

SAN ANTONIO PLANNING COMMISSION AGENDA



March 24, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEM

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

- Agenda items may be discussed (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

CONSENT AGENDA

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

DEFERRAL:

5. 100040 **Marbach Dollar General** 6 613 D-6
(On the north side of Marbach Road, east of Meadow Way)

* Project is located in the Camp Bullis Notification Area.

INDIVIDUAL CONSIDERATION

PLAT:

6. **080290** **Pfeiffer Lee Tract*** (pending complete filing) **OCL 447 B-4**
 (On the west side of IH 10, north of Ranchland View)

VARIANCES and APPEALS:

7. **060285** **Scott's Forest** (time extension) **3** **652 C-5**
 (South of Chandler Road, west of W.W.White Road)
8. **060637** **Foster Meadows Unit 13-D** (time extension) **2** **653 B-3**
 (Near the intersection of Sinclair Road and Glacier Lake)
9. **060638** **Foster Meadows Unit 13-E** (time extension) **2** **653 B-3**
 (Near the intersection of Sinclair Road and Vista Lake)
10. **060650** **Champions Park Unit 3** (time extension) **OCL 612 A-8**
 (West side of Loop 1604, north of Highway 90)
11. **060809** **MNFA Development** (time extension) **3** **651 C-8**
 (At the southeast corner of S.E. Military Drive and South Presa Street)

LAND TRANSACTIONS:

12. **S.P. No. 1458** Request to close, vacate and abandon portions of Wyoming Street Public Right of Way located between South Gevers and South Walters Street adjacent to NCB 1455 (Capital Improvements Department, by Mary Fors)

OTHER ITEMS:

13. Consideration of a resolution appointing a Planning Commission member to the Planning Commission Technical Advisory Committee as an alternate Planning Commission member (Planning and Development Services Department by Elizabeth Carol)
14. Approval of the minutes for the March 10, 2010 Planning Commission meeting.
15. 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

- Steering Committee on Historic Preservation
 - Technical Advisory Committee
 - Transportation
 - Unified Development Code
- 16.** 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
- 17. ADJOURNMENT**

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 5 March 24, 2010

MARBACH DOLLAR GENERAL
SUBDIVISION NAME

100040
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 613 D-6

OWNER: Plaza Land Holdings LP, by Amil Baker, Jr.

SURVEYOR: Baker Surveying, Inc. by Amil Baker, Jr.

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

Location: On the north side of Marbach Road, east of Meadow Way

Zoning: C-2 NA Commercial, Non-Alcoholic Sales District

Proposed Use: Retail

APPLICANT'S PROPOSAL:

To defer platting for **1.518** acres consisting of **1** non-single family lot.

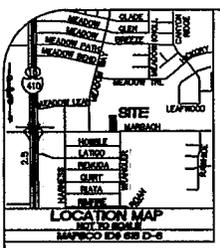
APPLICANTS REQUEST:

The applicant is requesting a building permit prior to plat approval and recordation in accordance with the City of San Antonio's Unified Development Code Section 35-434. The applicant states that Dollar General has timelines that they are required to meet and failure to meet these timelines could jeopardize the development of the site.

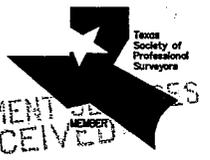
STAFF RECOMMENDATION:

The Director of Planning and Development Services recommends **approval** of the plat deferral with the following conditions:

1. No Certificate of Occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no building permit is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.



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



STATE OF TEXAS
 COUNTY OF BEKAR
 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 BAKER SURVEYING, INC. UNDER MY SUPERVISION.

PRELIMINARY
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 100040

- LEGEND**
- 1. BUILDING SETBACK LINE _____ B.S.L.
 - 2. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT _____ C.E.T.V.E.
 - 3. PROPOSED FINISHED CONTOUR _____ FEEL
 - 4. FOUND 1/2" IRON PIN _____ I.P.
 - 5. 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION _____ C.P.

OWNER: PLAZA LAND HOLDINGS, L.P. - DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEKAR

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, ACKNOWLEDGED TO ME THAT HE IS 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., 2008.

DEVELOPMENT RECEIVED
 2010 FEB 25 AM 10:53

NOTARY PUBLIC
 BEKAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEKAR

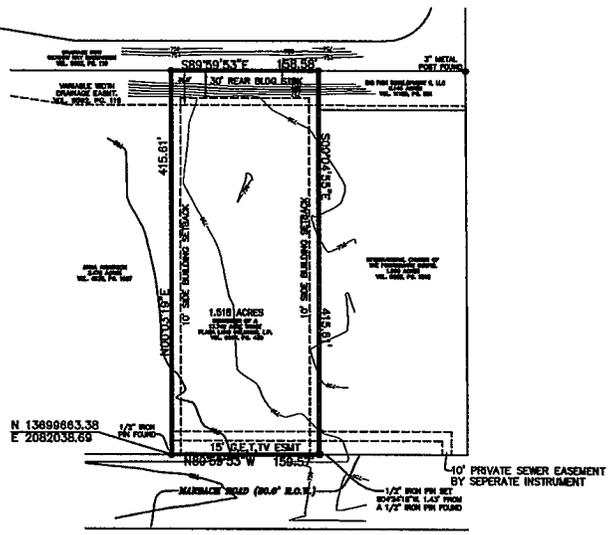
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING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

LICENSED PROFESSIONAL ENGINEER

SCALE
 1"=100'

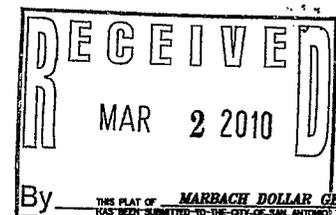
NOTES:

- 1) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY REDUCE 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", "WATER EASEMENT", "SEWER EASEMENT", "WATERMOUND EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING, AND ERECTING POLES, LIGHTING POLES OR BURNING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH DRINKERS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 3) ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE OBLIGATED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 4) SUBJECT PROPERTY IS CURRENTLY ZONED AS C20A (COMMERCIAL, NONALCOHOLIC SALES).
- 5) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 6) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING". ALL PINS ARE TO BE SET UPON COMPLETION OF CONSTRUCTION.
- 8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
- 9) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE. (30-304)(2)(3-4)
- 10) PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 11) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
- 12) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
- 13) THE MAINTENANCE OF THE WATER QUALITY PONDS AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE RETENTION BASIN EASMT, OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEKAR COUNTY.



DOOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING AND ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG MARGACH ROAD BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 158.57'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TDOOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



By _____ THIS PLAT OF **MARBACH DOLLAR GENERAL - LOT 1** HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE CITY ENGINEERING DEPARTMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 2008.

BY _____ DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

BAKER SURVEYING, INC.

SUBDIVIDER & LAND OWNER:
 NAME: PLAZA LAND HOLDINGS, L.P.
 9123 VALLEY CHAPEL LN
 DALLAS, TX 75220-5052

CIVIL ENGINEER:
 NAME: LEYD CIVIL AND STRUCTURAL ENGINEERS
 ADDRESS: 718 South 30th Street
 Birmingham, Alabama 35233

LEYD Civil and Structural Engineers



SUBDIVISION PLAT ESTABLISHING

MARBACH DOLLAR GENERAL - LOT 1

SURVEY OF A 1.518 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS OUT OF THE JOHN W. McCAMELY SURVEY NO. 70, ABSTRACT NO. 470, COUNTY BLOCK 4021, M.C.B. 15363, BEING OUT OF A 17.742 ACRE TRACT OF LAND CONVEYED TO PLAZA LAND HOLDINGS, L.P. OF RECORD IN VOLUME 6007, PAGE 438, OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS.

SHEET 1 OF 1

STATE OF TEXAS
 COUNTY OF BEKAR

I 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 _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2008.
 COUNTY CLERK, BEKAR COUNTY, TEXAS

BY _____ DEPUTY

2010 FEB 25 AM 10:53 - MARBACH DOLLAR GENERAL - LOT 1 - PLAT NO. 100040

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 6 March 24, 2010

PFEIFFER LEE TRACT
SUBDIVISION NAME

MAJOR PLAT

080290
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 B-4

OWNER: Pfeiffer / Lee J.V, by Steven Q. Lee

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

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

Date filed with Planning Commission: Pending

Location: On the west side of IH 10, north of Ranchland View

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Commercial

Major Thoroughfare: IH 10 is a Freeway

APPLICANT'S PROPOSAL:

To plat 18.97 acres consisting of 2 non-single family lots.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin;
- Will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order)

The engineer acknowledged receiving the Military's letter and indicated the Military's letter will be provided to the owner for consideration with future development plans.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

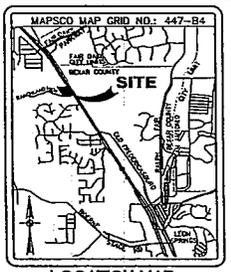
- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

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

STAFF RECOMMENDATION:

Pending



- SURVEY NOTES:**
- 1/2" BROWN BARS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION POINT.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS MUST BE ROTATED 00°48'24" COUNTERCLOCKWISE TO MATCH NAD 83.

STREETSIDE PERMIT:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A TRAIL (2008) PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

WASTE WATER FEE NOTE:
THE NUMBER OF EQUIPMENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER DEVELOPMENT SERVICES DEPARTMENT.

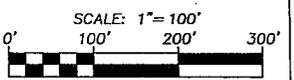
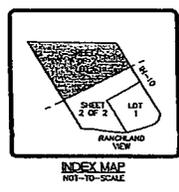
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

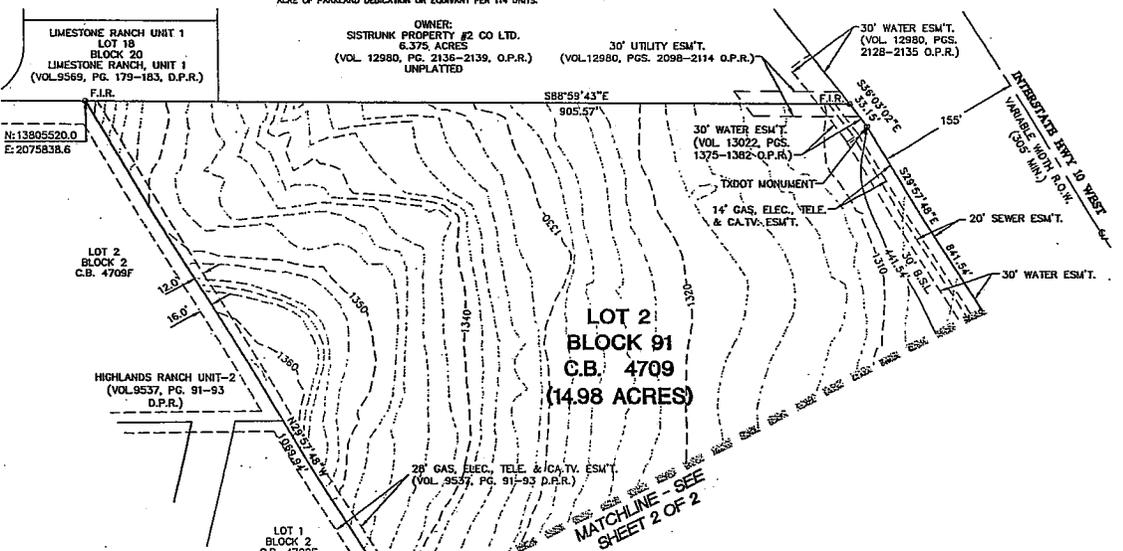
UTILITIES NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRAINWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM ACCESS POINT TOTAL OF TWO ACCESS POINTS AT 9'-10' BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 874.8'.
4. IF SERVICES ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

LEGEND

ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.TV.	CABLE TELEVISION
ESMT.	EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.A.A.E.	VEHICULAR HIGH-ACCESS EASEMENT
D.P.R.	DEED RECORDS OF BEAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
D.P.A.	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
---	EXISTING Z CONTOURS
---	100 YEAR FLOODPLAIN



- C.P.S. NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE ESSENTIAL AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, ADJUSTING, PATROLLING, AND ERECTING POLES, HANGARS OR BURNING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS AS EACH WITH ITS RESPECTIVE APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS. THE RIGHT TO RELOCATE SUCH FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL Wires, CABLES, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THEREOF, IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENT, WATER RIGHT, OR OTHER TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



- GENERAL NOTES:**
1. THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURES (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF PFEIFFER LEE OR THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1 SHALL BE 1251 AND MINIMUM FINISHED FLOOR ELEVATION FOR LOT 2 SHALL BE 1256.
 3. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS: UDC 35-506 (1)(3).
 4. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(4)(5).
 5. A PORTION OF THE TRACT IS BELOW GRADE ELEVATION WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS BELOW 1425 FEET ELEVATION, THE BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE LOT, AN APPROVED TYPE PRESSING REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
 6. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OUT OF THE PLAT WITH OUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DEPARTMENT OF MUNICIPAL SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER: PFEIFFER LEE JV.
BY: PAT DEELY, AUTHORIZED AGENT
9701 ISSA ROAD
SAN ANTONIO, TX 78218 (210) 804-4383

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Pat Deely, 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 4th DAY OF March, A.D. 2010.

Di Thiele
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

J. M. At
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

Paul
REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION PLAT OF
PFEIFFER LEE TRACT

AN 18.97 ACRE TRACT OF LAND IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, OUT OF THE REMAINING PORTION OF A CALLED 48.392 ACRE TRACT, CONVEYED TO PFEIFFER LEE JOINT VENTURE IN WARRANTY DEED RECORDED IN VOLUME 5091, PAGES 552-556 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, BEAR COUNTY, TEXAS.

THIS PLAT OF PFEIFFER LEE TRACT WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN ACCORDANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____, 20____.

ATTEST:

COUNTY CLERK, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

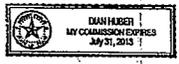
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF,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

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS



RECEIVED
10 MAR 11 PM 2:45
LAND DEVELOPMENT SERVICE DIVISION

PFEIFFER LEE TRACT



REPLY TO
ATTENTION OF

Office of the Commander

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

JAN 07 2009

PLANNING &
DEVELOPMENT SERVICES
DEPARTMENT

2009 JAN 27 A 7:51

DIRECTOR'S OFFICE

01-16-09 P02
01-16-09 P02:48 IN

T.C. Broadnax,
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's December 18, 2008 notification on Plat 080290 Pfeiffer Lee Tract, a 19 acre commercial development about 2.8 miles northwest of Camp Bullis northwest of Leon Springs on the western side of Interstate 10. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of golden-cheeked warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. From analysis of overhead imagery, it appears this tract contains mature woodlands which could support potential habitat for golden-cheeked warblers.

The tract is within the Camp Bullis 3 mile light zone of concern. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

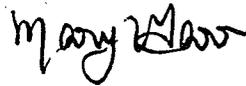
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:



(1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin and (3) commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

A handwritten signature in black ink that reads "Mary E. Garr". The signature is written in a cursive, slightly slanted style.

Mary E. Garr
Colonel, US Army
Garrison Commander



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

RECEIVED
10 MAR 16 PM 2:45

March 11, 2010

LAND DEVELOPMENT
SERVICES DIVISION

Mr. Larry Odis
Planner, Land Entitlements
Planning and Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: Pfeiffer/Lee Tract – Plat # 080290

Dear Mr. Odis:

Please accept this letter acknowledging receipt of the letter dated January 7, 2009 from the Department of the Army to the City of San Antonio pertaining to the above referenced project. This letter will be provided to the owner for consideration with future development plans.

We appreciate your comments and look forward to working with you in the future.

Sincerely,

~~Pape-Dawson~~ Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration #470

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

P:\64\30\10\Word\Letters\100309A1.doc

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 7 March 24, 2010

SCOTT'S FOREST
SUBDIVISION NAME

060285
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 652 C-5

OWNER: Andre Bezuidenhout

ENGINEER: SIA Engineering, Inc., Sia Sayyadi

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

Location: South of Chandler Road, west of W. W. White Road

Plat status: The Planning Commission approved this plat on April 11, 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:

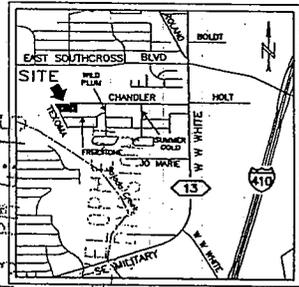
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

RECEIVED



GENERAL NOTES

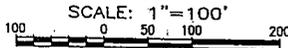
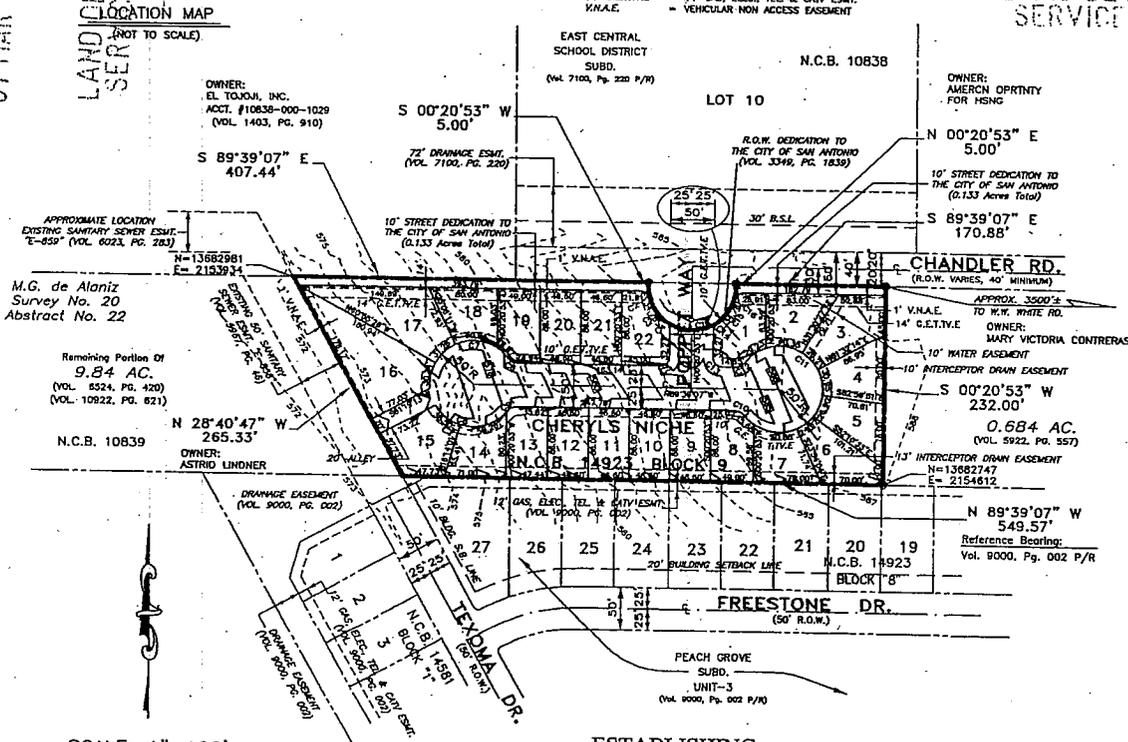
- PROPERTY CORNERS:
○ - INDICATES 1/2" IRON PIN FOUND
● - INDICATES 1/2" IRON PIN SET w/ SIA ENG. CAP, UNLESS OTHERWISE NOTED
- EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 1 FOOT.
- BASIS OF BEARINGS:
VOLUME 8000, PAGE 002
- N.A.D. 83 STATE PLANE COORDINATES

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	137.08	50.00	7.75	180°00'00"	100.00
C2	13.18	10.00	7.75	75°31'21"	12.25
C3	34.76	50.00	18.12	39°50'14"	34.07
C4	9.48	10.00	5.13	54°18'53"	9.13
C5	15.71	10.00	10.00	90°00'00"	14.14
C6	13.62	15.00	7.32	52°01'12"	13.16
C7	129.61	50.00	177.40	148°31'08"	96.25
C8	97.76	50.00	74.37	112°01'37"	82.92
C9	13.62	15.00	7.32	52°01'12"	13.16
C10	13.62	15.00	7.32	52°01'12"	13.16
C11	247.87	50.00	39.04	284°02'25"	61.54
C12	13.62	15.00	7.32	52°01'12"	13.16
C13	15.71	10.00	20.00	90°00'00"	14.14
C14	9.48	10.00	5.13	54°18'53"	9.13
C15	34.76	50.00	18.12	39°50'14"	34.07
C16	13.18	10.00	7.75	75°31'21"	12.25

B.S.L. = BUILDING SETBACK LINE

14' G.E.T.I.V.E. = 14' GAS, ELECT., TEL. & CABLE EASEMENT

V.N.A.E. = VEHICULAR NON ACCESS EASEMENT



ESTABLISHING SCOTT'S FOREST SUBDIVISION

3.188 ACRES TRACT OUT OF 9.84 ACRES TRACT OUT OF THE M.G. DE ALANIZ SURVEY NO. 20, ABSTRACT 22, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 6524, PAGE 420 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF LOT H, NEW CITY BLOCK 10839, BEXAR COUNTY, TEXAS.



SIA ENGINEERING, INC. 438 W. MAPLEWOOD SAN ANTONIO, TEXAS 78216-6203 (210) 341-5500 FAX (210) 308-0662

JOB NO.: 09044 DATE: JULY 27, 2008

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

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

NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 ENTRY AND ACCESS OVER OWNER'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. NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(3)(2)-5-40).

PLAT NO. 060285

THIS PLAN OF SCOTT'S FOREST SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

STATE OF TEXAS COUNTY OF BEXAR

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

SUBDIVIDER/OWNER: ANDREW BEZUIDENHOUT 8058 WINDMILL RD., #140 SAN ANTONIO, TEXAS 78220

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEAR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT, AND CONSENTS THERON EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

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

C.P.S. NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND 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," "ANCHOR EASEMENT," "UTILITY EASEMENT," AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND OPERATING POLES, WIREWAYS OR BURNING WIRE, CABLES, CONDUIT, FACILITIES OR INFRASTRUCTURES, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EXTENT OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY DEPUTY

DEVELOPMENT SERVICES
RECEIVED

Case Manager:
Luz Gonzales

2010 FEB 22 AM 10:33

February 22, 2010

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

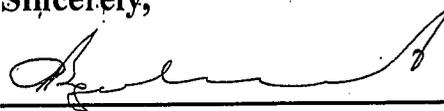
RE: **Plat No. 060285**
Scott's Forest Subdivision
Recordation Extension Request

Dear Ms. Carol:

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

Thank you for your consideration in this matter.

Sincerely,



Andre Bezuidenhout

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 8 March 24, 2010

FOSTER MEADOWS UNIT-13D
SUBDIVISION NAME

060637
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 653 B-3

OWNER: En Seguido, Ltd, by Ronald Brazell

ENGINEER: Harry Jewett Associates, by Harry B. Jewett III, P.E.

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

Location: Near the intersection of Sinclair Road and Glacier Lake.

Plat status: The Planning Commission approved this plat on April 11, 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:

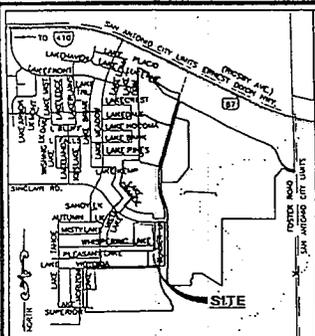
The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

OWNER/SUBDIVIDER:
 EN SEGUIDO, LTD
 8520 N. NEW BRAUNFELS STE. 400
 SAN ANTONIO, TEXAS 78217
 (210) 805-9402



LOCATION MAP
 SCALE: NOT TO SCALE

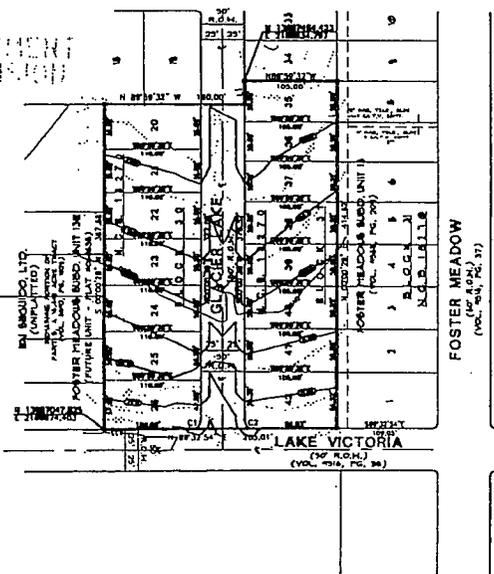


GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

07 MAR 26 PM 1:26

LAND DEVELOPMENT
 SERVICE DIVISION

CURVE	LENGTH	RADIUS	TOG	DELTA	CH. BEARING	CHORD
C1	13.84	10.00	9.87	162.21	S 82.17° E	14.99
C2	13.87	10.00	10.00	180.00	S 82.17° E	14.99



ALL PROPERTY CORNERS ARE SET
 1/2" FROM MOOR UNLESS OTHERWISE
 NOTED.

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY POWER SERVICE) IS NEARLY REDUCED TO THE EXISTING AND PROPOSED LOTS FOR PUBLIC
 USE DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT
 AS TO THE EXISTING AND PROPOSED FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT
 THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRS, REPLACEMENT
 OR RECONSTRUCTION OF THE EXISTING AND PROPOSED FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT
 THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRS, REPLACEMENT
 OR RECONSTRUCTION OF THE EXISTING AND PROPOSED FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT
 THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRS, REPLACEMENT
 OR RECONSTRUCTION OF THE EXISTING AND PROPOSED FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS
 EASEMENTS WHEN SUCH ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

NEAR DRIVEWAYS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE
 TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE
 TELEVISION FACILITIES ARE PROPOSED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDM NOTE: THE NUMBER OF WATER AND/OR FINISHED FLOOR ELEVATIONS MUST BE
 WASTEWATER ELEVATIONS OVERFLOW LINES (EOL) A MINIMUM OF 18" HIGHER THAN
 THE FLOOR FINISH ELEVATION OF THE ADJACENT GRADE.
 THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

BASED ON BEARING IS BASED ON STATE PLANK
 COORDINATES TEXAS SOUTH CENTRAL ZONE.

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.

HARRY B. JEWETT III
 33107
 REGISTERED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
 STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND
 BY: **HARRY B. JEWETT III, R.L.S.**

REGISTERED PROFESSIONAL LAND SURVEYOR

MANUFACTURED HOUSING IS ALLOWED IN ACCORDANCE WITH AN AGREED UPON IN CAUSE
 NO. 2000-01-17853, 57TH DISTRICT COURT, BEXAR COUNTY, TEXAS ENTERED ON 12/14/2000.

SUBDIVISION PLAT
 ESTABLISHING
FOSTER MEADOWS SUBDIVISION, UNIT 13D
 MANUFACTURED HOME SUBDIVISION

ESTABLISHING A 2.423 ACRE TRACT, LOTS 35-42, BLOCK 31 AND LOTS 20-26, BLOCK 30,
 N.C.B. 18270, OUT OF A 16.442 ACRE TRACT AND BEING OUT OF TRACT 811, A
 288.785 ACRE TRACT, PART 5 A 16.442 ACRE TRACT, OF THE M. MONTOYA SURVEY
 NO. 21, ABSTRACT NO. 469, C.B. 5132, AS RECORDED IN VOL. 8892, PG. 1025, OF
 THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER

THIS PLAT OF FOSTER MEADOWS SUBDIVISION, UNIT 13D HAS BEEN SUBMITTED
 TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
 SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ___ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY
 OF _____, 20__.

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

HARRY JEWETT ASSOCIATES
 Engineers • Planners • Consultants

307 West Koenigsley San Antonio, TX 78206-3409 (210) 737-3417 (866) 737-3417 Fax (210) 737-6384

108 Old Court Laredo, TX 78041-2276 (956) 794-9166 (877) 791-3156 (956) 791-9166 Fax

Z:\05112\dwg\05112.dwg, 2/7/2007 9:42:36 AM, std5000.pc3, MKW

En Seguido, Ltd.
8620 N. New Braunfels, Suite 400
San Antonio, TX 78217
O: 210.805.9402
F: 210.805.9404

RECEIVED
MARCH 15 2010
LAND DEVELOPMENT
SERVICES DIVISION

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

RE: Plat No. 060637
Foster Meadows Subdivision/Unit 13D
Performance Agreement Time Extension

Dear 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 (3) year time extension in order to complete the improvements as set out in the subdivision plat of Foster Meadows Subdivision/Unit 13D. This subdivision plat was approved by the Planning Commission on April 25, 2007.

The Foster Meadows Subdivision is located in southeast San Antonio along Highway 87. The initial development of this subdivision was initiated in 1985 and it has been underway continuously. The recent economic downturn has created a condition that has delayed the absorption of our inventory of developed lots. An extension of time will allow us to determine the best time to move forward with this development.

Accompanying this letter, please find a completed variance request form, our check in the amount of \$ 350.00 and a copy of the approved subdivision plat. Please advise us if there is any additional action that is required on our part in conjunction with this time extension request.

Sincerely,



Sam Schaefer

March 3, 2010

enclosures (3)

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 9 March 24, 2010

FOSTER MEADOWS UNIT-13E
SUBDIVISION NAME

060638
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 653 B-3

OWNER: En Seguido, Ltd, by Ronald Brazell

ENGINEER: Harry Jewett Associates, by Harry B. Jewett III, P.E.

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

Location: Near the intersection of Sinclair Road and Vista Lake.

Plat status: The Planning Commission approved this plat on April 25, 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).

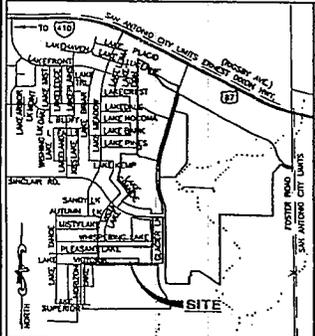
DISCUSSION:

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

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

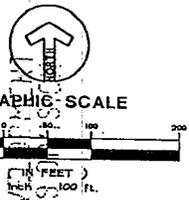
STAFF RECOMMENDATION:

Approval



LOCATION MAP
SCALE: NOT TO SCALE

IMPACT FEE PAYMENT WHICH THE PAYMENT OF WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AS A CONDITION OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



ALL PROPERTY CORNERS ARE SET 1/2" FROM ROOD UNLESS OTHERWISE NOTED.

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, has read and understands the contents of this plat and has agreed to the use of the public, except areas identified as private, for streets, alleys, parks, watercourses, drainage easements and public places thereon shown for the purpose and consideration therein expressed.

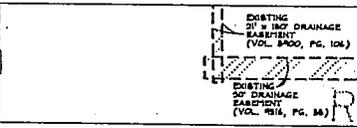
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

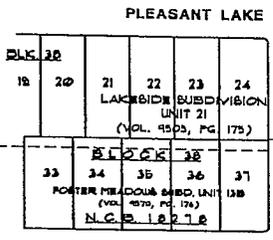


AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN PLAT KNOWN AS FOSTER MEADOWS SUBDIVISION, UNIT 13E RECORDED IN VOL. 806, PG. 38 AND LAKESIDE SUBDIVISION, UNIT 13E RECORDED IN VOL. 890, PG. 106 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

1. NOTE NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WERE EXISTING SHALL BE PLACED WITHIN THE LINES 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 PROCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LINES OF SAID DRAINAGE EASEMENTS AND TO MAKE EASEMENTS.

2. NOTE MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED BY AT LEAST (8) INCHES ABOVE FINAL ADJACENT GRADE. (23-304 (C)(2) P-3-40)

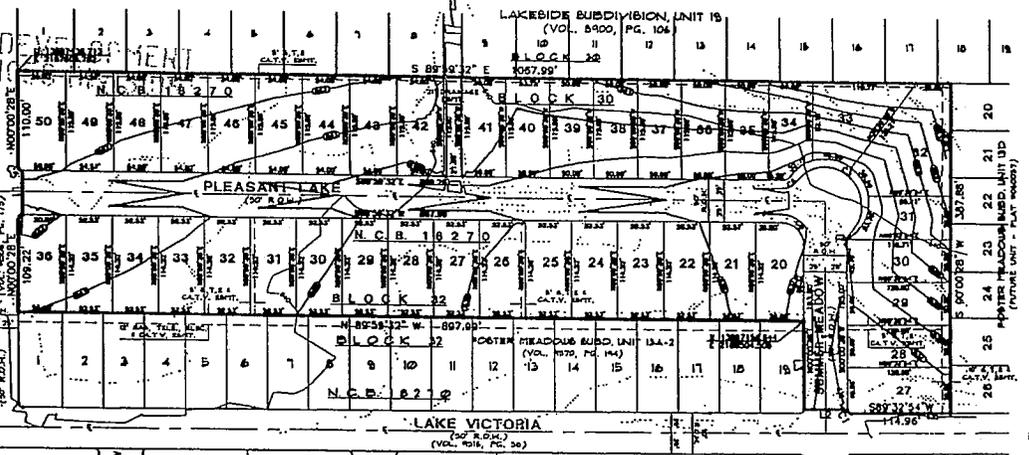


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2 PH 3:43

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TAN DELTA, CH. BEARING, CHORD

LINE TABLE with columns: LINE, LENGTH, BEARING

OWNER/SUBDIVIDER:
EN SEGUIDO, LTD.
9820 N. NEW BRAUNFELS STE. 400
SAN ANTONIO, TEXAS 78217
(210) 805-9402



EN SEGUIDO, LTD.
(UNPLATTED)
RETAINING PORTION OF
PART 5, A 42.455 ACRE TRACT
(VOL. 849, PG. 1025)

MANUFACTURED HOUSING IS ALLOWED IN ACCORDANCE WITH AN AGREED ORDER IN CASE NO. 2000-CD-17663, 57TH DISTRICT COURT, BEXAR COUNTY, TEXAS ENTERED ON 12/14/2000.



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE GAS AND ELECTRICITY SUPPLY FOR THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "FIRE EASEMENT," "UTILITY EASEMENT" AND "TRAVELER EASEMENT" FOR THE PURPOSES OF THE PLAT. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRING, REPLACING, OPERATING AND ELECTRIC, WATER, SEWER, GAS, TELEPHONE, CABLE, AND FOR THE PROTECTION OF THE PLAT FROM OVERHEAD AND UNDERGROUND LINES, THE RIGHT OF EGRESS OR ACCESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LINES OF SAID DRAINAGE EASEMENTS AND TO MAKE EASEMENTS. IT IS AGREED SAID EGRESS AND ACCESS SHALL BE PROVIDED BY THE CITY OF SAN ANTONIO.

ANY CITY SANITARY LINES RESULTING FROM MODIFICATIONS REQUIRED BY CITY ENGINEER, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE POSITION OF PERSONS DESIGN RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS FROM LOTS AND ARE TO BE PAID FOR BY THE USER UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROVIDED ON EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DRINKING LINES (LINES) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPER/OWNER.

NO USE OF GRAVITY IS BASED ON STATE PLANE COORDINATES TOTAL SURVEY SYSTEM, ZONE 14N.

REPLAT & PLAT
ESTABLISHING
FOSTER MEADOWS SUBDIVISION, UNIT 13E
MANUFACTURED HOME SUBDIVISION

ESTABLISHING A 7.260 ACRE TRACT, LOTS 20-36, BLOCK 32 AND LOTS 27-50, BLOCK 30, N.C.B. 18270, OUT OF A 16.442 ACRE TRACT AND BEING OUT OF TRACT 811, A 288.785 ACRE TRACT, PART 5 A 18.442 ACRE TRACT, OF THE N. MONTROYA SURVEY NO. 21, ABSTRACT NO. 459, C.B. 5132, AS RECORDED IN VOL. 8892, PG. 1025, OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES
Engineers • Planners • Consultants
2413 North Basin Avenue
San Antonio, TX 78203-2820
(512) 732-4412
(512) 732-4413
(512) 732-4414
(512) 732-4415
(512) 732-4416
(512) 732-4417
(512) 732-4418
(512) 732-4419
(512) 732-4420

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 HARRY B. JEWETT III, R.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF FOSTER MEADOWS SUBDIVISION, UNIT 13E 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., 19____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK, OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., AT _____ M. AND I HAVE RECORDED THE SAME IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 19____

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

Z:\051531\dwg\051531\p1.dwg, 2/2/2007 9:42:02 AM, std5000.p3, MKW

En Seguido, Ltd.
8620 N. New Braunfels, Suite 400
San Antonio, TX 782 RECEIVED
O: 210.805.9402 10 MAR -2 PM 4: 15
F: 210.805.9466

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

LAND DEVELOPMENT
SERVICES DIVISION

RE: Plat No. 060638
Foster Meadows Subdivision/Unit 13E
Performance Agreement Time Extension

Dear 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 (3) year time extension in order to complete the improvements as set out in the subdivision plat of Foster Meadows Subdivision/Unit 13E. This subdivision plat was approved by the Planning Commission on April 11, 2007.

The Foster Meadows Subdivision is located in southeast San Antonio along Highway 87. The initial development of this subdivision was initiated in 1985 and it has been underway continuously. The recent economic downturn has created a condition that has delayed the absorption of our inventory of developed lots. An extension of time will allow us to determine the best time to move forward with this development.

Accompanying this letter, please find a completed variance request form, our check in the amount of \$ 350.00 and a copy of the approved subdivision plat. Please advise us if there is any additional action that is required on our part in conjunction with this time extension request.

Sincerely,


Sam Schaefer

March 3, 2010

enclosures (3)

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

CHAMPIONS PARK UNIT-3
SUBDIVISION NAME

060650
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 A8

OWNER: Legacy Homes by Steve Harding

ENGINEER: Pape-Dawson Engineers by Jon Adame, P.E.

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

Location: West side of Loop 1604, north of Highway 90

Plat status: The Planning Commission approved this plat on April 11, 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).

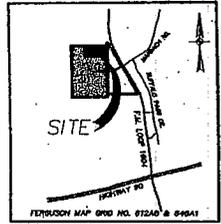
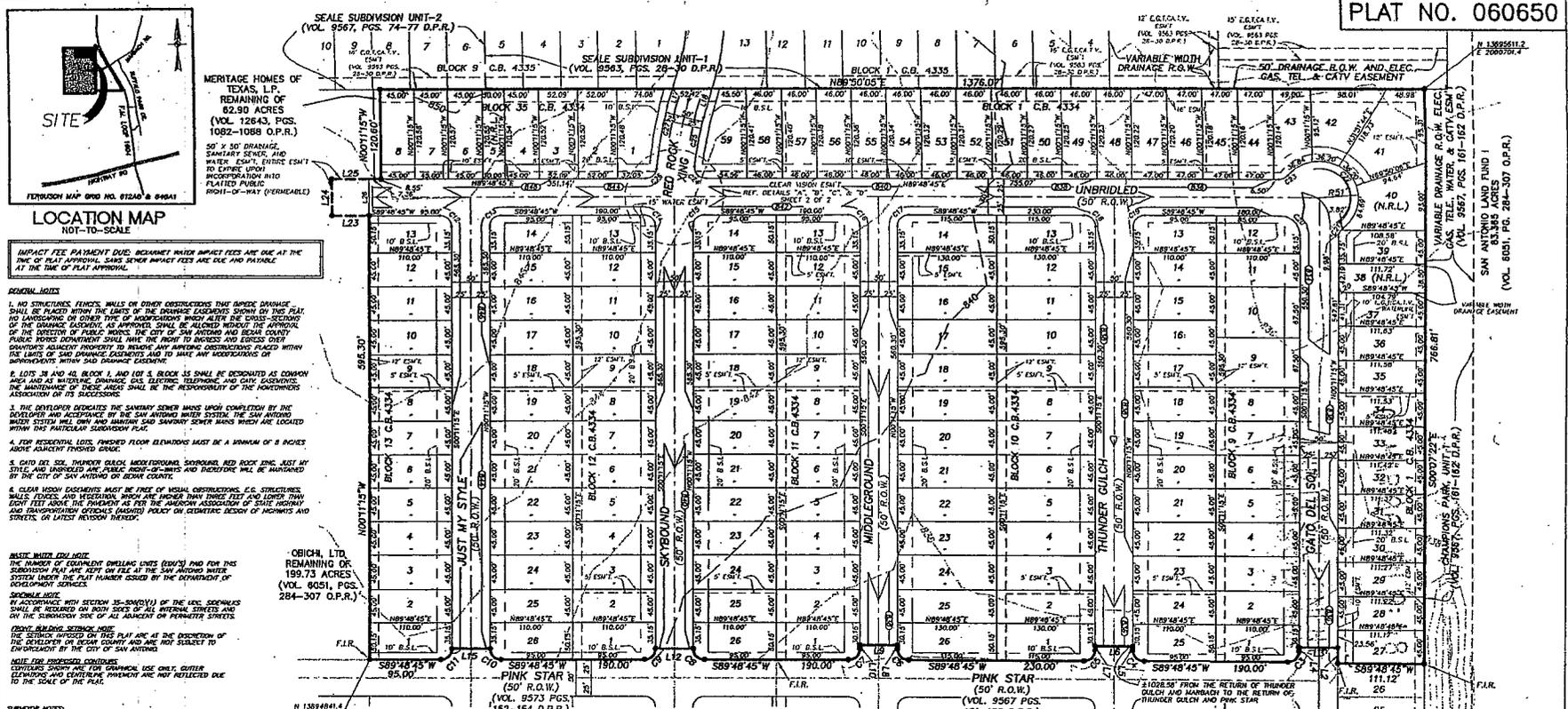
DISCUSSION:

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

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

STAFF RECOMMENDATION:

Approval



LOCATION MAP NOT-TO-SCALE

IMPACT FEE PAYMENT DUES... BEYOND WHICH IMPACT FEES ARE DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL.

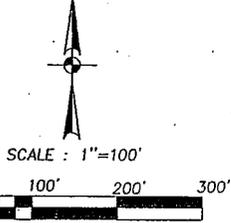
GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE... 2. LOTS 28 AND 42... 3. THE DEVELOPER... 4. FOR RESIDENTIAL LOTS... 5. CLEAR WIDTH... 6. CLEAR WIDTH... 7. CLEAR WIDTH... 8. CLEAR WIDTH... 9. CLEAR WIDTH... 10. CLEAR WIDTH... 11. CLEAR WIDTH... 12. CLEAR WIDTH... 13. CLEAR WIDTH... 14. CLEAR WIDTH... 15. CLEAR WIDTH... 16. CLEAR WIDTH... 17. CLEAR WIDTH... 18. CLEAR WIDTH... 19. CLEAR WIDTH... 20. CLEAR WIDTH... 21. CLEAR WIDTH... 22. CLEAR WIDTH... 23. CLEAR WIDTH... 24. CLEAR WIDTH... 25. CLEAR WIDTH... 26. CLEAR WIDTH... 27. CLEAR WIDTH... 28. CLEAR WIDTH... 29. CLEAR WIDTH... 30. CLEAR WIDTH... 31. CLEAR WIDTH... 32. CLEAR WIDTH... 33. CLEAR WIDTH... 34. CLEAR WIDTH... 35. CLEAR WIDTH... 36. CLEAR WIDTH...

CHAMPIONS PARK, UNIT 2 (VOL. 9573, PGS. 152-154 D.P.R.)

CHAMPIONS PARK, UNIT 1 (VOL. 9567, PGS. 161-162 D.P.R.)

CHAMPIONS PARK, UNIT 3 (VOL. 9573, PGS. 152-154 D.P.R.)

- LEGEND: ELEC. = ELECTRIC; TELE. = TELEPHONE; C.A.T.V. = CABLE TELEVISION; B.S.L. = BUILDING SETBACK LINE; F.I.R. = FOUND 1/2" IRON ROD; D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; N.R.L. = NON-RESIDENTIAL LOT; O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; FINISHED CONTOURS; UNDERGROUND; GAS, TELEPHONE, CABLE T.V., & OVERHEAD; DRAINAGE; SEE C.P.S. NOTES; COUNTY BLOCK



STATE OF TEXAS COUNTY OF BEAR OCHIL, LTD. BEYOND ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS...

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 LAID OUT 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.

Ruk Wool LICENSED PROFESSIONAL ENGINEER

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

PAPE-DAWSON ENGINEERS REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CHAMPIONS PARK, UNIT 3 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 MAY, 2007.

SUBDIVISION PLAT OF CHAMPIONS PARK, UNIT 3

BEING 24.33 ACRE TRACT OF LAND OUT OF A 62.90 ACRE TRACT CONVEYED TO MERRITAGE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12643, PAGES 1082-1088 AND OUT OF THE REMAINING OF A 199.73 ACRE TRACT CONVEYED TO OCHIL, LTD., AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOL. 10722 PAGES 1625-1629 SOUTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE WILLIAM PAGE SURVEY NUMBER 188, ABSTRACT 594, COUNTY BLOCK 4334 OF BEAR COUNTY, TEXAS.



William A. Pierce NOTARY PUBLIC BEAR COUNTY, TEXAS

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

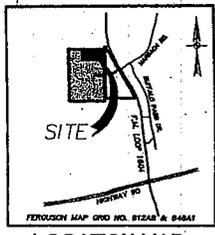
STATE OF TEXAS COUNTY OF BEAR BEYOND ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF MAY, 2007.

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT. ON THIS DAY OF 2007.

ATTESSED: COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEAR

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 SAID COUNTY. IN BOOK VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. COUNTY CLERK, BEAR COUNTY, TEXAS DEPUTY





IMPACT FEE PAYMENT DUES: HERITAGE HOMES IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL. SAN ANTONIO IMPACT FEES ARE DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL.

GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT MIGHT OBSTRUCT... 2. THE DEVELOPER DISMISSES THE SANITARY SEWER MAINS... 3. FOR RESIDENTIAL LOTS, FINISHED FLOOR FINISHING MUST BE A MINIMUM OF 8 INCHES ADJACENT FINISHED GRADE...

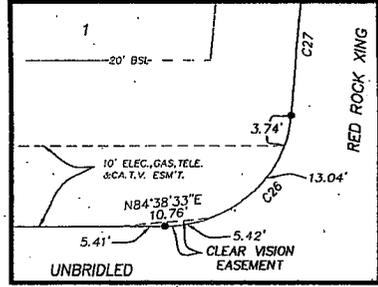
FRONT BEARING SETBACK NOTE: THE SETBACK SPECIFIED ON THIS PLAT IS AT THE BEGINNING OF THE ADJUSTER OF BEAR COUNTY AND NOT TO BE CONSIDERED AN ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CONCRETE DRIVE AND SIDE DRIVE: CONCRETE DRIVE AND SIDE DRIVE SHALL BE CONSTRUCTED TO THE SCALE OF THE PLAT. 2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM...

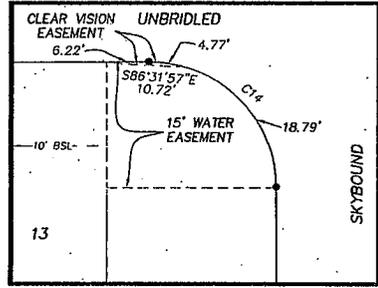
C.C.S. NOTES: 1. THE CITY OF SAN ANTONIO as part of its electric and gas system (EIS Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas depicted on this plat as Electric Easement, Gas Easement, Telephone Easement, Service Easement, Ducting Easement, Utility Easement, and Telephone Easement...

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 BOUNDARY 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.

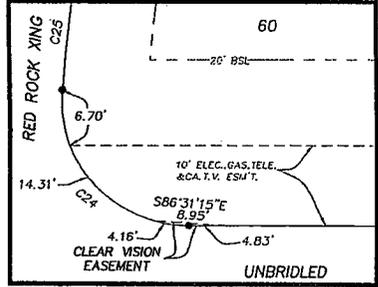
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPER-DAWSON ENGINEERS INC.



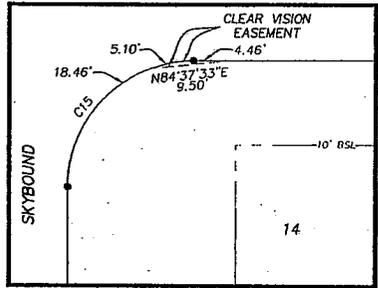
CLEAR VISION EASEMENT DETAIL "A" SCALE: 1" = 10'



CLEAR VISION EASEMENT DETAIL "C" SCALE: 1" = 10'



CLEAR VISION EASEMENT DETAIL "B" SCALE: 1" = 10'



CLEAR VISION EASEMENT DETAIL "D" SCALE: 1" = 10'

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include L1 through L26 with various measurements and bearings.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING, RADIAL BEARING. Rows include C3 through C27 with various curve data.

OWNER/DEVELOPER: HERITAGE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP MANAGER: STEVE BARKER, 382 PARRANOS PARKWAY, SUITE 300 SAN ANTONIO, TX 78211 PHONE: 202-462-6045

PAPE-DAWSON ENGINEERS INC. REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CHAMPIONS PARK UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

SUBDIVISION PLAT OF CHAMPIONS PARK, UNIT 3

BEING 24.33 ACRE TRACT OF LAND OUT OF A 62.90 ACRE TRACT CONVEYED TO HERITAGE HOMES OF TEXAS, L.P. AND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12641, PAGES 1022-1028 AND OUT OF THE REMAINING OF A 199.73 ACRE TRACT CONVEYED TO ORCHID, LTD., AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOL. 10722 PAGES 1625-1629 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE WILLIAM PAGE SURVEY NUMBER 186, ABSTRACT 594, COUNTY BLOCK 4334 OF BEAR COUNTY, TEXAS.

- LEGEND: ELEC. = ELECTRIC, TELE. = TELEPHONE, C.A.T.V. = CABLE TELEVISION, B.S.L. = BUILDING SETBACK LINE, D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, N.R.L. = NON-RESIDENTIAL LOTS, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ESM'T. = 5' UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V. & OVERHANG EASEMENT, (SEE C.P.S. NOTES 1 & 5 AS THEY PERTAIN TO DRIVEWAYS, STEPS AND ROOF OVERHANGS), C.B. = COUNTY BLOCK

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

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY UNDER THE AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME THAT THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF ME AND TWO OTHER DULY QUALIFIED WITNESSES.

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

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY UNDER THE AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME THAT THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF ME AND TWO OTHER DULY QUALIFIED WITNESSES.

STATE OF TEXAS COUNTY OF BEAR THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE DAY OF 20



LEGACY HOMES™

A MERITAGE CO.

March 4, 2010

Ms. Elizabeth Carol
Senior Management Analyst
Development and Business Service Center
1901 S. Alamo Street
San Antonio, Texas 78204

Re: Subdivision Plat Time Extension Request for
Champions Park Unit 3 Plat Number 060650

Dear Ms. Carol,

Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a three year time extension for the completion of improvements and subdivision plat approval for Champions Park, Unit 3, plat no. 060650, which was approved by the City of San Antonio Planning Commission on April 11, 2007 and by the Bexar County Commissioner's Court on June 5, 2007. Champions Park Unit 3 consists of 154 single family lots and is a part of the Champions Park MDP No. 770. Currently, Units 1, 2, 5 and 6 are existing.

We hope that you will consider and grant our request for a three year time extension (for completing of improvements) due to the harsh economic crisis that is currently preventing this subdivision from being completed at this time. Please contact me if you need any additional information. Enclosed is one copy of the subdivision plat and the \$300.00 fee.

Sincerely,



Steve Harding
Central Texas Division President
Ph. 210.402.6045 or 512.615.6424
Email: steve.harding@meritagehomes.com



**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 11 March 24, 2010

MNFA DEVELOPMENT
SUBDIVISION NAME

060809
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 C-8

OWNER: MNFA Development, by Clay Fallis

ENGINEER: Ford Engineering, Inc. Michael L. Perry, P.E.

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

Location: At the southeast corner of S.E. Military Drive and South Presa Street

Plat status: The Director of Planning and Development Services approved this plat on April 19, 2007. The plat has not been recorded.

APPLICANT'S REQUEST:

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

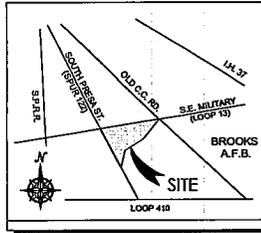
DISCUSSION:

The applicant states that due to the economic downturn, the remaining impact fees have not been paid. The following impact fees are required to be paid prior to recording this plat:

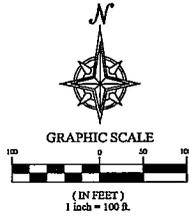
- Drainage impact fee in the amount of \$2,400.00
- Sewer impact fee in the amount of \$3,957.62.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE



- NOTES:**
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.
 2. ELEVATIONS ARE BASED ON NAVD 83.
 3. CURRENT ZONING IS "C2-RD-C".
 4. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
 5. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A SIRESCOPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 16-54.01 OF THE UNIFIED DEVELOPMENT CODE.
 6. OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE (U) (D).

FLOOD PLAIN NOTE:
THE PARCELS OF LAND SHOWN HEREON THIS SUBDIVISION PLAT ARE NOT INSIDE THE "SPECIAL FLOOD HAZARD AREAS" INDICATED BY THE 100-YEAR FLOOD AS DETERMINED BY THE FIRM MAP COMMISSION FILE NUMBER 48027C027 E LOUW DATED FEBRUARY 14, 1994, CITY OF SAN ANTONIO, TEXAS.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 55-59.01 (S).

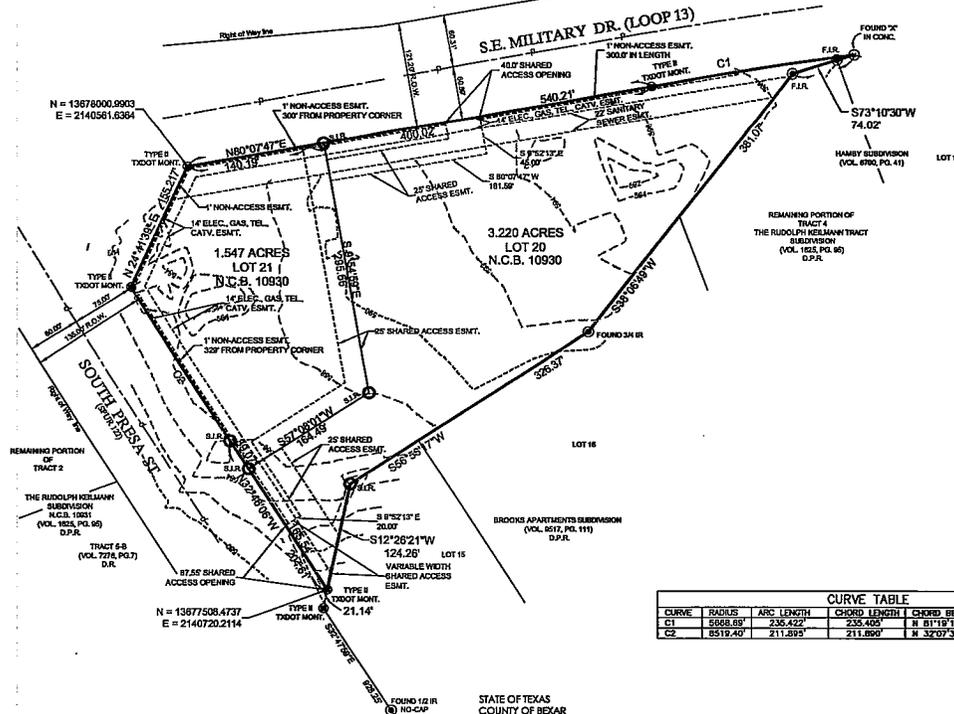
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS TO LOOP 13, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 725.83' AND ONE ACCESS POINT ALONG SPUR 123, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 416.82'. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

CPS NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DIRECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



- LEGEND:**
- F.L.R. = FOUND 1/2" IRON ROD
 - S.L.R. = SET 1/2" IRON ROD
 - EM.T. = EASEMENT
 - ELEC. = ELECTRIC
 - TEL. = TELEPHONE
 - CATV. = CABLE TELEVISION
 - R.S.L. = BUILDING SETBACK LINE
 - R.O.W. = RIGHT-OF-WAY
 - SET "X" = SET "X" IN CONCRETE WALKWAY
- ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED FORD ENG. INC.

RECEIVED
07 APR 07
MIDLAND
DIVISION
SUBDIVISION PLAT:
MNFA DEVELOPMENT

A 4.766 ACRES (207,594 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF NEW CITY BLOCK 10930, AND BEING 4.314 REMAINDER OUT OF A 6.455 ACRE PARCEL CONVEYED FROM ANNIE SCHALL TO THE STATE OF TEXAS ON NOVEMBER 17, 1941, BY DEED RECORDED IN VOLUME 1871, PAGES 598-599, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BRING A PORTION OF A 0.470 ACRES (PARCEL A) CONVEYED FROM ELZA ANN CLEGG TO THE STATE OF TEXAS ON NOVEMBER 16, 1941, BY DEED RECORDED IN VOLUME 1881, PAGES 186-187, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF A 0.038 ACRE (PARCEL B) OUT OF LOT 15, NEW CITY BLOCK 10930, BROOKS APARTMENTS SUBDIVISION, RECORDED IN VOLUME 9517, PAGE 111, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6668.59'	235.422'	235.405'	N 81°19'11" E	02°22'48"
C2	6519.40'	211.895'	211.895'	N 30°02'30" W	01°29'26"

OWNER/DEVELOPER:
MNFA DEVELOPMENT
16219 1/2 NORTH FREEWAY
HOUSTON, TEXAS 77090

STATE OF TEXAS
COUNTY OF BEXAR

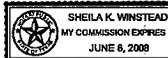
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____
DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

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

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



SHEILA K. WINSTEAD, NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN ACCORDANCE TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
REX L. HACKETT



REX L. HACKETT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR R.P.L.S. No. 5573

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 ARRANGEMENT LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



MICHAEL L. PERRY, P.E.
REGISTERED PROFESSIONAL ENGINEER P.E. No. 90259

STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

THIS PLAT OF MNFA DEVELOPMENT HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ 2007.

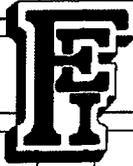
BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

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 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



FORD ENGINEERING, INC.

March 1, 2010

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

Re: Plat No. 060809
MFNA Development
Recordation Extension Request

Mr. Sanchez,

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, Ford Engineering, Inc. is respectfully requesting a three-year time extension for plat recordation on behalf of our client, MJF Land Development. The current plat expiration date for the plat recording is set for April 18, 2010.

Approval by the Director of Development Services was granted on April 19, 2007.

Due to the downturn in the economy, our client has encountered difficulty securing a buyer for this tract. Our client cannot afford to pay the remaining fees that are due in order to record the plat without having this property under contract for sale, which will ensure a quick return on this expense. The three-year extension will hopefully provide an additional timeframe by which our client will be able to financially complete this project.

Included with this request is the application for the time extension and the processing fee of \$300.00.

If you have any questions, please contact me at (210) 590-4777.

Sincerely



Lee Perry, P.E.
Ford Engineering, Inc.

Item No. 12
CITY OF SAN ANTONIO

**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Planning Commission

FROM: George H. Rodriguez, Assistant Director, Real Estate Section 

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

SUBJECT: S.P. No. 1458 – Request to close, vacate and abandon a portion of Wyoming Street Public Right of Way located between South Gevers and South Walters Streets adjacent to NCB 1455.

DATE: March 4, 2010

PETITIONER: Alamo Colleges
c/o Bain Medina Bain, Inc.
7073 San Pedro Avenue
San Antonio, TX 78216

Staff is requesting that this item be placed on the Planning Commission meeting agenda of March 24, 2010.

BACKGROUND

The petitioner (Alamo Colleges) is requesting the closure, vacation and abandonment of a portion of Wyoming Street Public Right of Way located between South Gevers and South Walters Streets adjacent to NCB 1455 as shown on attached Exhibit 'A'. The petitioner owns all of the abutting properties and if approved, will combine the proposed closure with their properties by re-platting for future development. Wyoming Street will not be immediately closed to vehicular traffic; however, in time a walkway will be developed in order to create a more pedestrian friendly environment within the St. Phillip's College campus. It should be noted that the southern portion of Mittman Street located adjacent and perpendicular to the proposed closure was vacated and abandon in 1991.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

MF

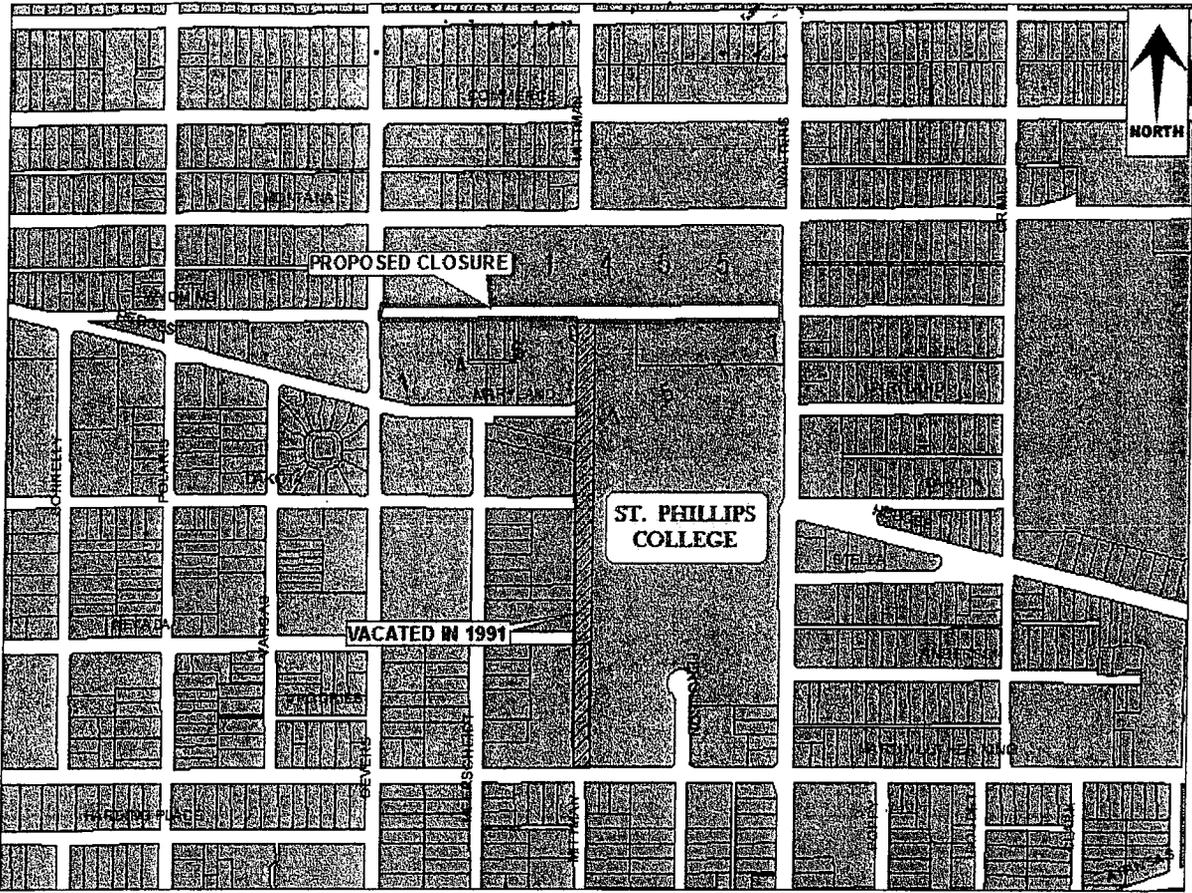
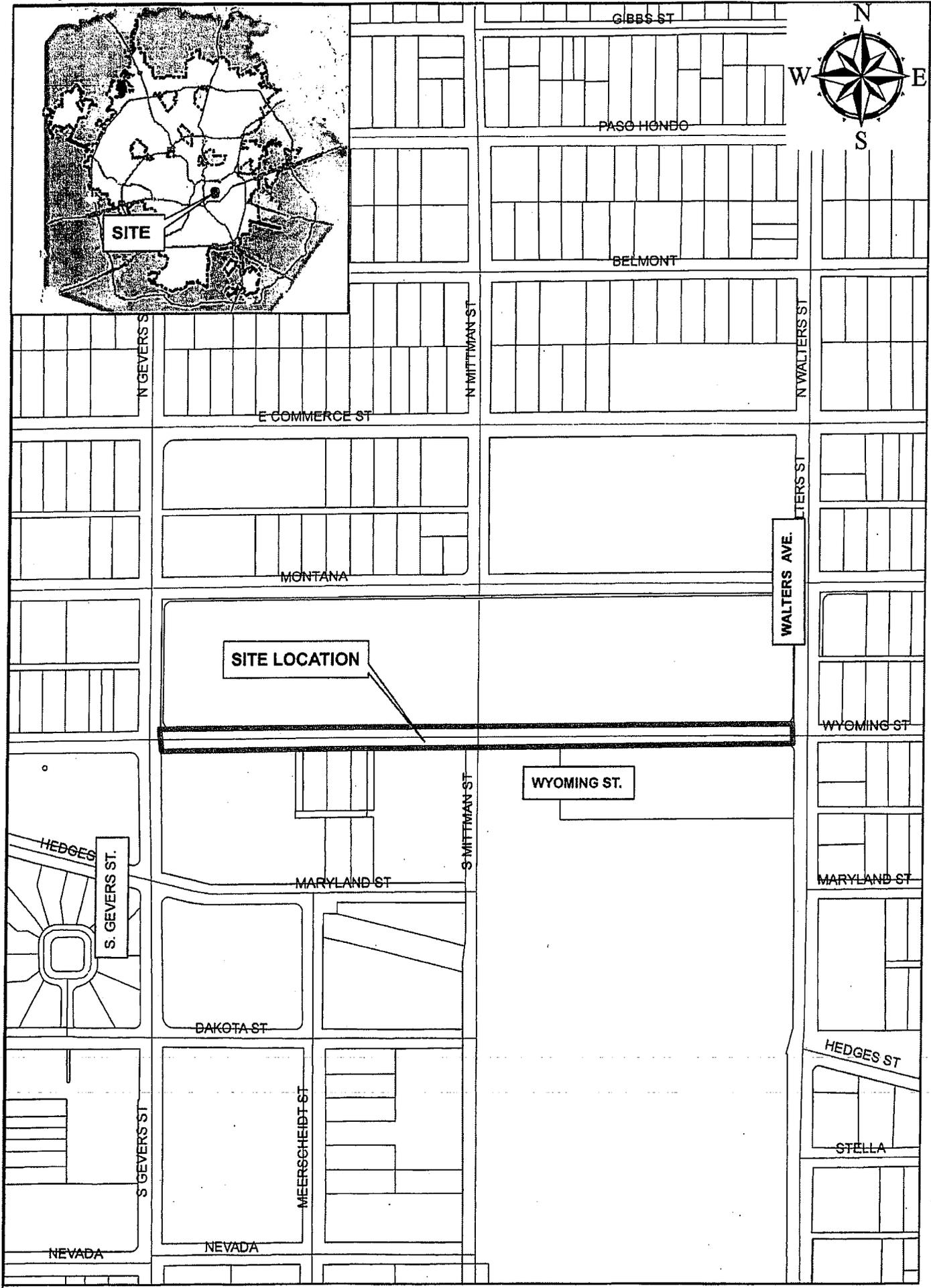
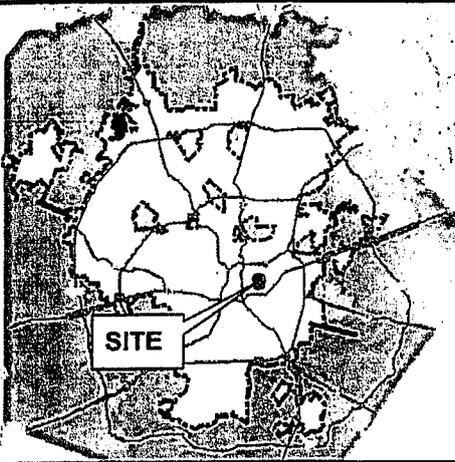


Exhibit "A"





CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

February 2, 2010

Alamo Community College District
c/o Bain Medina Bain, Inc.
Attn: Ruben Renteria
7073 San Pedro Avenue
San Antonio, TX 78216

Via Certified Mail
[7005 0390 0004 8335 8074]

Re: S.P. No. 1458 - Request to close, vacate and abandon a portion of Wyoming Street Public Right of Way located between South Gevers and South Walters Streets adjacent to NCB 1455.

Dear Mr. Renteria:

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

Planning & Development Services Department

- The site must be assembled with petitioner's property and platted in accordance with code.
- Maintain access to all structures for emergency vehicles as required by the International Fire Code - Fire lanes, hydrants, and hose lay distances.
- Provide expanded pedestrian walkway.

Public Works Department

- Storm Water Engineering: Retain as a drainage easement.
- Right of Way Management: Clearance from utility companies is acquired.

Fire Department

- Must maintain access to the hydrant in front of the new resource center building.
- The Fire Department must have parking access to the north side of the science building and the new resource center building, as well as the daycare center.

City Public Service Energy

- Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational; and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the City Public Service Board and at the sole expense of the petitioner.
- Gas facilities are not permitted to be underneath concrete or enclosed structures.

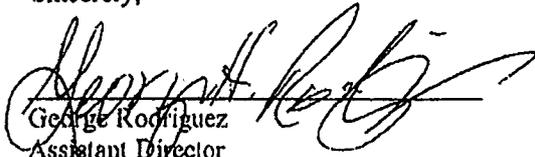
Capital Improvements Management Services

- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioner acknowledges that these properties will be accepted in its 'as is' condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- Petitioner agrees to remit a closure fee of \$98,194.00, which includes the assessed value of \$98,000.00 for the Public Rights of Way, a fee of \$144.00 for posting of signs notifying the public of the proposed street closure and \$50.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner less the fee for posting of signs.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, including the payment of the assessed closure fee, please have your client countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and closure fee, we will continue processing your request.

Sincerely,


George Rodriguez
Assistant Director
Real Estate Section

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By 

John W. Strybos, P.E.

Print Name

Associate Vice Chancellor
of Facilities

Title

2/8/2010

Date

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION
AND ABANDONMENT OF WYOMING STREET PUBLIC RIGHT
OF WAY LOCATED BETWEEN SOUTH GEVERS AND SOUTH
WALTERS STREETS ADJACENT TO NCB 1455.**

* * * * *

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

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

WHEREAS, Alamo Colleges filed an application requesting closure of a portion of Wyoming Street Public Right of Way located between South Gevers and South Walters Streets adjacent to NCB 1455; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of Wyoming Street Public Right of Way located between South Gevers and South Walters Streets.

SIGNED this 24th day of March, 2010

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

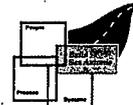
**City of San Antonio
Capital Improvements Management
Services Department**

March 24, 2010

Agenda Item

**Request to close, vacate and abandon a portion of
Wyoming Street**

Petitioner: Alamo Colleges



Planning Item

- Alamo Colleges is requesting the closure, vacation and abandonment of a total of 1.8064 acres (78,865 sq ft) of Wyoming Street adjacent to NCB 1455, located in Council District 2.

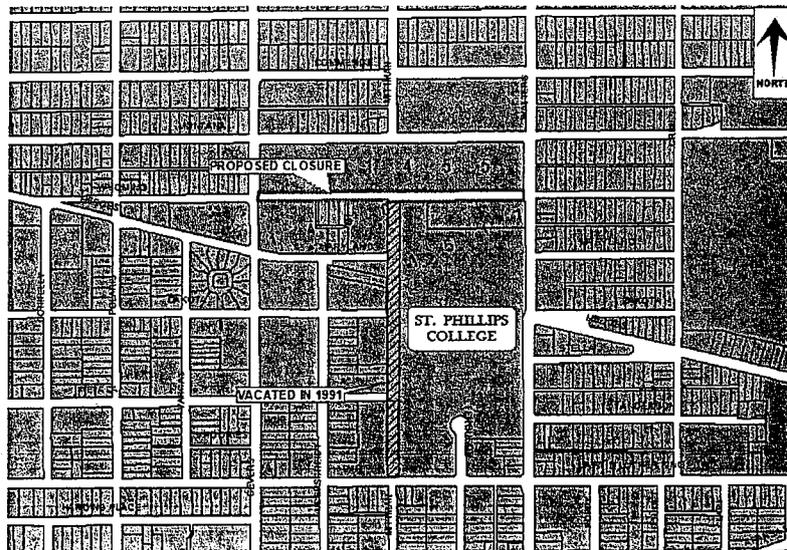
Background

Purpose:

- The petitioner owns all of the abutting properties.
- Alamo Colleges would like to develop a portion of Wyoming Street as a walkway and closure of the subject rights of way would facilitate development.

3

Exhibit "A" Map



4

Exhibit "B" Aerial Map



5

Background (continued)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

6

Background (continued)

Notification:

- Two (2) Signs have been posted informing the public of the proposed closure.
- 91 notices were mailed to property owners within a 500 foot radius of the proposed closure.

7

Fiscal Impact

Financial Impact:

- The City will collect \$98,194.00 for the closure, vacation and abandonment of this Public Right of Way.

Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

8

Item No. 13

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING AN ALTERNATE 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 an alternate Planning Commission member, with a term to expire April 27, 2012.

PASSED AND APPROVED THIS 24th DAY OF March 2010.

APPROVED:

Chair

ATTEST: _____
Executive Secretary

