9
SUBDIVISION NAME

060538
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 547 B-5

OWNER: Smith's Better Built Homes, Inc., by Jerry W. Smith

ENGINEER: Jones & Carter, Inc. by Steven Brown, P.E.

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

Location: At the northeast corner of Braun and Tezel Road

Plat status: The Planning Commission approved this plat on May 23, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

- Streets 0%
- Water infrastructure 5%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

BRAUN OAKS, UNIT 9

BEING 17.550 ACRES OF LAND SITUATED IN NEW CITY BLOCK 19074, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK 5 OF THE AMENDING PLAT OF TRIS CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

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

STATE OF TEXAS
COUNTY OF BEXAR

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, water courses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

NORTHWEST DEVELOPMENT JOINT VENTURE

BY: JERRY W. SMITH, PRESIDENT OF SMITH'S BETTER BUILT HOMES, INC., VENTURER

BY: G.E. HARRINGTON, CHAIRMAN OF THE BOARD OF G.E. HARRINGTON BUILDERS, INC., VENTURER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JERRY W. SMITH, 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 February, A.D., 2007.

REGINA K WOLFF
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared G.E. HARRINGTON, 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 February, A.D., 2007.

REGINA K WOLFF
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BRAUN OAKS, UNIT 9 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 21st day of February, A.D., 2007.

BY: CHAIRMAN
BY: SECRETARY

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: BROWN ENGINEERING CO.

Michael A. R. Romans
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 21st day of February, A.D., 2007 at _____ H., and duly recorded the _____ day of _____ A.D., 2007 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 21st day of February, A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DW: CMH APP: JGR/MLR
SHEET 1 OF 3

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 5-100
SAN ANTONIO, TEXAS 78208
PHONE (210) 484-5511

AREA BEING RE-PLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON THE AMENDING PLAT OF LOT 1, BLOCK 5, N.C.B. 19074, TRIS CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, BEXAR COUNTY DEED AND PLAT RECORDS.

DEVELOPMENT SERVICES RECEIVED

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON THE AMENDING PLAT OF LOT 1, BLOCK 5, N.C.B. 19074, TRIS CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 10/14/04 PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED RE-PLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS RE-PLAT HEREBY CERTIFY THAT THIS RE-PLAT DOES NOT AVOID OR REMOVE ANY EASEMENTS OR RESTRICTIONS.

Signature of Regina K Wolff

Notary Public Seal and Signature of Regina K Wolff

SHOWN TO AND SIGNED BEFORE ME THIS 21st DAY OF FEBRUARY, 2007.

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/31/09

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS UTILITY PUBLIC SERVICE BARRIERS, IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "SHOWING EASEMENT," "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, MAINTAINING, AND ERECTING POLES, HANDS OR BERING RIGGS, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S OWN LAND, THE RIGHT TO USE OF SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CDS NECESSARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF CDS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE OBLIGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5')-FOOT-WIDE EASEMENTS.

ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.

ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DESIGNATED IN FEE TO THE PUBLIC.

OWNERS MUST COMPLY WITH THE STREETWORK REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

THE SETBACKS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANS, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.

ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DESIGNATED IN FEE TO THE PUBLIC.

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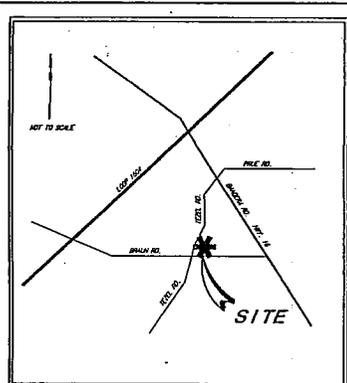
ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.

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OWNERS MUST COMPLY WITH THE STREETWORK REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

THE SETBACKS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.



LOCATION MAP NOT TO SCALE

LEGEND table listing symbols for B.S.L., C.A.T.V., D.E., ELEC., ESH, EXTC., I.C.L., O.C.L., R.O.R., S.S., TEL., B.C.R.P.R., B.G.D.P.R., F, S, and E.C.T.C.

GENERAL NOTES:

- 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE CONFORM WITH THE ORIGINAL SURVEY BOUNDARY ARE INDICATED ON THE DRAWING WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- 2. THE OWNER HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE IDENTIFIED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COORDINATE PANEL NO. 48020204N F AND 48020204N F EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
- 4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- 5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANS, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
- 6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
- 7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DESIGNATED IN FEE TO THE PUBLIC.
- 8. OWNERS MUST COMPLY WITH THE STREETWORK REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
- 9. THE SETBACKS SHOWN 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.
- 10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED, THE VICINITY OF THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.

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

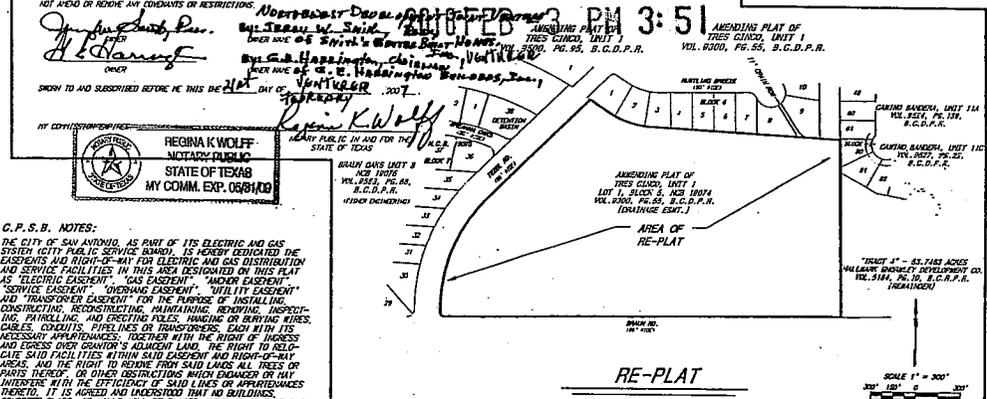
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY EXISTING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

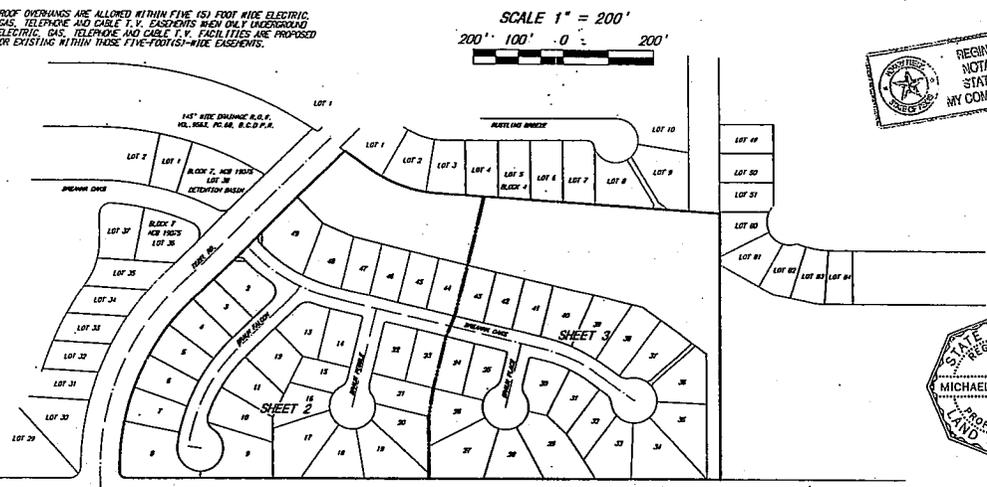
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED GRADE.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.



SCALE 1" = 200'



INDEX MAP

IMPACT FEE PAYMENT DUE: THE OWNER HAS DETERMINED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR MASTERMETER SERVICE CONNECTION.

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

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREAS IN ACCORDANCE WITH LDC 35-505(a)(5).

DEVELOPER/OWNER: NORTHWEST DEVELOPMENT J.V. SMITH'S BETTER BUILT HOMES, INC. G.E. HARRINGTON BUILDERS, INC. 11124 MURZBACH ROAD, SUITE 200 SAN ANTONIO, TEXAS 78203 TELEPHONE (210) 652-0707

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/31/09

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/31/09

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL A. ROMANS
14657

BRAUN OAKS, UNIT 9

BEING 17,550 ACRES OF LAND IN N.C.B. 19074, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 5 OF THE AMENDING PLAT OF TRES CINCO SUBDIVISION, UNIT 1, INCORPORATED IN VOLUME 5300, PAGE 55, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS COUNTY OF BEXAR

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

J. M. ... LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, all ways, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

NORTHWEST DEVELOPMENT JOINT VENTURE

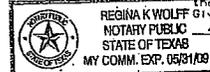
J. M. ... SMITH, PRESIDENT OF SMITH BETTER BUILT HOMES, INC., VENTURER

G. E. HARRINGTON, CHAIRMAN OF THE BOARD OF G. E. HARRINGTON BUILDERS, INC., VENTURER

STATE OF TEXAS COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JERRY H. SMITH, 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.

February 20, 2007 A.D.

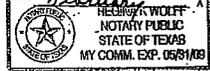


Regina K Wolff, Notary Public, Bexar County, Texas

STATE OF TEXAS COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared G. E. HARRINGTON, 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.

February 20, 2007 A.D.



Regina K Wolff, Notary Public, Bexar County, Texas

This plat of BRAUN OAKS, UNIT 9 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 20th day of February, A.D., 2007

Michael A. Romans, Chairman, Secretary

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 BROWN ENGINEERING CO.

STATE OF TEXAS COUNTY OF BEXAR

I, Michael A. Romans, County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the 20th day of February, A.D., 2007, at _____ H., and duly recorded the _____ day of _____ A.D., 2007, 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 20th day of February, A.D., 2007.

Michael A. Romans, County Clerk, Bexar County, Texas

By: _____ DEPUTY

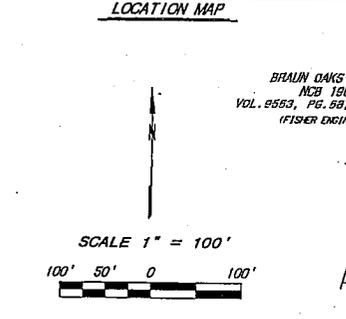
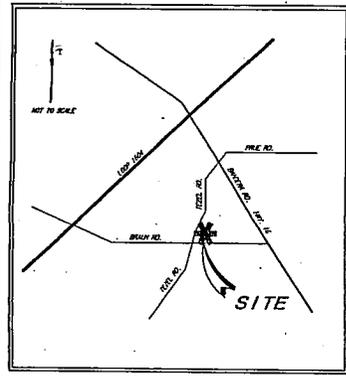
DW: CMJ APP: JSR/MAJ

BROWN ENGINEERING CO.

SHEET 2 OF 3

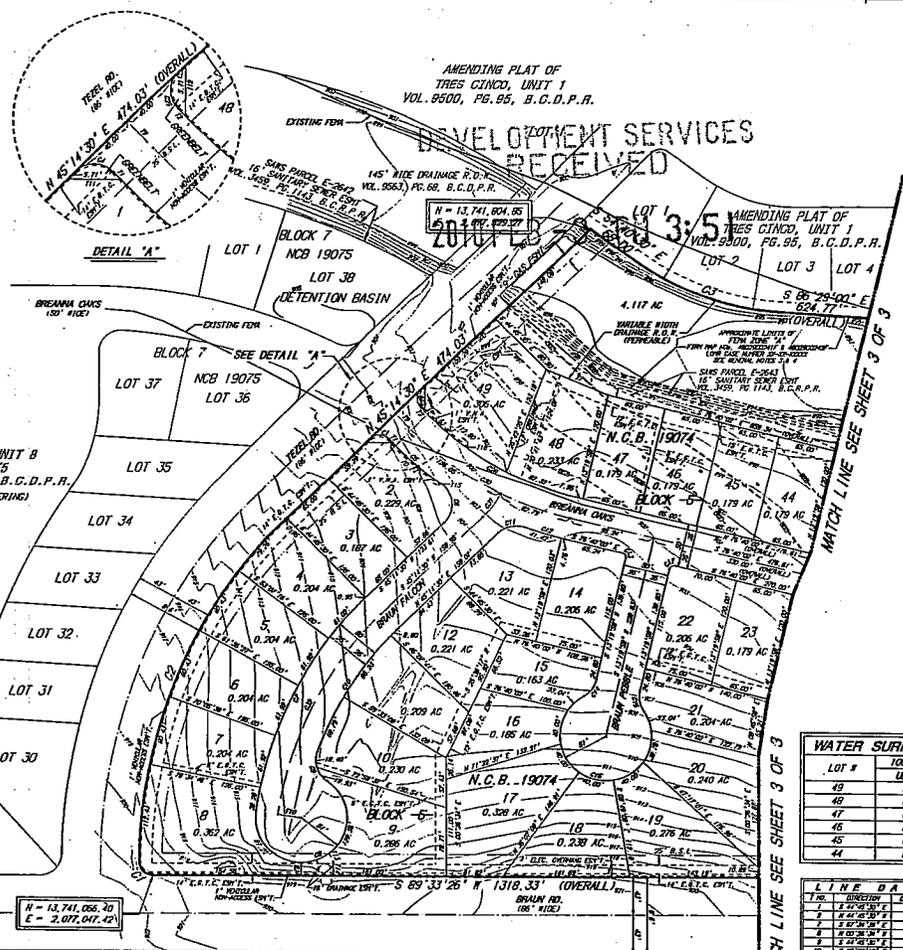
ENGINEERING CONSULTANTS 1000 CENTRAL PARKWAY N., B-100 SAN ANTONIO, TEXAS 78232 PHONE (210) 494-5511

JOB NO.: 428-001-19/2-1 DATE: 06/05/2006



LEGEND table listing symbols for B.S.L., C.A.T.V., PLUMBING CASSETT, ELEC., ESH/T, EXISTING, I.C.E.L., O.C.L., R.O.W., S.S., B.C.R.P.R., B.C.D.P.R., 'F', 'S', E.C.T.C., and W.A.

C.P.S.B. NOTES: THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD, IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS... GENERAL NOTES: 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COFFIN WITH THE ORIGINAL SURVEY BOUNDARY DEVELOPED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)...



WATER SURFACE ELEVATIONS table with columns for LOT #, 100-YEAR ULTIMATE, and MINIMUM FINISHED FLOOR.

LINE DATA table with columns for LINE NO., DIRECTION, BEARING, and DISTANCE.



CURVE DATA table with columns for CURVE NO., DELTA, BEARING, DISTANCE, CHORD BEARING, and CHORD DISTANCE.

DEVELOPER/OWNER: NORTHWEST DEVELOPMENT J.V. SMITH'S BETTER BUILT HOMES, INC. G.E. HARRINGTON BUILDERS, INC. 1124 HARRISON ROAD, SUITE 200 SAN ANTONIO, TEXAS 78230 TELEPHONE (210) 650-0707

JOB NO.: 428-001-19/2-1 DATE: 06/05/2006

BRAUN OAKS, UNIT 9

BEING 17,550 ACRES OF LAND IN N.C.B. 19074, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK 5 OF THE AMENDING PLAT OF TRACT CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

DEVELOPMENT SERVICES RECEIVED 2010 FEB -3 PM 3:51

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

STATE OF TEXAS COUNTY OF BEXAR LICENSED PROFESSIONAL ENGINEER

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, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

NORTHWEST DEVELOPMENT, JOINT VENTURE BY: JERRY W. SMITH, PRESIDENT OF SMITH'S BETTER BUILT HOMES, INC., VENTURER BY: G.E. HARRINGTON, CHAIRMAN OF THE BOARD OF G.E. HARRINGTON BUILDERS, INC., VENTURER

STATE OF TEXAS COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JERRY W. SMITH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in full support thereof.

REGINA K WOLFF NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 06/18/10

Witness my hand and seal of office this 21st day of February, A.D., 2007. Regina K. Wolff NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared G.E. HARRINGTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in full support thereof.

REGINA K WOLFF NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 06/18/10

Witness my hand and seal of office this 21st day of February, A.D., 2007. Regina K. Wolff NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of BRAUN OAKS, UNIT 9 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., 2007.

STATE OF TEXAS COUNTY OF BEXAR REGISTERED LAND SURVEYOR MICHAEL A. ROMANS 1557

By: CHAIRMAN By: SECRETARY

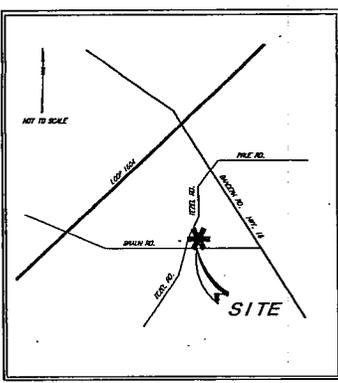
I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. #4657 2-20-2007 Michael A. Romans REGISTERED PROFESSIONAL LAND SURVEYOR

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., 2007, at ___ M., and duly recorded on the ___ day of ___, A.D., 2007, at ___ M., in the deed and plat records of Bexar County, in Book/Volume ___ on page ___.

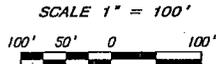
In testimony whereof, witness my hand and official seal of office, this ___ day of ___, A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

By: DEPUTY



LOCATION MAP



LEGEND

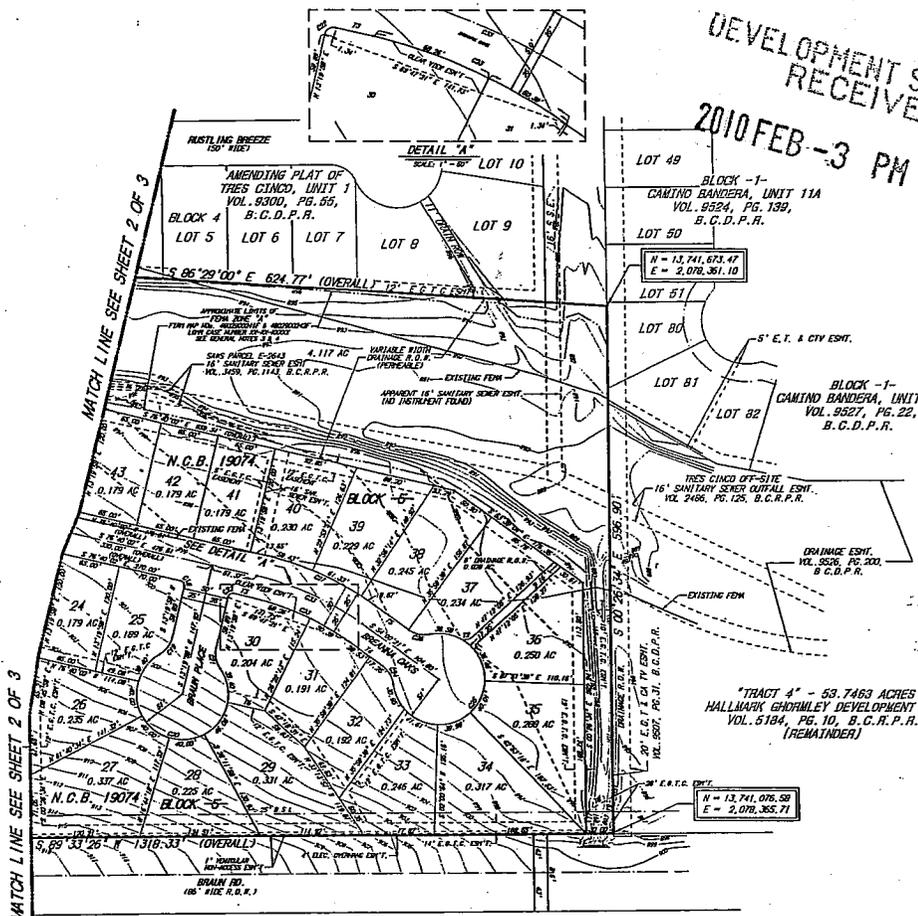
- B.S.L. BUILDING SETBACK LINE
C.T.V. CABLE TELEVISION
D.E. DRAINAGE EASEMENT
E.E. ELECTRIC
E.S.M. EASEMENT
EXT. EXTERIOR
I.C.L. INSIDE CITY LIMITS
O.C.L. OUTSIDE CITY LIMITS
R.O.W. RIGHT OF WAY
S.S. SANITARY SEWER
TEL. TELEPHONE
B.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
1/2" FOUND 1/2" IRON ROD
1/2" 1/2" WITH PLASTIC CAP
E.G.T.C. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS STREET LIGHT PUBLIC SERVICE, IS HEREBY DEDICATED THE EXISTING AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES AS THIS PLAT IS ELECTRIC EASEMENT, GAS EASEMENT, 'UTILITY EASEMENT' 'SERVICE EASEMENT', 'UTILITY EASEMENT' AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, OPERATING, AND CRISTING PILES, WIRING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, ETC WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES AND EGRESS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR 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 INDUSTRY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES, OR GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADE ELEVATION ALTERATION.

THIS PLAT DOES NOT INTEND, 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. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT-WIDE EASEMENTS.



GENERAL NOTES:

- 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COPIED WITH THE ORIGINAL SURVEY BOUNDARY ARE INDICATED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS UNLESS OTHERWISE NOTED.
2. THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE DEMONSTRATED ON THE GROUND WITH 1/2" IRON RODS FOR OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE EXACT LOCATION OF THE SUBJECT TRACT ON THE FEDERAL ENERGY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COUNTY PANEL NO. 480202041 F AND 480202042 F EFFECTIVE DATE FEBRUARY 16, 1986, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
8. OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
9. 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.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS DISCOVERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT 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 ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. 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 LA FLOOD DEVELOPMENT.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO (DEVELOPMENT SERVICES).

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEPOSITED ALL IMPACT FEES, ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR RASTERMETER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DRAINING 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 DEVELOPMENT SERVICES DEPARTMENT.

CLEAR VISION AREA NOTE: CLEAR VISION DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LOC 35-506(a)(5)

Table with columns: CURVE DATA, L.P.C. DATA. Includes curve data for various lots and L.P.C. data for utility easements.

Table with columns: WATER SURFACE ELEVATIONS, LOT #, 100-YEAR ULTIMATE, MINIMUM FINISHED FLOOR. Lists elevations for lots 29-51.

DEVELOPER/OWNER: NORTHWEST DEVELOPMENT, J.V. SMITH'S BETTER BUILT HOMES, INC. G.E. HARRINGTON BUILDERS, INC. 1124 MURZBACH ROAD, SUITE 200 SAN ANTONIO, TEXAS 78230 TELEPHONE (210) 699-0720

2010 FEB -3 PM 3:51

AUSTIN DALLAS
HOUSTON BRENHAM
SAN ANTONIO ROSENBERG
COLLEGE STATION THE WOODLANDS

Texas Board of Professional Engineers Registration No. F-439

January 12, 2010

Roderick J. Sanchez, AICP, CBO
Director of Development Services
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: Braun Oaks Subdivision Unit 9
Plat #060538
Planning Commission Approval May 23, 2007

Dear Mr. Sanchez:

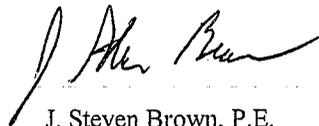
On behalf of the owner, Smith's Better Built Homes, Inc. we are requesting a 3-year performance agreement time extension as per UDC 35-430(f). This request is based upon the following issues:

1. Economic conditions over the past few years significantly impacted the sell of single-family residential homes in the adjacent subdivision, Braun Oaks Unit 8. The developer, Smith's Better Built Homes, has lot inventory remaining in Braun Oaks Unit 8, which needs to be absorbed before beginning Braun Oaks Unit 9.
2. Development of additional lots is not a prudent economic move considering the developer still has lots to absorb; however, expiration of the approved plat would also create a hardship for the developer. Braun Oaks Unit 9 is a small residential unit with 48 lots and the plat re-approval process would add unnecessary costs to the lots.
3. The extension requested will allow the developer time to secure development financing, reduce existing inventory, and determine the best economic timing to move forward with development.

An 8-1/2" x 11" reduction of the referenced subdivision plat, variance-time extension application, and a processing fee check in the amount of \$300.00 are enclosed.

Please advise if you have any questions or need additional information.

Sincerely,



J. Steven Brown, P.E.

JSB/lar
Enclosures
Job #428-001-00

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 10 February 24, 2010

SOUTHTON VILLAGE UNIT 4
SUBDIVISION NAME

060607
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 718 E-1

OWNER: Fieldstone Communities, SA, LLC, by Ricke Barnett, Agent

ENGINEER: Turner, Collie & Braden, by John Elorriaga, P.E.

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

Location: Near the northeast corner of Southton Road and Henze Road

Plat status: Plat was approved on March 28, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

- Streets and Sidewalk 0%
- Water infrastructure 0%
- Sanitary Sewer 0%

STAFF RECOMMENDATION:

Approval

SOUTHTON VILLAGE SUBDIVISION UNIT 4

BEING 24.576 ACRES OF LAND OUT OF A 117.472 ACRE TRACT RECORDED IN VOLUME 8776, PAGE 685, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, NEW CITY BLOCK 16624, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

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

OWNER: FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT - RICKIE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICKIE BARNETT, 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 with consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

NOTARY PUBLIC, BEAR COUNTY, TEXAS
ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009



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



STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117
JOB NO. 60013125

TCB | AECOM
TCB
6800 PARK TEN BLVD., SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: J.H. JOB ORDER NO. 60013060 DATE: 06/23/06

THIS PLAT OF SOUTHTON VILLAGE SUBDIVISION UNIT 4 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

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

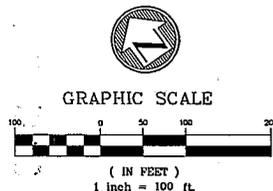
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

- "GENERAL NOTES"**
- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO, NAD 83. DATUM IS NAD83 (ADJUSTED 1983) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRS SCALE FACTOR IS 0.999984
 - 2) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
 - 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - 4) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" ROD WITH A "SURVCON, INC." PLASTIC CAP. (A) INDICATES A FOUND 1/2" ROD WITH "SURVCON, INC." PLASTIC CAP. (A)
 - 5) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 6) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDWU) PAID FOR THIS SUBDIVISION PLAT ARE LISTED IN THE SAN ANTONIO WATER STUDY UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
 - 7) ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
 - 8) LOT 40, BLOCK 13 OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
 - 9) THE BEARING REFERENCE SOURCE IS SOUTHTON VILLAGE SUBDIVISION UNIT 1, RECORDED IN VOL. 9570, PG. 3, D.P.R.

- "C.P.S. NOTES AND LEGEND"**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BUREAU) IS HEREBY DESIGNATING 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", "SERVICING EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, IMPROVING, ENHANCING, PARALLELING, AND ERECTING POLES, MASTING OR BURNING WRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANITORS 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 PLANTS THEREON OR TO MAKE DISTRIBUTIONS WHICH EXCEEDER 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 IN WITHIN SAID EASEMENT AREAS.
 - 2) ANY CPS MORTUARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5) ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LOCATION MAP

NOT TO SCALE



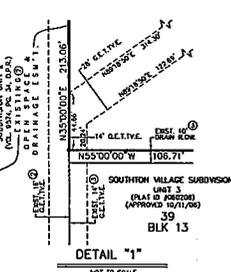
- LEGEND**
- 1) BUILDING SETBACK LINE ----- B.S.L.
 - 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 3) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- C.E.T.V.E.
 - 4) PROPOSED FINISHED CONTOUR ----- FIN.
 - 5) EXISTING FINISHED CONTOUR ----- EXIST.
 - 6) EASEMENT ----- EASE
 - 7) BLOCK ----- BLK.

***PERMEABLE AREA NOTE:**
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, CIRCULARS, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

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

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

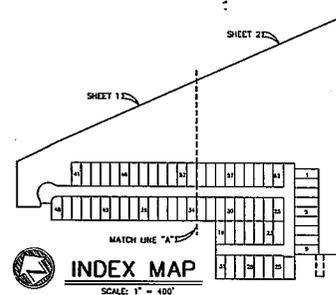
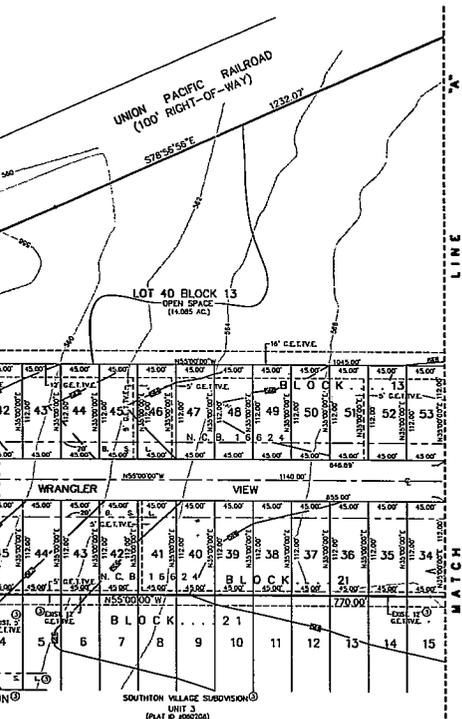
DRAINAGE EASEMENT NOTE:
NO SETBACKS, EASEMENTS OR OTHER RESTRICTIONS SHALL APPLY TO DRAINAGE EASEMENTS UNLESS SPECIFICALLY NOTED OTHERWISE. IF A MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE SECTION OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANITORS ADJACENT PROPERTY TO REMOVE ANY IMPROVING RESTRICTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N55°00'00"W | 30.00' |
| L2 | S35°00'00"W | 11.00' |
| L3 | S80°00'00"W | 7.47' |
| L4 | S35°00'00"W | 8.11' |
| L5 | S35°00'00"W | 11.00' |
| L6 | S55°00'00"E | 50.00' |
| L7 | N55°00'00"W | 50.00' |

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|------------|----------|---------|-------------|---------|
| C1 | 4°21'52" | 5679.20' | 478.80' | S60°35'51"E | 478.69' |
| C2 | 80°00'00" | 5.00' | 7.85' | N10°00'00"E | 7.07' |
| C3 | 35°54'29" | 30.00' | 18.80' | N17°02'45"E | 18.50' |
| C4 | 161°48'58" | 51.00' | 144.04' | S80°00'00"W | 100.22' |
| C5 | 35°54'29" | 30.00' | 18.80' | S37°02'45"E | 18.50' |
| C6 | 89°58'58" | 25.00' | 39.27' | S80°00'01"W | 35.35' |
| C7 | 90°00'00" | 5.00' | 7.85' | N80°00'00"E | 7.07' |
| C8 | 80°00'00" | 5.00' | 7.85' | N10°00'00"W | 7.07' |
| C9 | 80°00'00" | 5.00' | 7.85' | N80°00'00"E | 7.07' |

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600



SOUTHTON VILLAGE SUBDIVISION UNIT 4

BEING 24.576 ACRES OF LAND OUT OF A 117.472 ACRE TRACT RECORDED IN VOLUME 8776, PAGE 685, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 16624, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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, CASHMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT: ROCKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009



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 LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES THAT MAY BE 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 STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117
JOB NO. 60013125

TCB | AECOM
TCB
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2006

DRAWN BY: J.H. JOB ORDER NO. 60013050 DATE: 05/23/06

THIS PLAT OF SOUTHTON VILLAGE SUBDIVISION UNIT 4 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

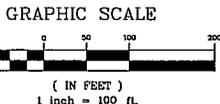
DRAINAGE EASEMENT NOTE:
NO STRUCTURES, FENCED WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MAINTENANCE WHICH WOULD OBSTRUCT OR IMPED THE DRAINAGE EASEMENTS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

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

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

- LEGEND**
- 1) BUILDING SETBACK LINE ----- B.S.L.
 - 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 3) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- C.E.L.V.E.
 - 4) PROPOSED FINISHED CONTOUR ----- FIN.
 - 5) EXISTING ----- EXIST.
 - 6) EASEMENT ----- ESWT
 - 8) BLOCK ----- BLK.



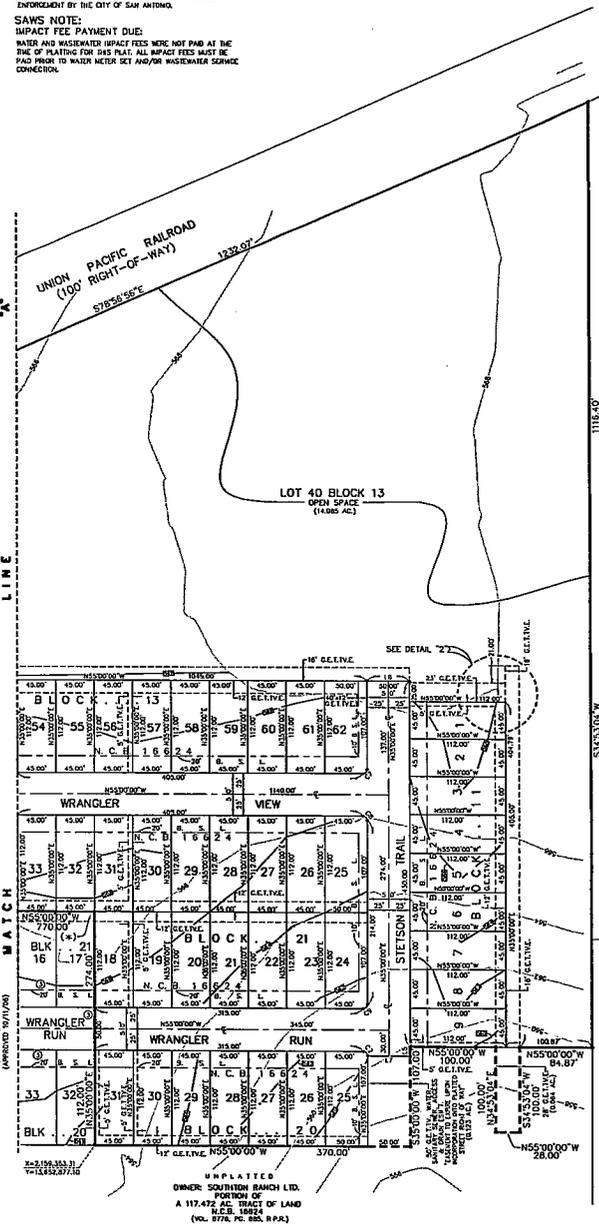
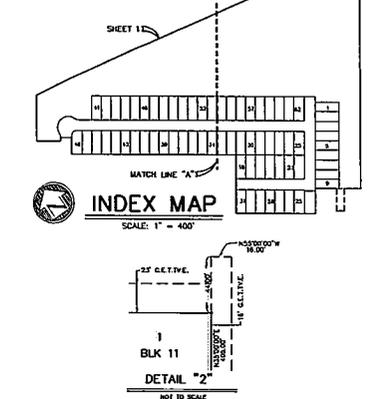
LOCATION MAP

NOT TO SCALE

- "GENERAL NOTES"**
- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECORDS WITH REFERENCE TO SAN ANTONIO, RRP PLD. #AT2157 (DATA IS NAD83 (ADJUSTED 1983) CONVERTED TO FEET).
 - 2) THE PLAT COORDINATES ARE GRID SCALE FACTOR IS 0.99994.
 - 3) ROTATION ANGLE TO PLAT IS -0.0071°.
 - 4) I.P.R. = ORIGINAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - 5) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 6) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - 7) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS 1/2" IRON ROD WITH "SURVCON, INC." PLASTIC CAP. (*) INDICATES A FOUND 1/2" IRON ROD WITH "SURVCON, INC." PLASTIC CAP.
 - 8) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.L.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 9) THE NUMBER OF WASTEWATER EQUIVALENT DOMESTIC UNITS (EDU) PAID FOR THIS SUBDIVISION SHALL BE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
 - 10) ROOF OVERSHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE C.E.L.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
 - 11) LOT 40, BLOCK 13, OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
 - 12) THE RECORDING REFERENCE SOURCE IS SOUTHTON VILLAGE SUBDIVISION UNIT 1, RECORDED IN VOL. 9370, PG. 3, D.P.R.

- "C.P.S. NOTES AND LEGEND"**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAFETY 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.
 - 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OF GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, CANCEL 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.
 - 3) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.L.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 4) ROOF OVERSHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.L.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600



SOUTHTON VILLAGE SUBDIVISION UNIT 4 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 1 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 2 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 3 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 5 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 6 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 7 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 8 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 9 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 10 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 11 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 12 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 13 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 14 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 15 (PARTIAL)

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SOUTHTON VILLAGE SUBDIVISION UNIT 29 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 30 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 31 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 32 (PARTIAL)

SOUTHTON VILLAGE SUBDIVISION UNIT 33 (PARTIAL)

UNPLATTED
OWNER: SOUTHTON RANCH LTD.
A 117.472 AC. TRACT OF LAND
FOOT 1, BLOCK 1
(VOL. 8776, PG. 685, R.P.R.)



BIG HOMES...small prices

DEVELOPMENT SERVICES
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2010 FEB -5 AM 9: 39

February 1, 2010

Roderick J. Sanchez, AICP, CBO
Director of Planning and Development Services
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283-3966

Reference: Subdivision Plat Time Extension Request for
Southton Village Subdivision Unit 4, Plat Number 060607

Dear Mr. Sanchez,
Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the completion of improvements and subdivision plat approval for Southton Village Subdivision Unit 4, plat no. 060607, which was approved by the City of San Antonio Planning Commission on March 28, 2007. Southton Village Subdivision Unit 4 consists of 69 single family lots, located within the corporate boundaries of the City of San Antonio and is contained in Southton Village MDP No.794. This subdivision is also located within the utility service boundaries for San Antonio Water Systems for both water and sewer services.

We hope that you will consider and grant our request for a two year time extension (for the completion of improvements) the challenging economic climate and restraints to the banking industry has delayed the start of construction of this subdivision and it can not be completed at this time. Our current contribution of costs to the completion of this subdivision phase, which includes engineering and platting fees, is \$69,998.00 dollars.

Thank you, for your time and consideration and hope to get favorable response to our request for a two year time extension. Please, contact me if you need any additional information, enclosed is one copy of the subdivision plat. Also, enclosed is the \$300.00 fee.

Respectfully,

Oscar Dominguez
Land Development Manager
Ph. 210.491.7675
Email: oscard@fieldstone-homes.com

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 11 February 24, 2010**

BEITEL CREEK COMMERCIAL

#FPV 10-007

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 552 F-4 & F-5

OWNER: Alamo Garden, Inc., by Laddie Denton

ENGINEER: Pape-Dawson Engineers, Inc., Caleb Chance, P.E.

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

Location: Southwest corner of Thousand Oaks and Wurzbach Parkway

Proposed Use: Beitel Creek Improvements

APPLICANT'S REQUEST:

The applicant has requested three (3) variances from Unified Development Code (UDC) Subdivision C. Floodplain Development Permits Appendix F. A variance from Section 35-F125 (a) (6): One hundred-year floodplain reclamation in over bank areas that are subject to flood depths greater than three (3) feet. A variance from Section 35-F124 (e): Demonstrate that the development will not increase the regulatory 100-year floodplain velocities above six (6) feet per second (fps). No increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps. A variance from UDC Section 35-F133 (c): When there is a change in the alignment, width, or elevation of a floodplain identified on a flood insurance rate map, then a conditional letter of map revision (CLOMR), or letter of map revision (LOMR) if no improvements are proposed in the floodplain, must be submitted to the Federal Emergency Management Agency (FEMA) prior to approval of the plat. 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 a performance bond is issued per subsection 35-F134 (b).

STAFF RECOMMENDATION:

The Director of Public Works has responded to the applicant's request for variances from UDC Subdivision C. Floodplain Development Permits Appendix F, Section 35-F125 (a) (6), Section 35-F124 (e), and Section 35-F133 (c), and recommends **approval** of the request for variances as noted in their attached report.



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FEB 16 AM 11:33

February 12, 2010

Flood Plain Variance Request
c/o Mr. Rod Sanchez
Development Services Request
City of San Antonio
1901 S Alamo
San Antonio, Texas 78204

VARIANCE REQUEST

Re: Beitel Creek Commercial
UDC Section 38-F125 (a)(6), 35-F124 (e), 35-F133 (c)

Dear Mr. Sanchez

We hereby request a Floodplain variance from the following sections of the Floodplain Section on the UDC: 35 F-125 (a)(6), 35-F124 (e), and 35 F-133 (c).

The reclamation and channelization work being done in conjunction with the Beitel Creek Commercial project is in accordance with the City of San Antonio Ordinance #88045, in which it specifies the owner has "the right to seek approval for a land use plan and plat for the "City Property" that provides for the maximum reclamation of land from the existing Beitel Creek channel and the 100-year floodplain (through among other things, landfill and channelization) without reducing the overall volumetric or flowage capacity of Beitel Creek of the floodplain." This variance request is from the current floodplain ordinance in order to develop the Beitel Creek Commercial land as previously granted by the city in the above referenced ordinance.

Tract History

The Beitel Creek Commercial Tract is comprised of some land previously owned by David Wallace, et al known as the "Wallace Tracts." With the extension of Wurzbach Parkway in this area, the City of San Antonio closed Schertz Road within the Longhorn Quarry from Thousand Oaks to the Missouri Pacific Railroad. In doing this the "Wallace Tracts" no longer had access from a public road. David Wallace, et al sued the City of San Antonio over the lack of access to his tract, and as part of the settlement the City of San Antonio acquired the "Wallace Tracts." Once the City of San Antonio acquired the "Wallace Tracts," they entered into a contract with the adjacent land owner, Alamo Park, Inc. (now named Alamo Garden, Inc.), to purchase the "Wallace Tracts" for at or around the settlement price. As part of the contract the City of San Antonio agreed to give Alamo Park, Inc. "the right to seek approval for a land use plan and plat for the City Property ("Wallace Tracts") that provides for the maximum reclamation of land from the existing Beitel Creek channel and the 100-year floodplain (through among other things, landfill and channelization) without reducing the overall volumetric or flowage capacity of Beitel

DEVELOPMENT SERVICES
RECEIVED

2010 FEB 16 AM 11:33

Creek or the floodplain." This contract was passed by the City Council and signed by the mayor under City Ordinance 88045. A copy of this ordinance and contract are attached to this variance request for your reference.

The variance request from sections 35-F125 (a)(6), (*Prohibited Development within the Regulatory Floodplain*): 100 year floodplain reclamation in the over bank areas that are subject to flood depths greater than 3 feet, 35-F124 (e), (*Allowable Development within the Regulatory Floodplain*): 100 year floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain, and 35-F133 (c), (*Permit evaluation*): 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), (See 35-F124 (d), 35-F124 (e), and 35-F133 (c)), is for the reclamation and channelization required to develop the land as previously granted by the City of San Antonio in the above reference Ordinance and Contract between the City and the land owners.

The variance request form Section 35-F124 (e), *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 predevelopment velocities in the floodplain exceed six (6) fps*, is limited to the cross sections 19508, 17457, and 17005. Cross section 19508 has existing velocities over 6 feet per second. These velocities increase slightly as a direct result of the removal of an artificial spoils pile from the precious quarry operations at cross sections 18423 and 17877. The artificial spoils pile created a backwater condition which artificially reduced channel velocities from natural conditions. As part of the channel restoration, this pile will be removed and the upstream cross section velocities will be returned to their natural conditions. The increase in velocities at cross sections 17457 and 17005 are a result of the channelization of Beitel Creek. The velocity at and between these sections are above 6 fps and requires a variance. In order to reduce the potential for scouring and eliminate possible erosion due to the higher velocities, rock riprap will be installed in the channel bottom and along the channel banks as part of the *Grading & Channelization Plan*. The rock riprap will consist of 8-inch to 12-inch diameter rock with angular surfaces and it will be placed in two lifts totaling a minimum of 2-feet in depth. This design exceeds the minimum requires from the Army Corps of Engineer's approved Isbash Method. The rock riprap will be installed at the affected cross sections (17457 and 17005) and will be extended half way upstream and downstream toward the adjacent cross sections as shown on the *Grading & Channelization Plan*.

This variance and the previously submitted flood study demonstrate that the impacts to this reach of the creek as a result of the reclamation and channelization are contained within the requestor's property. The approval of this variance and the flood study will not cause an adverse impact to the adjacent land owners.

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 2/16/10*

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

SUBJECT: Floodplain Development Permit Variance Request, FPV 10-007
Beitel Creek Commercial, FPDP #10-095

DATE: February 16, 2010

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 Pape-Dawson Engineers.

The Public Works Department supports the requested variance to Appendix F, Sec. 35-F125 (a) (6).

- The proposed project is showing floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain (see attachment).

The Public Works Department supports the requested variance to Appendix F, Sec. 35-F124 (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, Sec. 35-F133 (c):

- The proposed project 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 Sec. 35-F134 (b).

If you have any questions or require additional information, please contact Martin Hernandez, C.F.M. at (210) 207-5030 or send inquiries via email to martin.hernandez@sanantonio.gov

Attn(s): UDC Appendix F, Sec. 35-F125 (a) (6)
UDC Appendix F, Sec. 35-F124 (e)
UDC Appendix F, Sec. 35-F133 (c)



CITY OF SAN ANTONIO

P O BOX 839266
SAN ANTONIO, TEXAS 78283 3966

February 16, 2010

Pape-Dawson Engineers, Inc.
Attn: Caleb Chance, P.E.
555 E. Ramsey
San Antonio, 78216-

Re: Beitel Creek Commercial

Dear Mr. Caleb Chance:

We have received the CLOMR for the proposed project named Beitel Creek Commercial which is to be located within Beitel Creek natural channel located near the intersection of southeast corner Thousand Oaks and Wurzbach Parkway near IH-35. 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, Sec. 35-F125 (a) (6); 100-year floodplain reclamation in over bank areas that are subject to flood depths greater than 3 feet.
 - Appendix F, Sec. 35-F124 (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, Sec. 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 Sec. 35-F134 (b).
2. A variance to the above UDC sections will be required prior to Public Works approval of the Floodplain Development Permit.
3. Public Works will support a variance from Appendix F, Sec. 35-F125 (a) (6) because:
 - The project engineer of record has demonstrated that the proposed reclamation will not significantly impact either the predicted floodplain elevations in the project area or expected downstream peak runoff values.
4. Public Works will support a variance from Appendix F, Sec. 35-F124 (e) because:
 - The project engineer of record has provided in the construction documents

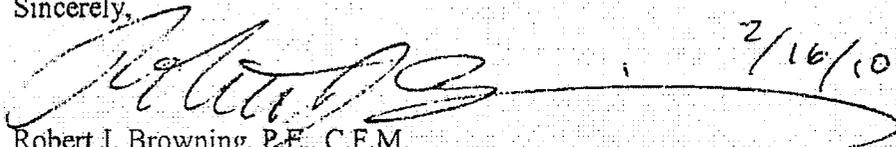
that the proposed channel will be protected from erosion due to high velocities by utilizing a rock rip-rap material approved by the U.S. Army Corps and Storm Water Engineering.

5. Public Works will support a variance from Appendix F, Sec. 35-F133 (c) Permit Evaluation (c), because:

- The CLOMR submitted in association with this project has been reviewed and accepted by Public Works Department/Storm Water Engineering Division staff.
- The floodplain analysis submitted with the CLOMR was based upon the best available information provided in the Preliminary Digital Flood Insurance Rate Map, or DFIRM, data.
- As noted in the attached correspondence, the developer has accepted responsibility of addressing any comments that FEMA may have related to the proposed development, and for restoring the project site to its pre-development conditions should FEMA not support the proposed improvements.

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

Sincerely,



2/16/10

Robert J. Browning, P.E., C.F.M.
Chief Storm Water Engineer

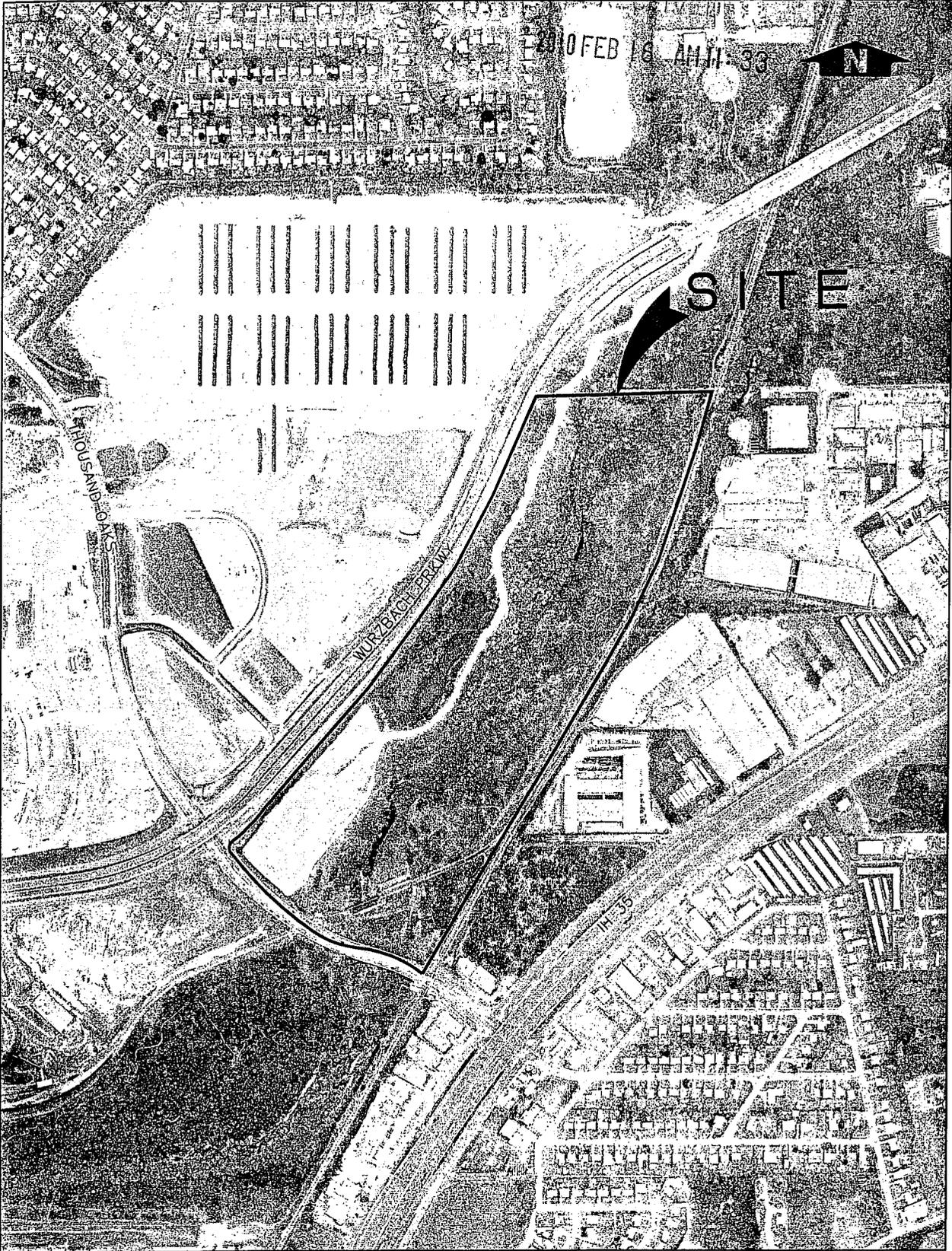
Attn: Floodplain Development Permit#2010095

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

BEITEL CREEK SITE MAP

DEVELOPMENT SERVICES

FEB 16 AM 11:33



Date: Feb 12, 2010, 11:31am User ID: jRios
File: I:\3633\25\Design\Exhibit\2009Aerial.dwg

2009 AERIAL PHOTOGRAPH
SCALE: 1" = 700'

CITY OF SAN ANTONIO

Center City Development Office
Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: Lori Houston, Economic Development Manager, Center City Development Office

COPY: George Rodriguez, Assistant Director, Real Estate Division; Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division; Sandy Jenkins, Special Projects Manager, Parks and Recreation Department

SUBJECT: Conveyance of park land to the San Antonio River Authority for Phases III and IV of the San Antonio River Improvements Project (SARIP)

PETITIONER: San Antonio River Authority
Attn: Hector Villanueva

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration at the Planning Commission meeting on February 24, 2010.

BACKGROUND

The San Antonio River Authority (SARA), along with the City of San Antonio (COSA), Bexar County, and the Corps of Engineers are jointly working to restore and revitalize the San Antonio River through the San Antonio River Improvement Project (SARIP). SARA is requesting that the COSA convey an additional 12.665 acres of park land in Acequia Park located in City Council District No. 3, as shown on the attached Exhibit. This land is necessary to improve flood control along the San Antonio River and to return the river to a more natural appearance through ecosystem restoration for Phases III and IV of the SARIP. The proposed improvements will include trails, landscaping, benches and other amenities that will enhance the river for public use as well as create a unique space for the enjoyment of the entire community.

COORDINATION AND FINANCIAL IMPACT

No charge for the City properties is recommended by City staff as the value of the proposed river improvements far outweighs the value of the properties in question. SARA will maintain the properties which the City will convey.

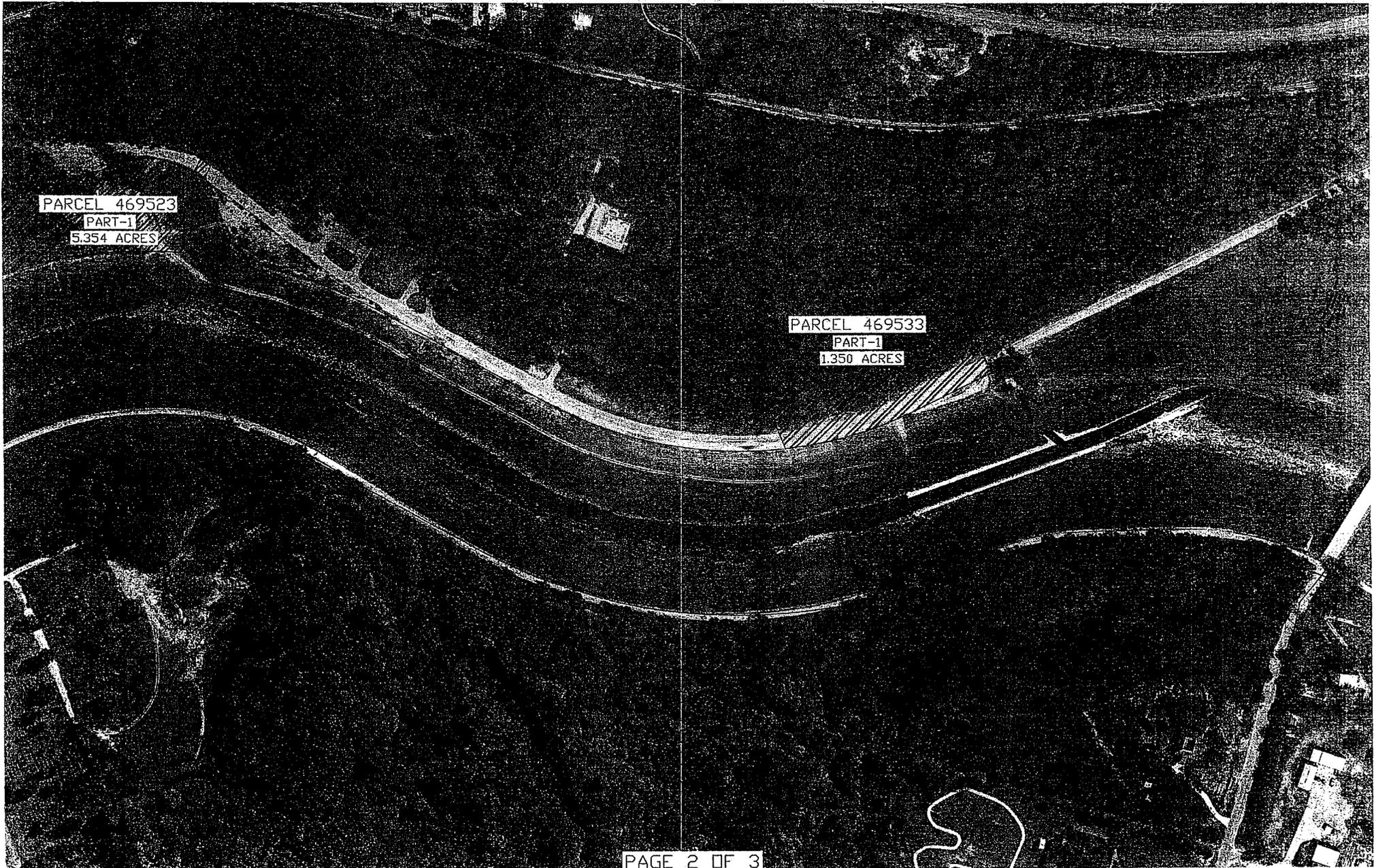
CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request

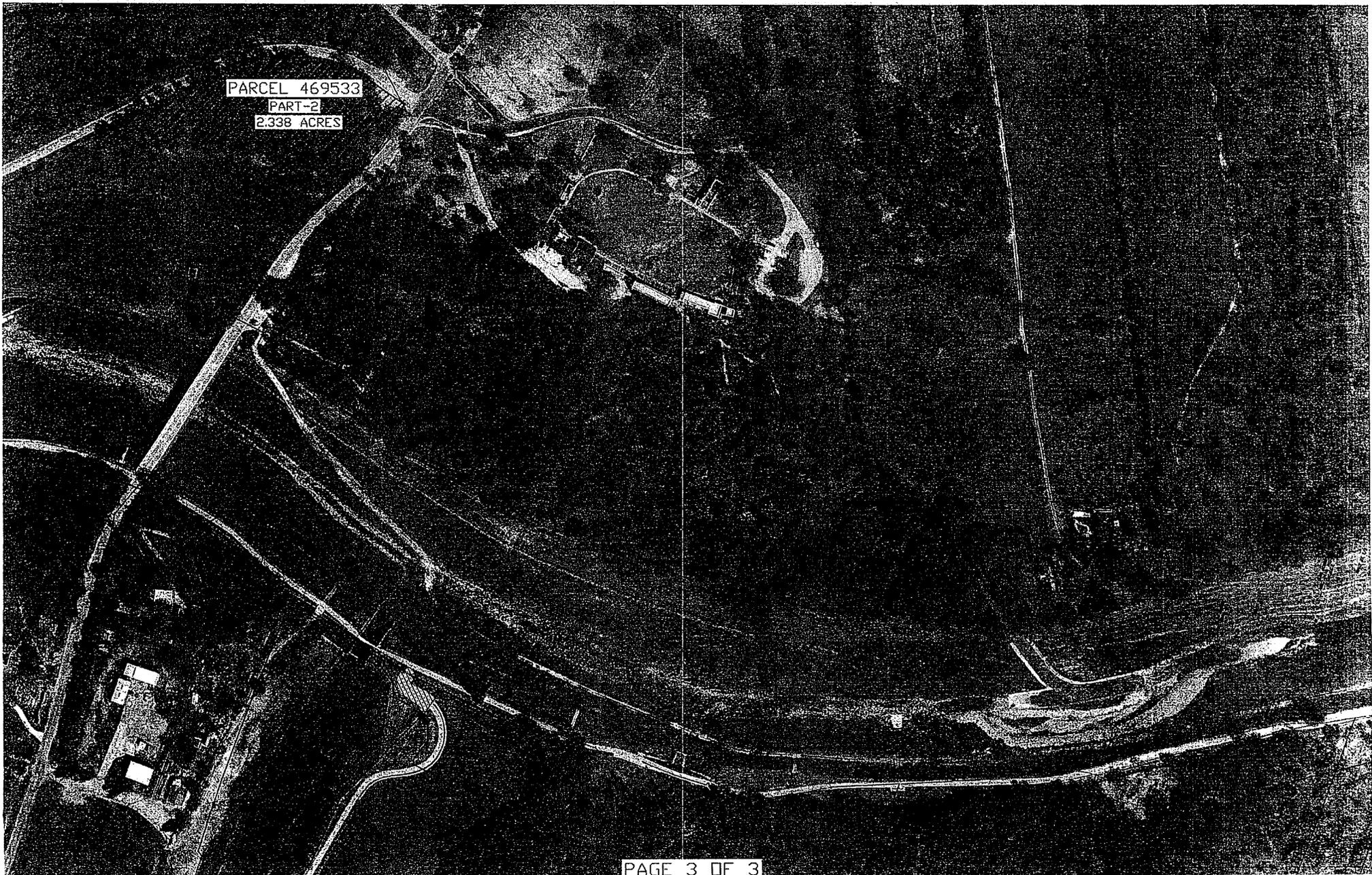


PARCEL 469523
PART-1
5.354 ACRES

PARCEL 469533
PART-1
1.350 ACRES



PARCEL 469533
PART-2
2.338 ACRES



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

Plan Amendment Application Case No.: PA10007

Council District: 3

City Council Meeting Date: **March 18, 2010**

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

ITEM # 13

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Mixed Use and Neighborhood Commercial**.

Background Information:

Applicant: City of San Antonio

Owner: Various

Property Location: Multiple properties on the east and west sides of Mission Road bound by Belden Avenue to the north and Huff Street to the south

Acreage: Approximately 9.62

Current Land Use of site: Various

Adjacent Land Uses:

- N: Single-Family Residences and Gilbert Elementary
- S: Single-Family Residences and Multi-Family Residences
- E: Single-Family Residences, Multi-Family Residences, Vacant Residential lots, and Commercial Properties
- W: Single-Family Residences

Issue:

LAND USE ANALYSIS:

This plan amendment was initiated by Resolution 2009-10-15-0034R which directed the Planning and Development Services Department staff to initiate a change in the zoning in order to update inconsistent zoning to appropriate zoning compatible with the current uses and the surrounding area. The Resolution includes a 17.9 acre area to be rezoned consistent with the current use of the property. Zoning analysis revealed the need to update the future land use for certain properties totaling approximately 9.62 acres.

According to the adopted South Central Community Plan, the adopted future land use for most of the properties along this corridor is Low Density Residential. By changing the Low Density Residential land use to Mixed Use land use and Neighborhood Commercial land use on the subject parcels, the proposed plan amendment will correct incompatible land uses along the Mission Road corridor. Mission Road currently accommodates a mix of uses, including higher density residential and neighborhood commercial uses. The South Central Community Plan encourages Neighborhood Commercial Nodes along specific corridors within the plan. Specifically, Mission San Jose/Roosevelt corridors should provide commercial activity for “gift shops, restaurants, and other shops that serve tourists as well as potential new housing to the south.” Appropriate land use classifications for the subject properties, based on the land use goals identified in the South Central Community Plan, are Mixed Use and Neighborhood Commercial.

Mixed Use land use, as described in the South Central San Antonio Community Plan provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use

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

incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials, Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential uses. Parking is encouraged behind buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities. Neighborhood Commercial should be located at the intersections of collectors or higher order streets or where an existing commercial area has been established.

Low Density Residential Land Use to Mixed Use Land Use:

The proposed plan amendment would change properties located on both sides of Mission Road from Low Density Residential land use to Mixed Use land use. More specifically, land use changes are proposed for properties on the east side of Mission Road between Terrell Avenue and Kelly Drive. Updating these properties will extend further south an existing area designated for Mixed Use land use. The parcels in this particular area are larger and currently occupied by commercial uses including a restaurant and a dance club. The properties on the east side of Mission Road with White Street to the north and Huff Street to the south are also proposed to change to Mixed Use. Updating the subject parcels to mixed use on the eastern side of Mission Road will extend and connect Mixed Use land use from Southcross Road to the north and extend to Huff Street to the south. Mixed Use land use is appropriate along the eastern side of Mission Road due to the larger parcel size and existing development pattern that includes commercial uses.

The proposed plan amendment would also change properties on the west side of Mission Road with Belden Avenue to the north and Barrett Avenue to the south to Mixed Use land use. Changing these properties to Mixed Use will provide a transition between Mission Road and low density residential properties and will allow for a concentrated blend of uses already found along portions of the Mission Road amendment area. The subject properties fronting west on Mission Road are Mixed Use in nature and consist of an apartment complex, churches, and other businesses. Amending these properties from Low Density Residential land use to Mixed Use land use would be more appropriate to better serve the community and reflects the mixed use character of the area. Furthermore, the listed parcels currently have commercial structures and the likelihood of these parcels reverting to low density residential uses is unlikely.

Low Density Residential Land Use to Neighborhood Commercial Land Use:

The proposed plan amendment would also change properties located on the west side of Mission Road on the north and south corners of White Avenue from Low Density Residential land use to Neighborhood Commercial land use. Changing these two properties to Neighborhood Commercial

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

land use will allow for uses that will complement the already existing neighborhood convenience store and multi-family dwelling. This change will also create a node for the future development of possible small shops, drug stores, other neighborhood oriented convenience stores, multi-family dwellings such as duplexes, apartments or townhouses, and other uses that will further benefit the community. An amendment to Neighborhood Commercial land use will also prevent incompatible uses such as high intensity commercial or industrial uses.

In January 2010 the Zoning Section mailed an Open House invitation to approximately 35 property owners and 34 notices were sent to the planning team. The Open House was held at the Mission San Jose Visitor Center from 5:30 p.m. to 6:30 p.m. on January 28, 2010. Zoning and Neighborhood and Urban Design Section staff was available to answer questions about the proposed plan amendments and zoning changes.

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

TRANSPORTATION INFRASTRUCTURE ANALYSIS:

Mission Road is a collector, connecting the adjacent low density residential area to Southcross, (secondary arterial type A), and Roosevelt (primary arterial type B) roadways. Via Metropolitan Transit is located at the intersections of Southcross Road and Mission Road and Roosevelt Avenue and Mission Road. Due to the low intensity of the Neighborhood Commercial and Mixed Use land uses minimal impact is expected.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Public Facilities: The subject parcels are within close proximity (about 240 yards from Huff Street) of the Mission San Jose. Gilbert Elementary is located at the northern end plan amendment area. Other nearby areas of interest includes the proposed redevelopment of Mission Drive-In, and the San Antonio River. The proposed update does not allow for high intensity incompatible uses that would interfere with these facilities.

Minimal Impact Impact can be mitigated Significant Impact

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The subject parcels are situated on the periphery of a low-density residential neighborhood. The Mission Road corridor provides neighborhood commercial and mixed use opportunities as encouraged by the adopted South Central Community Plan. Due to the existing development patten of a mix of uses along the Mission Road corridor and the goals outlined in the adopted Community Plan, staff recommends approval of the amendments to Neighborhood Commercial land use and Mixed Use land use for the subject portions of the Mission Road corridor. This plan amendment will also support the proposed associated zoning case (Z2010054 CD S).

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 24, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: February 5, 2010

No. Notices mailed 10 days prior to Public Hearing: 27 letters to property owners, 93 to owners of land within 200 feet, and 27 to the South Central San Antonio Community Plan Planning Team and the neighborhood associations

Registered Neighborhood Association(s) Notified: Mission San Jose Neighborhood Association, Roosevelt Park Neighborhood Associations, Riverside South Neighborhood Association, East Pyron – Symphony Lane Neighborhood Association, and Hot Wells Neighborhood Association

ZONING SUPPLEMENTAL INFORMATION:

Current zoning district: R6, R6 H, MF-33 H, C-2 H, C-3NA H, C-3R H, and C-3 H

Proposed zoning district: R-6 H, MF-18 H, MH H, NC H, C-1 H, C-1 CD H, C-1 S, C-2 H, and C-2 CD H

Zoning Public Hearing Date: March 2, 2010

Approval

Denial

Planning & Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

Andrea Gilles

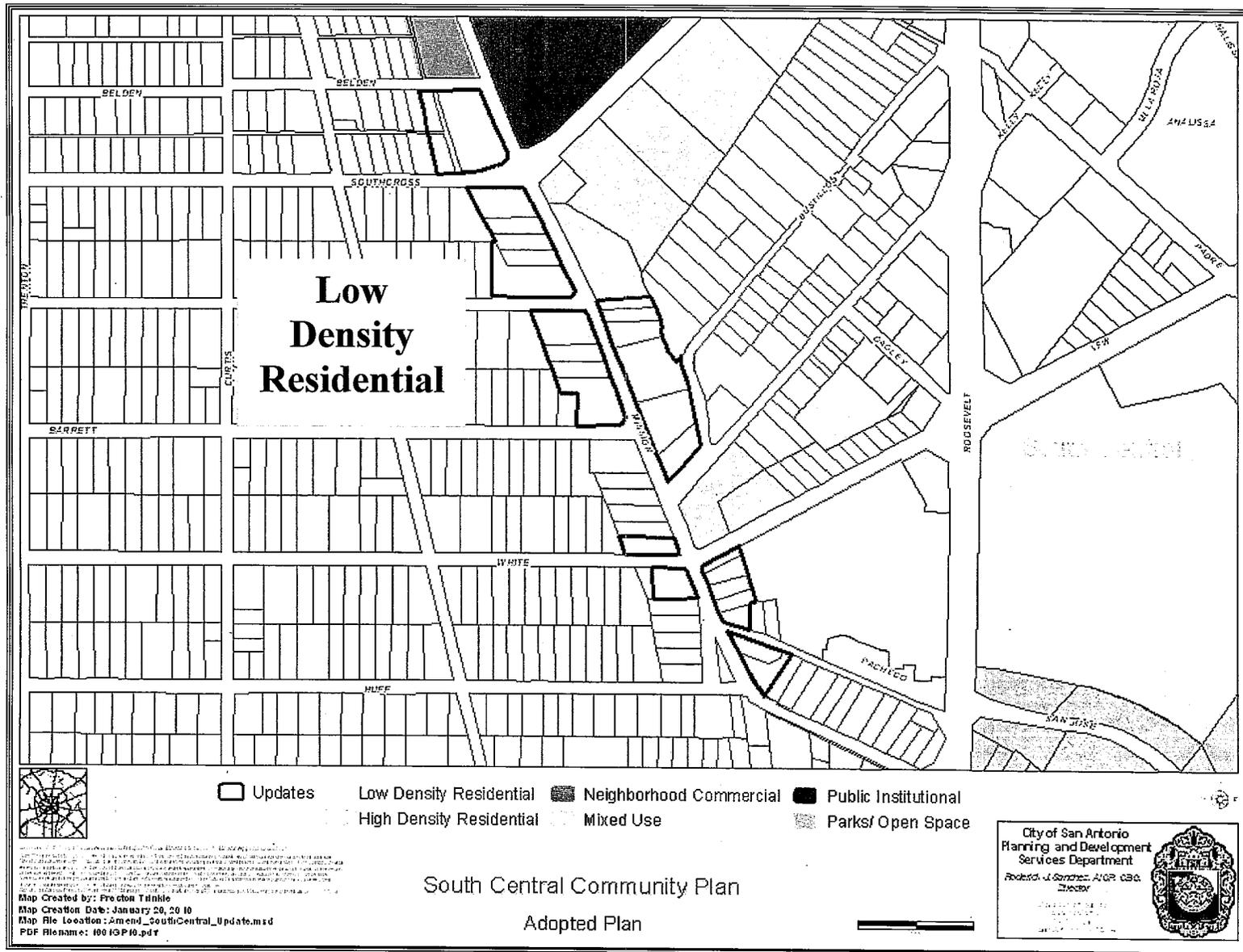
Interim Planning Manager

Case Manager: Sidra Maldonado

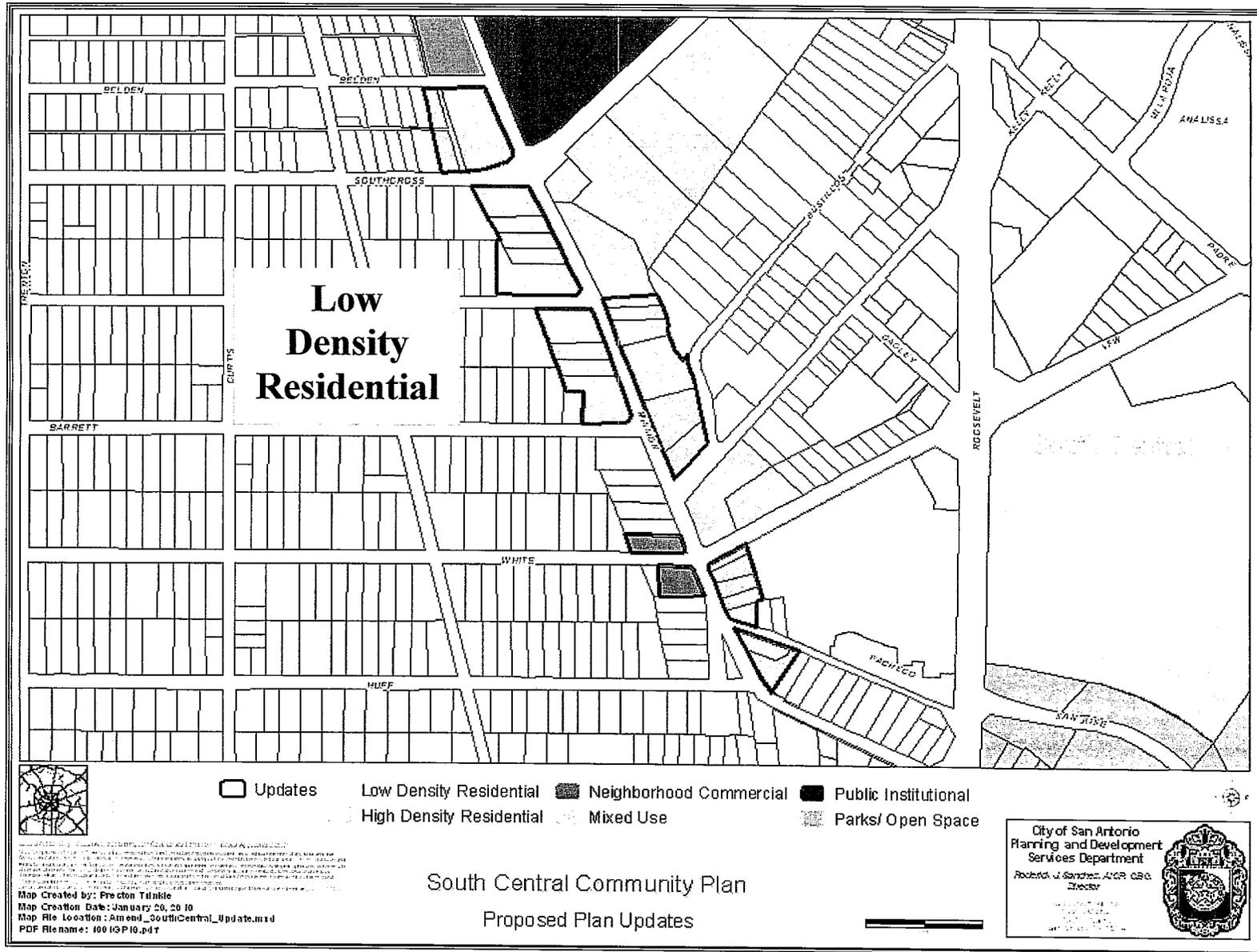
Planner

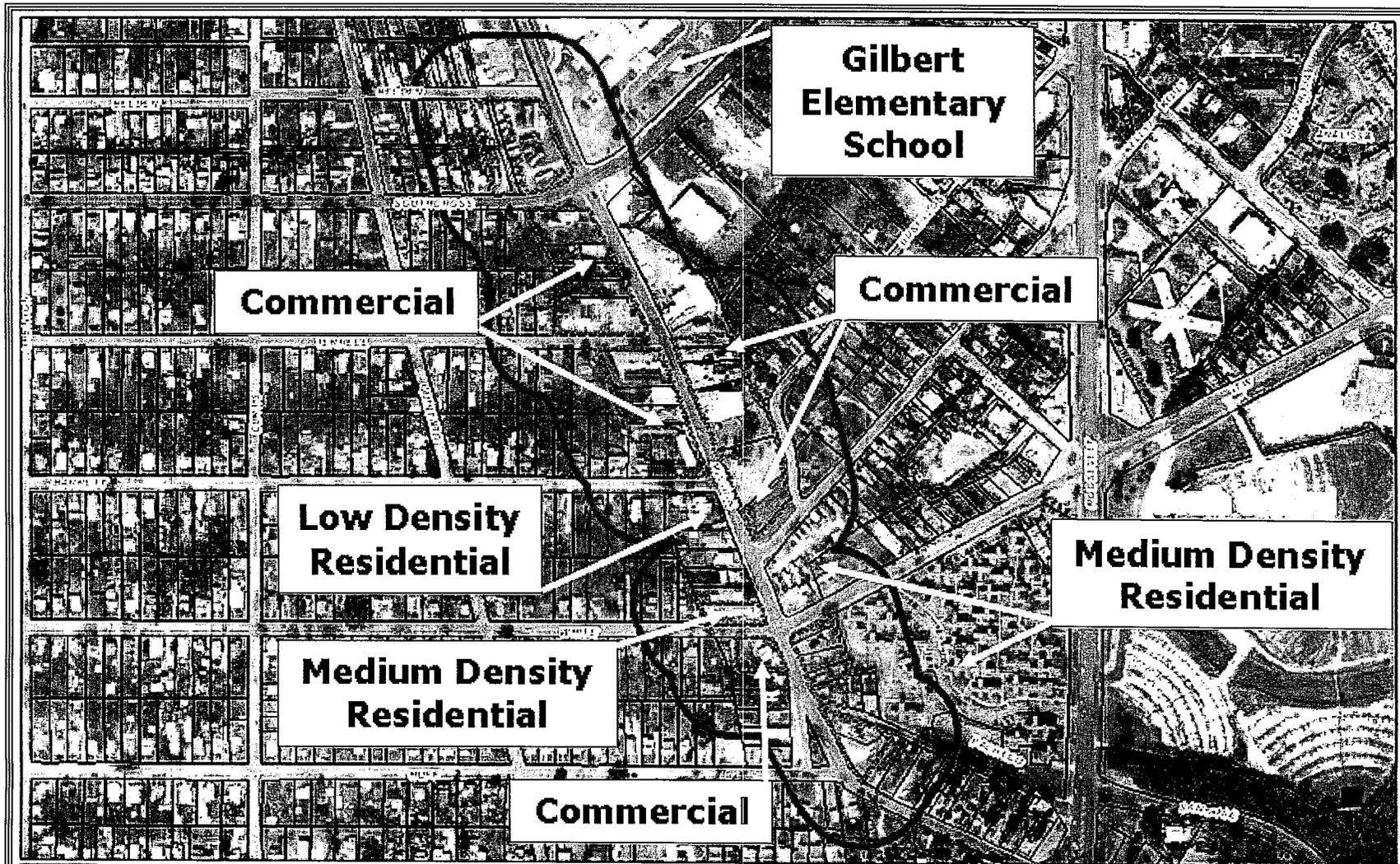
Phone No.: 210-207-7815

Land Use Plan as adopted:



Proposed Amendment:



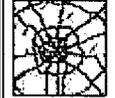


Properties Impacted

Properties within 200' buffer

South Central Community Plan

Proposed Plan Updates



Map Created by: Proplan Tdms
Map Creation Date: January 26, 2010
Map File Location: Amend_SouthCentral_updates.mxd
PDF Filename: 10010P10.pdf



City of San Antonio
Planning and Development
Services Department
Rodrigo J. Sanchez, AICP, CMAA, CMAA
Director

The official seal of the City of San Antonio, featuring a central shield with a figure, surrounded by a decorative border with the text 'CITY OF SAN ANTONIO' and '1822'.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF MULTIPLE PARCELS FROM LOW DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE AND NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 9.62 ACRES LOCATED ON THE EAST AND WEST SIDES OF MISSION ROAD, GENERALLY BOUND BY BELDEN AVENUE TO THE NORTH AND HUFF STREET TO THE SOUTH MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS:

Properties Changing From Low Density Residential land use to Mixed Use land use:

| Bexar County Appraisal District Account Number | Property Discription |
|------------------------------------------------------|--------------------------------------------------------------------------------------|
| 07707-019-0012 | NCB 7707 BLK 19 LOT 1-8, 9 EXC EIRR4.48'LOT 10 EXC EIRR 42.17'LOT 11 EXC SEIRR 197.8 |
| 07707-019-0270 | NCB 7707 BLK 19 LOT 27 & 28 |
| 07707-019-0120 | NCB 7707 BLK 19 LOT 12 & 13 |
| 07706-005-0081 | NCB 7706 BLK 5 LOT W 191.FT OF LOT 8 & 9 |
| 07706-005-0100 | NCB 7706 BLK 5 LOT W 191.FT OF LOT 10 |
| 07706-005-0112 | NCB 7706 BLK 5 LOT W 191.5 FT OF 11 |
| 07706-005-0121 | NCB 7706 BLK 5 LOT W 192 FT OF 12 |
| 07706-005-0240 | NCB 7706 BLK 5 LOT 24 |
| 07697-006-0101 | NCB 7697 BLK 6 LOT SE IRR 50.57 FT OF 10 & ALL 11 |
| 07697-006-0120 | NCB 7697 BLK 6 LOT 12 |
| 07697-006-0130 | NCB 7697 BLK 6 LOT 13 |
| 07697-006-0140 | NCB 7697 BLK 6 LOT 14, 27 & 28 |
| 07674-000-0081 | NCB 7674 BLK LOT 8 |
| 07674-000-0072 | NCB 7674 BLK LOT NE TRI 50 FT OF 6 & E IRR 183.35 FT OF 7 |
| 07674-000-0050 | NCB 7674 BLK LOT 5 & SW TRI 50 FT OF 6 |
| 07674-000-0013 | NCB 7674 BLK LOT 1 (EXC NE IRR 2.75'& 2 EXC NE IRR 3.08) & 3&4 |
| 07674-000-0090 | NCB 7674 BLK LOT A |
| 07674-000-0100 | NCB 7674 BLK LOT B |
| 07660-000-0023 | NCB 7660 BLK LOT N 33 FT OF NW 136.87 FT OF TR3 |
| 07660-000-0010 | NCB 7660 BLK LOT 1 |
| 07660-000-0030 | NCB 7660 BLK LOT 2 |
| 07660-000-0050 | NCB 7660 BLK LOT 3 |
| 07660-000-0060 | NCB 7660 BLK LOT 4 |
| 07659-013-0112 | NCB 7659 BLK LOT W IRR 28.04 FT OF E IRR 79.37 FT OF 6 EXCEPT S IRR 4 FT |
| 07659-013-0100 | NCB 7659 BLK LOT W IRR 190 FT OF N IRR 75.2 FT OF 6 |

Properties Changing from Low Density Residential land use to Neighborhood Commercial land use:

| Bexar County Appraisal District Account Number | Property Description |
|------------------------------------------------------|---------------------------------------|
| 07696-014-0171 | NCB 7696 BLK 14 LOT W 169.89 FT OF 17 |
| 07689-015-0330 | NCB 7689 BLK 15 LOT 33 |

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on August 19, 1999 and approved updates to the South Central San Antonio Community Plan on November 10, 2005 and December 6, 2007; 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 February 24, 2010 and **APPROVED** the amendment on February 24, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 24th DAY OF FEBRUARY 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

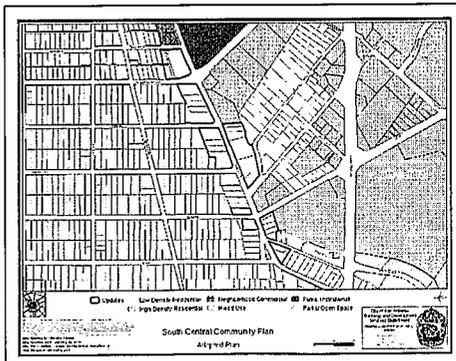
Amelia Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 10007 South Central San Antonio Community Plan

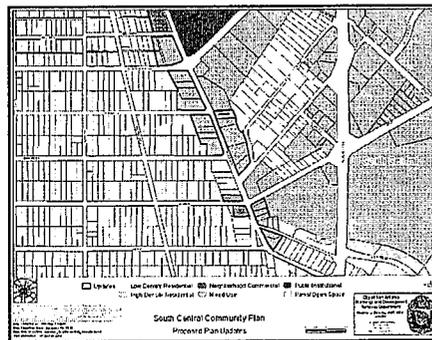
Planning Commission
February 24, 2010
Agenda Item No. 12

Amendment 10007

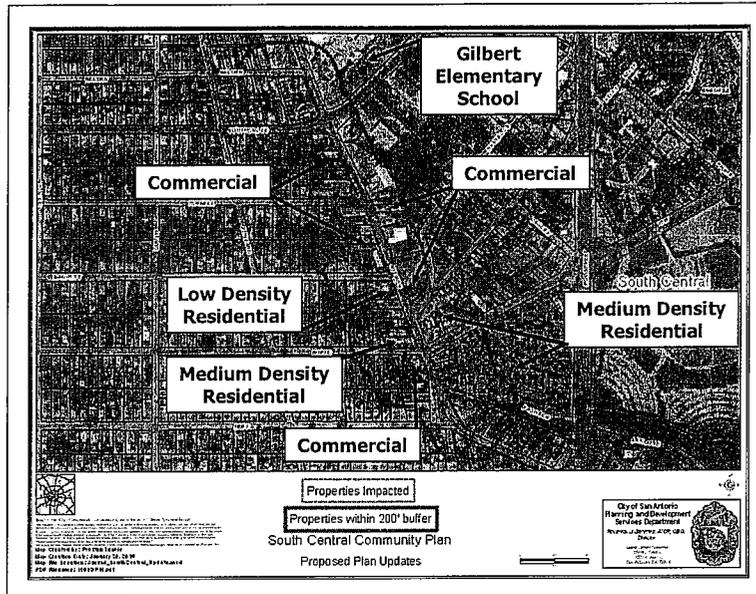
Plan as Adopted:



Proposed Amendment:



Land Use



3

Summary

Land Use Map changes

- Increase Mixed Use along Mission Road
 - Acknowledges existing commercial uses along Mission Road between Belden Avenue and Huff Street
 - Provides for more diversification of commercial, residential and retail uses
- Expand Neighborhood Commercial at Mission Road and White Avenue
 - Compliments the adjacent neighborhood and allows for Neighborhood Commercial land uses that will provide neighborhood oriented services

4

Surrounding Area

Low Density Residential Land Use to Mixed Use Land Use



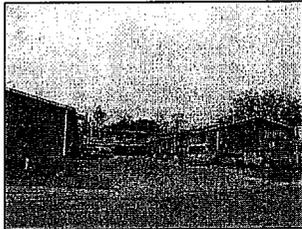
Mission Rd. facing east



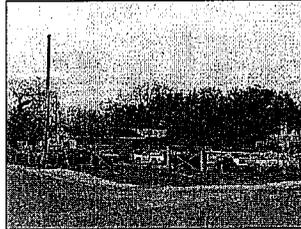
Mission Rd. facing east



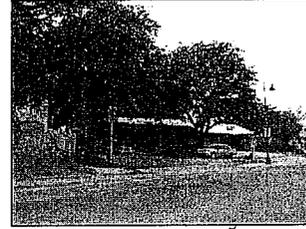
Mission Rd. facing southeast



Mission Rd. facing west



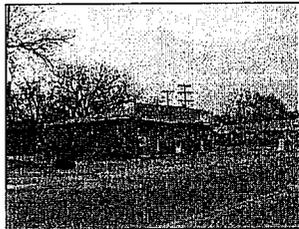
Mission Rd. facing west



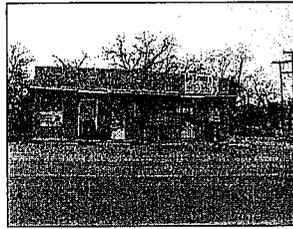
Mission Rd. facing west

Surrounding Area

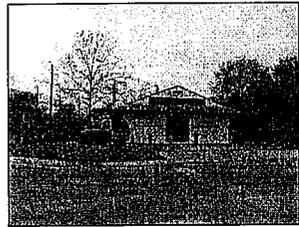
Low Density Residential Land Use to Neighborhood Commercial Land Use



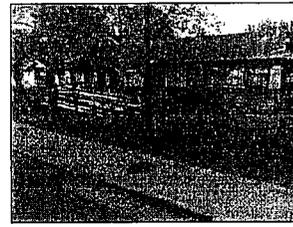
Mission Rd. facing west



Mission Rd. facing west



Mission Rd. facing west



White Ave. facing north

6

Public Notification

27 Notices mailed to property owners

93 Notices were mailed to property owners within 200 feet of the subject property

27 Notices were mailed to members of the South Central San Antonio Planning Team and neighborhood Associations

7

Recommendation

Staff recommends approval

8

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

Plan Amendment Application Case No.: 10008

Council District: 1

City Council Meeting Date: 3/18/2010

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 14

Summary:

Neighborhood/Community/Perimeter Plan: **Greater Dellview Area Community Plan**
The applicant is requesting to amend portions of the future land use map for several parcels located along the West Avenue Corridor. This amendment is in response to City Council Resolution (2009 – 06 – 25 – 0023R)

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries:

North: Jackson Keller Road

South: Hildebrand Road

East: Blanco Road

West: IH-10 (also constitutes the eastern boundary of the Near Northwest Community Plan)

Size: Approximately 2 miles along the West Avenue corridor

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Land Use Analysis:

As a component of the City of San Antonio's Master Plan, the Greater Dellview Community Plan was adopted by City Council in 2005. The purpose of the plan is to give direction and serve as a guide for the future improvement and betterment of the communities within its boundaries. The plan is a "strategic" plan, addressing what the community identifies as its challenges, while building upon potential strengths and opportunities.

In June, 2009, City Council directed the Planning and Development Services Department to initiate a comprehensive rezoning process to Land Use categories appropriate for properties located along the West Avenue corridor. Resolution 2009-06-25-0023R, approved on June 25, 2009, directed staff to rezone properties to conform to the adopted land uses identified in the Greater Dellview Community Plan. This comprehensive rezoning effort identified some areas appropriate for Land Use amendments, strengthening the Land Use component of the Community Plan.

This portion of the West Avenue corridor is generally described as a linear area with Jackson Keller to the north and I-10 to the south. It is comprised of a mix of Neighborhood Commercial, Public and Institutional, Medium and High Density Residential, and a cluster of Industrial Uses to the north.

To facilitate and encourage economic development within the corridor while preserving the desired Land Use pattern recognized in the adopted plan, four properties are subject to this Plan Amendment recommendation.

City of San Antonio Planning and Development Services Department

Plan Amendment Recommendation

Proposed Changes to the Future Land Use Plan:

Community Commercial to Public Institutional (approximately 1.2694 acres)

3103 West Avenue: The subject property is currently operating as the Roy Mas Youth Alternative Center. The proposed zoning classification, to accommodate the youth center and satisfy the City Council directive, is C-3. Although the adopted future land use is Community Commercial, Public Institutional land use is preferred over the more intensive Regional Commercial. The adopted Greater Dellview Community Plan supports this recommendation for Public Institutional use. The plan states, "Public/ Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community." (page 47 of the Greater Dellview Community Plan)

Low Density Residential to Neighborhood Commercial (approximately 0.1116 acres)

8119 Venice: The subject property is designated Low Density Residential, and is the rear portion of an adjacent Neighborhood Commercial property fronting West Avenue. The land use change will correct the inconsistency of this small parcel and make it compatible with the commercial portion of the property fronting West Avenue.

Light Industrial Node

West Avenue, south of Jackson-Keller road and north of the Union Pacific rail line, is dominated by light industrial uses. This industrial node is buffered by Rock Creek to the north and east, and the Union Pacific rail line to the west and south. These physical features provide an appropriate buffer to the commercial areas along Jackson-Keller, and the low density residential neighborhoods to the west and south. The Greater Dellview Area Plan calls for light industrial uses to "be compatible with adjoining uses." (page 46 of the Greater Dellview Community Plan).

Community Commercial to Industrial (approximately 0.6449 acres)

5038 West Avenue: A daycare center occupies this subject property located within the light industrial node. The property is designated Community Commercial and is bordered by Light Industrial uses to the west and south. A construction contracting facility is immediately to the west of the subject property, and a trucking/ warehouse center is located directly to the south. Rock Creek borders the north and east portions of the property. Community Commercial uses, such as a daycare facility, may not be appropriate or compatible with established adjacent industrial uses. A change from Community Commercial to Light Industrial is appropriate should the current use convert in the future within this existing industrial node.

Community Commercial to Industrial (approximately 0.51 acres)

5032 West Avenue: The subject property, located directly to the south of 5038 West Avenue, is designated Community Commercial. The City Council specifically directed staff to recommend an appropriate zoning and land use classification for the existing use of this property. Although situated within an area of Light Industrial uses, this trucking/ warehouse center is not consistent with the adopted Community Commercial land use description currently identified in the Greater Dellview Community Plan. A change from Community Commercial to Light Industrial is appropriate in order to preserve this Industrial node from subsequent encroaching incompatible uses.

The amendment to the Land Use portion of the Plan Update will achieve the following goals:

- 1) Reflect the zoning changes implemented in the comprehensive rezoning effort that is being conducted concurrent with this update.

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

- 2) Resolve inconsistencies between the land use and proposed zoning designation.
- 3) Address the City Council directive.

Minimal Impact Impact can be mitigated Significant Impact

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: West Avenue is classified as a Type B Secondary Arterial with a current Right-Of-Way ranging from 70 feet to 86 feet.

Other streets: The West Avenue corridor bisects IH-10, and several Arterials and collector streets. It is a significant north/ south roadway serving the northwest area of San Antonio.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Several schools, churches, and public and community facilities are found along the West Avenue corridor.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 24, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: February 5, 2010

No. Notices mailed 10 days prior to Public Hearing: 95

4 Property Owners

75 Property Owners within 200' of subject properties

3 Neighborhood Associations

14 Planning Team Members

Registered Neighborhood Association(s) Notified: Greater Dellview, North Central, Northwest Los Angeles Heights

Planning & Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

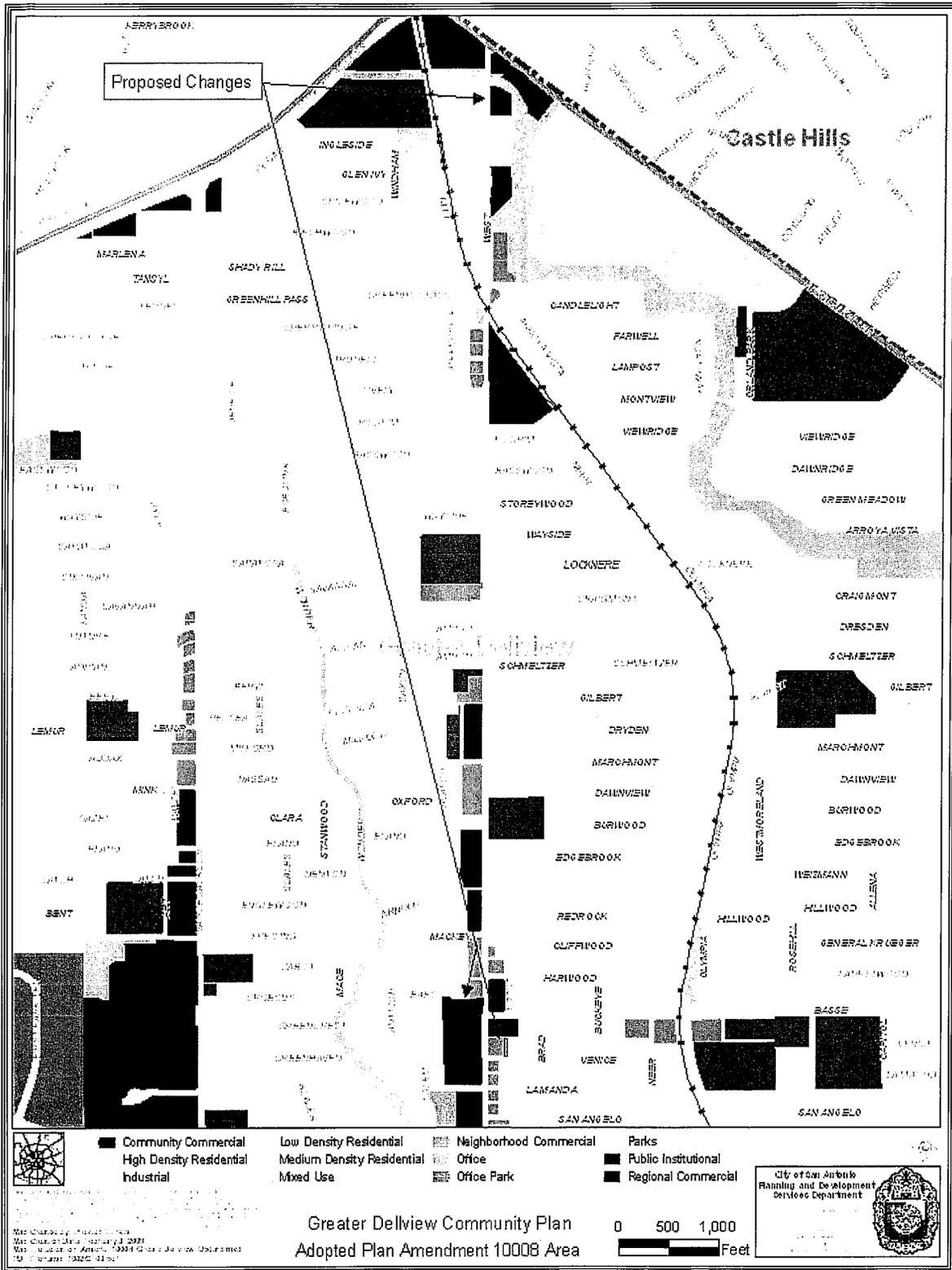
Andrea Gilles

Interim Planning Manager

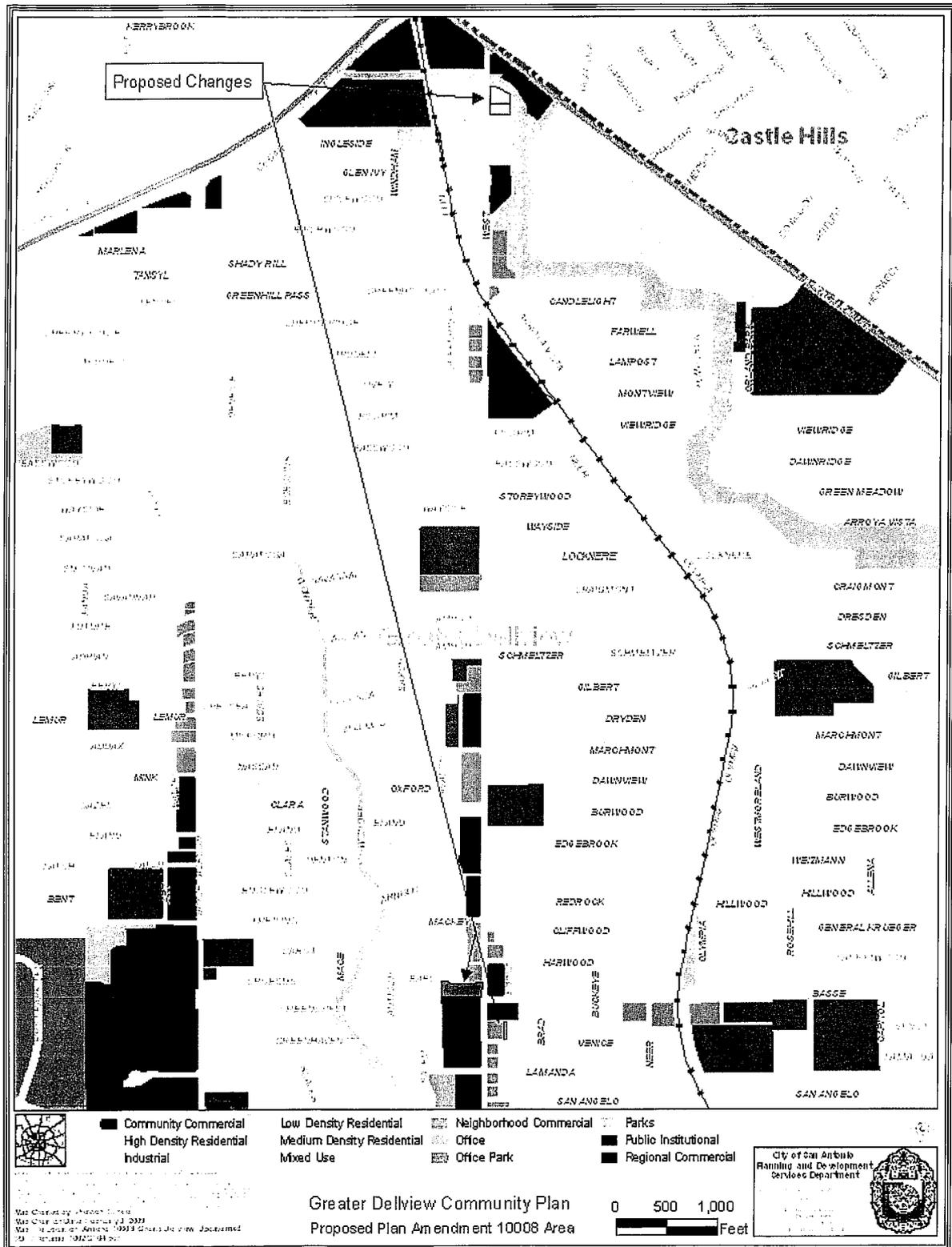
Case Manager: Gary Edenburn

Senior Planner

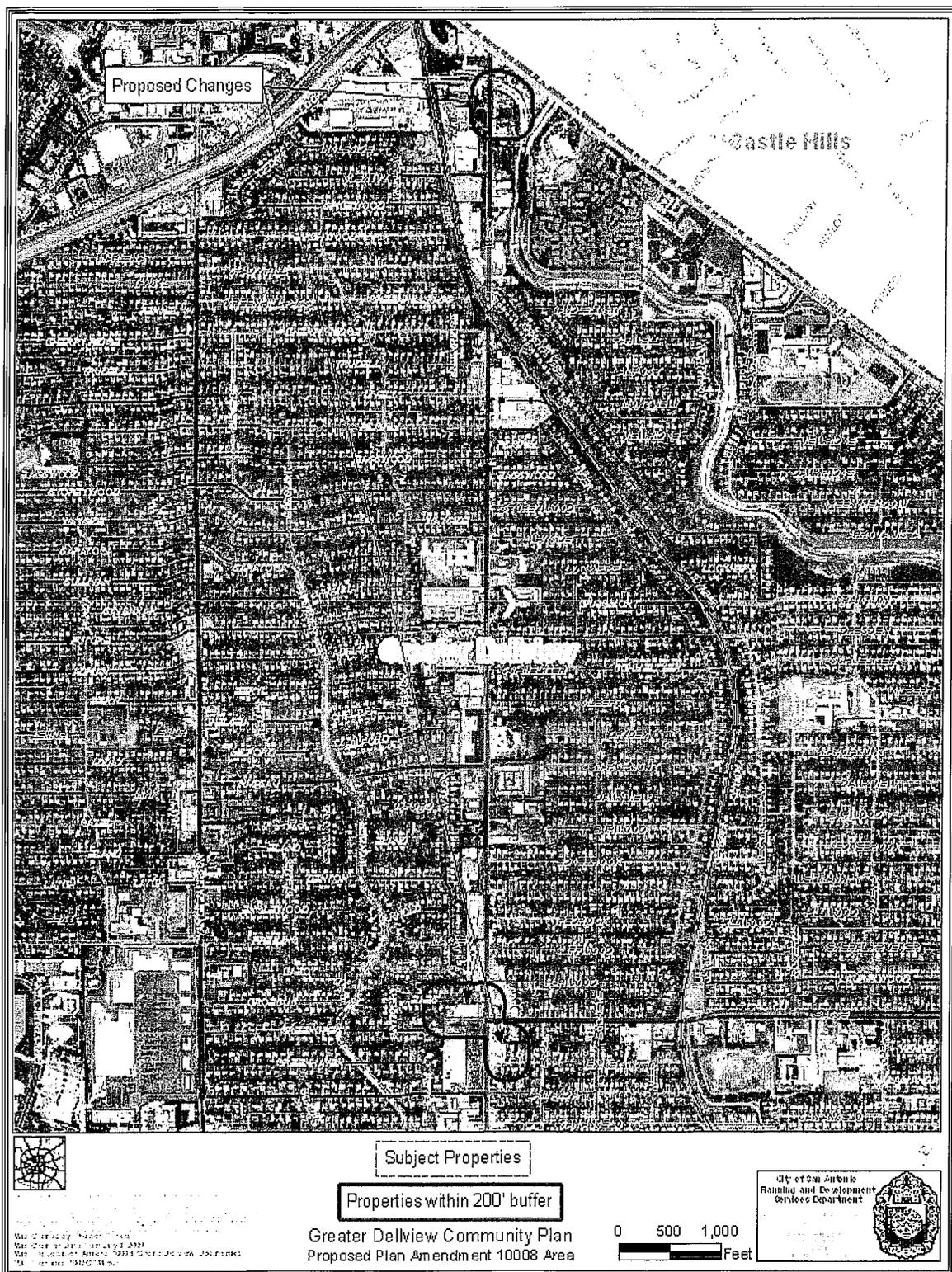
Attachment 1: Land Use Maps



Attachment 1: Land Use Maps



Attachment 2: Digital Ortho Image



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

Plan Amendment Application Case No.: 10009

Council District: 1

City Council Meeting Date: 3/18/2010

Plan Amendment Map – Attachment 1

ITEM # 15

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan. The applicant is requesting to amend portions of the future land use map for several parcels located along the West Avenue Corridor, and a text amendment to include the Office Land Use category. This amendment is in response to City Council Resolution (2009 – 06 – 25 – 0023R)**

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries:

North: I-10 (also constitutes the southern boundary of the Greater Dellview Community Plan)

South: Sacramento Street

East: Brad Street

West: Nelda and Excelsior Streets

Size: Approximately 0.5 miles along the West Avenue corridor

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Land Use Analysis:

As a component of the City of San Antonio's Master Plan, the Near Northwest Community Plan was adopted by City Council in 2002. The purpose of the plan is to give direction and serve as a guide for the future improvement and betterment of the communities within its boundaries. The plan is a "strategic" plan, addressing what the community identifies as its problems, while building upon potential strengths and opportunities.

In June, 2009, City Council directed the Planning and Development Services Department to initiate a comprehensive rezoning process to Land Use categories appropriate for properties located along the West Avenue Corridor. Resolution 2009-06-25-0023R, approved on June 25, 2009, directed staff to rezone properties to conform to the adopted land uses identified in the Near Northwest Community Plan. This comprehensive rezoning and accompanying Plan Amendment effort identifies areas appropriate for Future Land Use changes. To facilitate the economic development of the corridor while preserving the desired Land Use pattern, twelve properties are subject to this Land Use Plan Amendment recommendation.

This portion of the West Avenue corridor is generally described as a linear area with IH-10 to the north and Sacramento Street to the south. It is comprised of a Community Commercial Uses to the north and along IH-10, and a mix of Neighborhood Commercial Uses along the West Avenue corridor. Franklin Elementary school represents a large Public Institutional Land Use classification between Fresno and Olmos Road.

City of San Antonio Planning and Development Services Department

Plan Amendment Recommendation

Proposed Changes to the Future Land Use Plan:

Neighborhood Commercial to Community Commercial (approximately 1.261 acres)
2015 and 2013 Gardina Street
1831, 1911, 2001, and 2003 West Wildwood

The land use for this cluster of parcels, located about a block south of IH-10, is designated Neighborhood Commercial. With the existing Bexar Electrical service facility extending south to Wildwood Street, this collection of parcels provides a higher commercial intensity than the southern West Avenue Neighborhood Commercial corridor. Amending these properties to Community Commercial will promote a more intensive Commercial node immediately to the south of IH-10, while maintaining the existing less intensive Neighborhood Commercial corridor to the south. The established neighborhoods to the east and west of the West Avenue corridor will continue to be buffered by Community and Neighborhood Commercial uses.

This recommendation is also consistent with the adopted Plan, as “Community Commercial Uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials.” (page 38 of the Near Northwest Community Plan).

Urban Low Density Residential to Neighborhood Commercial (approximately 0.131 acres)
1830 Alamos: The proposed land use change for this parcel corrects inconsistencies with the existing use of the property. This parcel is designated Urban Low Density Residential, and is the rear portion of the adjacent business fronting West Avenue. The land use change will correct this inconsistency by matching the property with the adjacent and attached Neighborhood Commercial business fronting the West Avenue corridor.

Office Node

Neighborhood Commercial to Office (approximately 1.313 acres)
1318, 1300, 1216, 1206, and 1202 West Avenue
1824, 1816, and 1812 Olmos Street

To accommodate the growing need for office uses, a portion of the eastern West Avenue corridor, between Olmos and Sacramento, has been identified as an appropriate area for the clustering of office uses. This recommendation includes a text amendment to include an Office land use category. The proposed cluster of Office land uses extends from the southern parcel of Fresno Street to the northern parcels of Sacramento Street. The surrounding land uses include Neighborhood Commercial, Public Institutional, and Urban Low Density Residential.

The addition of an Office land use category will also strengthen the Near Northwest Community Plan by providing a land use category for areas appropriate for future office development.

The Near Northwest Community Plan text amendment and Office land use nomenclature will read:

“Office land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of office include attorney’s offices, medical and dental offices, administrative offices of construction or engineering firms, computer training centers, and local non-profit housing provider headquarters.”

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

The amendment to the Land Use portion of the Near Northwest Community Plan Update will achieve the following goals:

- 1) Reflect the zoning changes implemented in the comprehensive rezoning effort that is being conducted concurrent with this update.
- 2) Update the terminology and nomenclature contained in the Plan.
- 3) Resolve inconsistencies between the land use and proposed zoning designation.
- 4) Address the City Council directive.

Minimal Impact Impact can be mitigated Significant Impact

TRANSPORTATION/ INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: West Avenue is classified as a Type B Secondary Arterial with a current Right-Of-Way ranging from 70 feet to 86 feet.

Other streets: The West Avenue corridor bisects IH-10, and several Arterials and collector streets. It is a significant north/ south roadway serving the northwest area of San Antonio.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Several schools, churches, and public and community facilities are found along the West Avenue corridor.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 24, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: February 5, 2010

No. Notices mailed 10 days prior to Public Hearing: 133

18 Property Owners

96 Property Owners within 200' of subject properties

16 Planning Team Members

3 Neighborhood Associations

Registered Neighborhood Association(s) Notified: Greater Dellview, Laddie Place and North Wilson, Los Angeles Heights and Keystone

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

Planning & Development Services Department Staff:

Roderick Sanchez, AICP, CBO

Director

Patrick Howard, AICP

Assistant Director

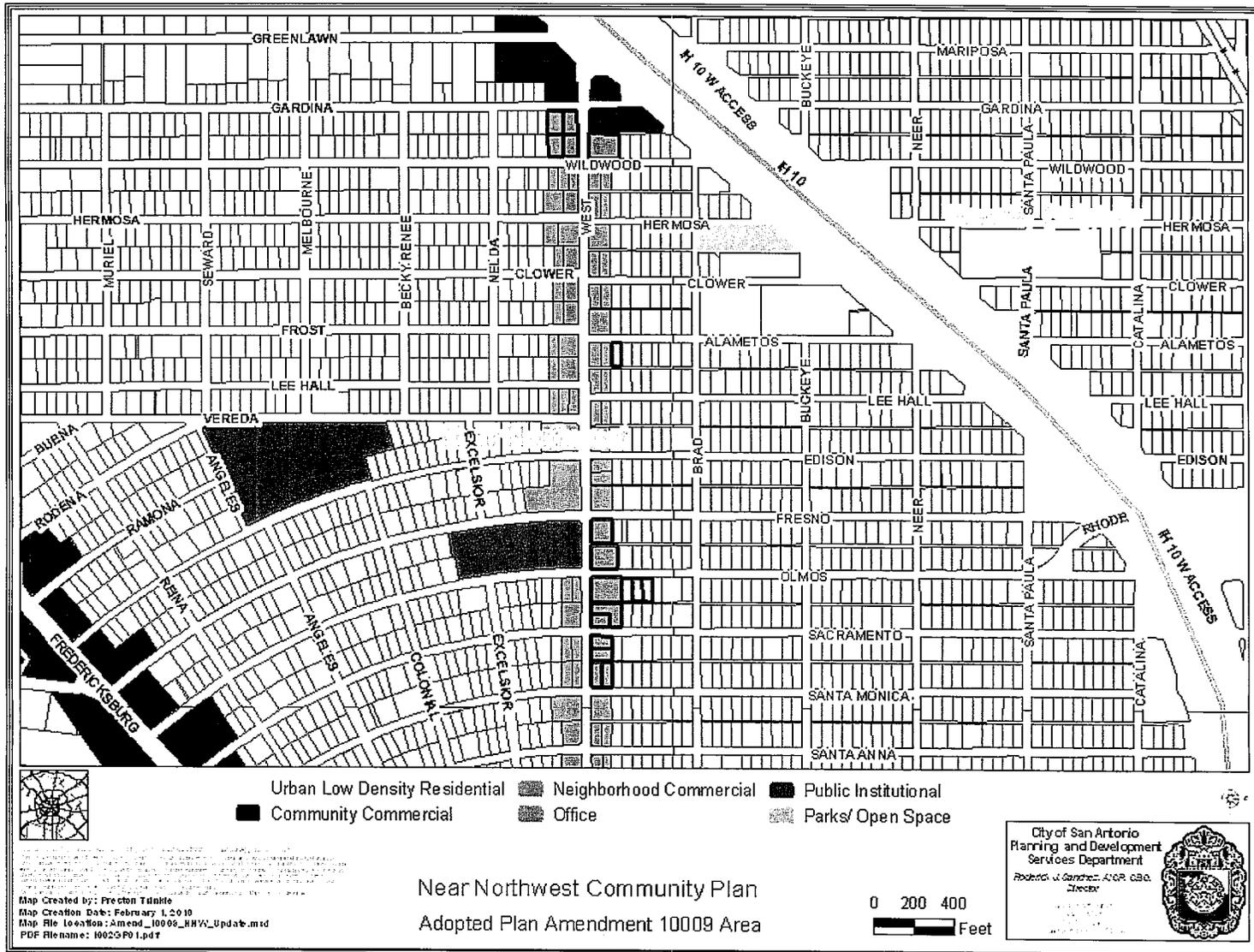
Andrea Gilles

Interim Planning Manager

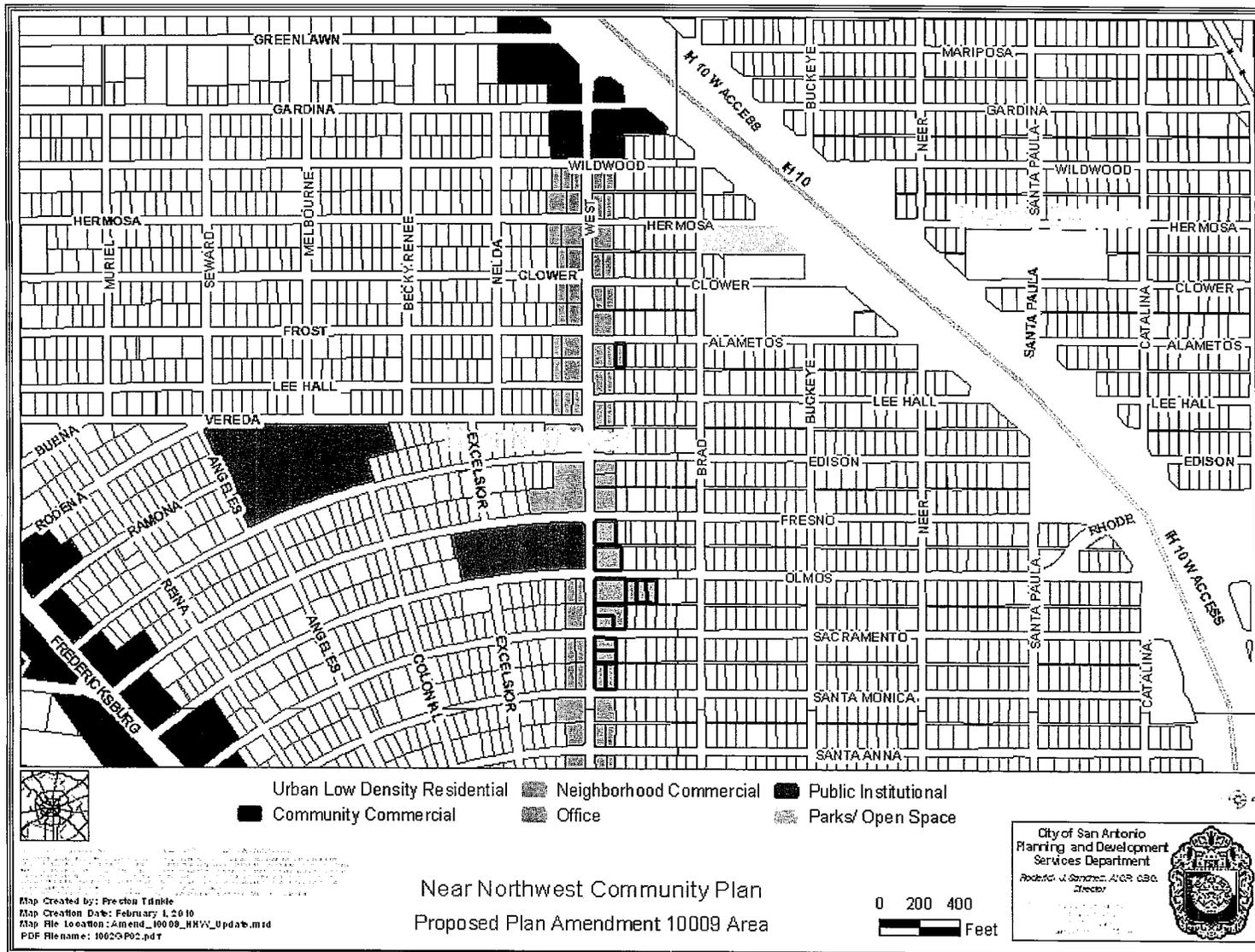
Case Manager: Gary Edenburn

Senior Planner

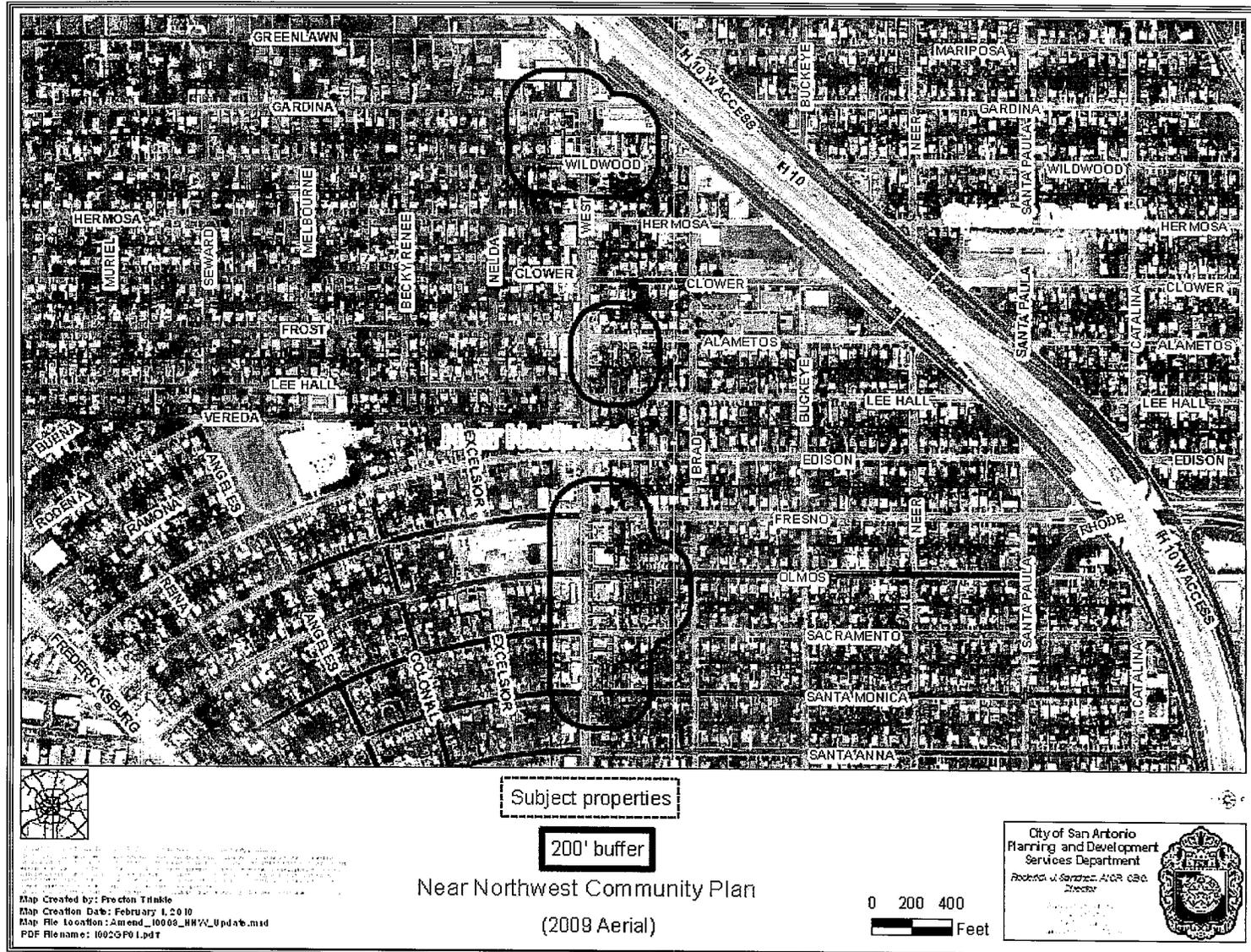
Attachment 1: Land Use Maps



Attachment 1: Land Use Maps



Attachment 2: Digital Ortho Image



Subject properties

200' buffer

Near Northwest Community Plan
(2009 Aerial)

0 200 400
Feet

City of San Antonio
Planning and Development
Services Department
Rodrigo V. Sanchez, AICP, CDR
Director



Map Created by: Preston Trinkle
Map Creation Date: February 1, 2010
Map File Location: Amend_10009_NNW_Update.mxd
PDF File name: 10020901.pdf

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

ITEM # 18

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 Planning Commission member, with a term to expire April 27, 2011.

PASSED AND APPROVED THIS 24th DAY OF FEBRUARY 2010.

APPROVED:

Chair

ATTEST: _____
Executive Secretary

