

SAN ANTONIO PLANNING COMMISSION AGENDA

November 6, 2009

2:00 P.M.

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez

Andrea Rodriguez

Lynda Billa Burke

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEMS

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

- Agenda items may be discussed (Planning and Development Services)
- Retreat follow-up – Annual Report
- TIA Presentation

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARING

REPLAT W/ WRITTEN NOTIFICATION:

A. 090354

Heimer Gardens PUD

(At the intersection of Brook Arbor and Dutch Myrtle Drive)

Council Ferguson
District Index #

9

517 A-8

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

* Project is located in the Camp Bullis Notification Area.

17. Conveyance of 12 properties to the San Antonio River Authority for Phases III and IV of the San Antonio River Improvement Project. (SARIP) (Center City Development Department by, Lori Houston).

OTHER ITEMS:

18. Consideration of a resolution appointing a Planning Commissioner and designating a chair for the Planning Commission Technical Advisory Committee. (Planning and Development Services Department, by Elizabeth Carol)
19. Approval of the minutes for the October 28, 2009 Planning Commission meeting.
20. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o City Council Report
 - o Edwards Aquifer
 - o Professional Development Opportunity – conferences and workshops
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Transportation
 - o Unified Development Code
21. 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
22. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A&G November 6, 2009

HEIMER GARDENS PUD
SUBDIVISION NAME

MINOR PLAT

090354
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 A-8

OWNER: Touchmark Homes, LLC, by Shannon Livingston

ENGINEER: Haag Engineering Consultants, Inc., by John Haag, P. E.

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

Date filed with Planning Commission: October 15, 2009

Location: At the intersection of Brook Arbor and Dutch Myrtle Drive

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family
PUD Planned Unit Development

PLAT is in accordance with:

PUD 05-010, GF Subdivision, accepted on January 26, 2005

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat **0.2698** acres consisting of **3** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on November 6, 2009. Thirteen notices were mailed to the adjacent property owners, and as of this writing; no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

REPLAT ESTABLISHING A PORTION OF
OF
**HEIMER GARDENS
SUBDIVISION**
PLANNED UNIT DEVELOPMENT

PREPARED BY:

HAAG ENGINEERING CONSULTANTS

15231 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
PH: (210) 870-8789



DYE ENTERPRISES
TEXAS REGISTRATION FIRM P-2257
4007 STARR ROAD, SUITE #3 SAN ANTONIO, TEXAS 78217
TEL: (210) 599-4121
FAX: (210) 599-4191

OWNER/DEVELOPER:
TOUCHMARK HOMES, LLC
13300 OLD BLANCO ROAD SUITE 200
SAN ANTONIO, TEXAS 78201
PH: #479-0080, FAX: #479-7074

- ABBREVIATIONS**
- VOL VOLUME
 - PC PAGE
 - SATV TRUE WARNER CABLE TV
 - ROW RIGHT OF WAY
 - CS CARRYWAY CENTER
 - TILE ATT TELEPHONE
 - FOUND 1/2" REBAR
 - SET 1/2" REBAR
 - ELCC ELECTRIC ENERGY
 - EPS ENERGY
 - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
 - D.P.R. ADJES
 - AC ADJES
 - PL PROPERTY LINE

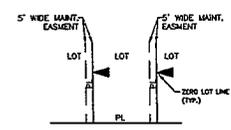
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	50.00'	67.65'	88°04'00"	N 53°06'26"E	54.51'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 34°01'25"E	42.58'
L2	N 41°22'25"E	18.37'
L3	S 74°48'17"E	16.59'

- PLAT REFERENCE LEGEND**
- ① OF SUBDIVISION P.L.D. VOL. 9572, PG. 5, D.P.R.
 - ② HEIMER GARDENS P.L.D. VOL. 9577, PG. 23, D.P.R.
 - ③ BLOSSOM HILLS TOWNHOUSE SUBDIVISION UNIT 1 VOL. 7300, PG. 45, D.P.R.
 - ④ BLOSSOM HILLS SUBDIVISION UNIT 1 VOL. 7700, PG. 208, D.P.R.
 - ⑤ GARDENS AT BROOK HOLLOW UNIT 1 VOL. 9502, PG. 177, D.P.R.
 - ⑥ HILL COUNTRY VILLAS VOL. 9509, PG. 56, D.P.R.



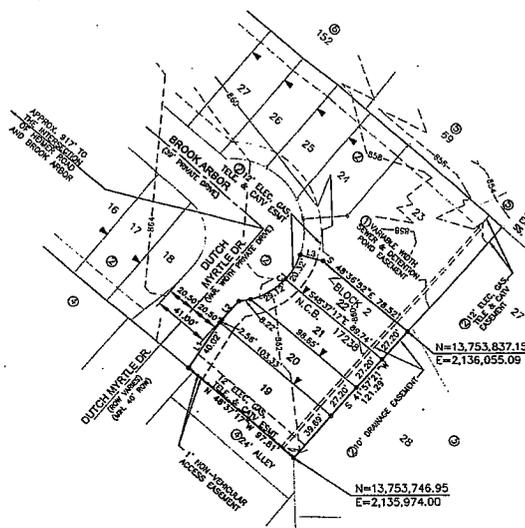
TYPICAL EASEMENT FOR ALL LOTS
THE FOOT (FT) WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE WIDTH OF THE LOT AND ARE INCLUDED IN THE DEED RESPONSES FOR ALL APPLICABLE AREAS.

CURVE TABLE

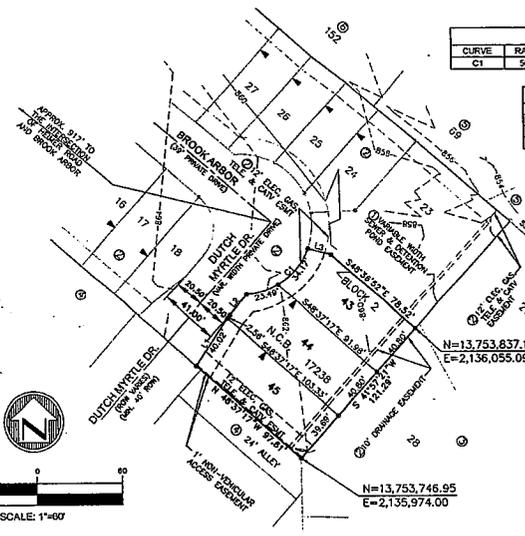
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LINE TABLE

LINE	BEARING	LENGTH
L1	N 34°01'25"E	42.58'
L2	N 41°22'25"E	18.37'
L3	S 74°48'17"E	16.59'



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOTS 19, 20, 21 & 22, BLOCK 2, N.C.B. 17238, HEIMER GARDENS SUBDIVISION PLANNED UNIT DEVELOPMENT, AS SHOWN BY THE PLAT RECORDED IN VOLUME 9577, PAGE 23, DEED & PLAT RECORDS, BEAR COUNTY, TEXAS



AREA BEING REPLATTED
REPLAT ESTABLISHING LOTS 43, 44 AND 45
BEING A TOTAL OF 0.2698 ACRES OF LAND OUT OF N.C.B. 17238, BLOCK 2 OF THE HEIMER GARDENS PLANNED UNIT DEVELOPMENT PLAT, RECORDED IN VOLUME 9577, PAGE 23, DEED & PLAT RECORDS, BEAR COUNTY, TEXAS.

- NOTES:**
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF EIGHT INCHES (8") ABOVE FINISH ADJACENT GRADE FOR UDC 35-504.0(2), PAGES 5-10.
 - NO DRAINAGE PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH UDC 25-512.

SURVEY NOTES:
THE VALUES OF THE STATE PLATE COORDINATES SHOWN ON THIS PLAT WERE OBTAINED FROM THE ORIGINAL PLAT OF HEIMER GARDENS SUBDIVISION PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9577, PAGE 23, DEED & PLAT RECORDS, BEAR COUNTY, TEXAS.
THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF HEIMER GARDENS SUBDIVISION PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9577, PAGE 23, DEED & PLAT RECORDS, BEAR COUNTY, TEXAS.

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



LOCATION MAP
NOT TO SCALE

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

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

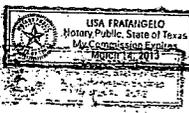


STATE OF TEXAS & COUNTY OF BEAR &
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THIS PROPERTY BY DYE ENTERPRISES.
D. Scott Dye
REGISTERED PROFESSIONAL LAND SURVEYOR (No. 5315)



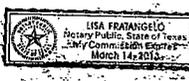
STATE OF TEXAS & COUNTY OF BEAR &
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ENTITLED, "HEIMER GARDENS PLANNED UNIT DEVELOPMENT" RECORDED IN VOLUME 9577, PAGE 23, IN DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
WE, THE OWNERS OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2009.
Lisa Frangello
NOTARY PUBLIC, BEAR COUNTY, TEXAS
MY COMMISSION EXPIRES MARCH 14, 2013



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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Marion Munton
OWNER - TOUCHMARK HOMES, LLC
DULY AUTHORIZED AGENT

STATE OF TEXAS & COUNTY OF BEAR &
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2009.
Lisa Frangello
NOTARY PUBLIC, BEAR COUNTY, TEXAS



OPS GENERAL NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "DOWNDRAPE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRE CABLES, CONDUITS, TRENCHES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR FACILITIES HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY OPS VOLUNTARY 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.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE CABLEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN THE (3) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN NEAR UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT OF HEIMER GARDENS PLANNED UNIT DEVELOPMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, A.D., 2009.

BY: _____ CHAIRMAN
BY: _____ SECRETARY
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, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2009.

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

RECEIVED
09 OCT 16 2009
LAND DEPARTMENT
SERVICES

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 November 6, 2009

CANYON CROSSING, UNIT 5
SUBDIVISION NAME

MAJOR PLAT

090044
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 645 F-4

OWNER: LGI Homes-Canyon Crossing, Ltd., by Mike Snider

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

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

Date filed with Planning Commission: October 22, 2009

Location: On the south side of Highway 90, west of Alamo Canyon

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in associated with:

MDP 857, Canyon Crossing, accepted on January 4, 2006

Proposed Use: Residential

Major Thoroughfare: Highway 90 is a freeway

APPLICANT'S PROPOSAL:

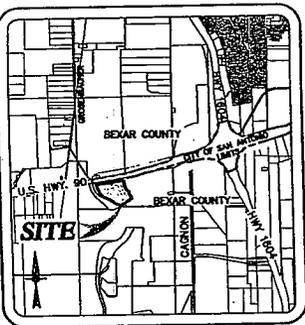
To plat **50.01** acres consisting of **127** single family lots, **8** non-single family lots and **3,324.13** linear feet of public streets.

DISCUSSION:

It is noted that no building permits will be issued until FEMA LOMR flood plain study is prepared and approved and a letter of map revision is issued by FEMA indicating no 100 year flood plain encroachment exist on lots 51 thru 90, Block 20, CB 4317. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

STAFF RECOMMENDATION:

Approval



LOCATION MAP MAP800 MAP GRID: 64574 NOT-TO-SCALE

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

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

LEGEND:
 CLE = CLEVIC
 TEL = TELEPHONE
 CTV = CABLE TELEVISION
 VAC = VEHICULAR NON-ACCESS
 EDCAT = EASEMENT
 SCL = BUILDING SETBACK LINE
 F.L.R. = FOUND 1/2" WOOD ROAD
 C.B. = COUNTY BLOCK
 O.P.R. = OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEJAR COUNTY, TEXAS
 D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
 D.R. = DEED RECORDS OF BEJAR COUNTY, TEXAS
 RAD. BEG. = RADIAL BEARING
 - - - = EXISTING CONTOUR
 - - - = PROPOSED CONTOUR

- GENERAL NOTES:**
- NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTIONS THAT INTERFERE WITH DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS WITHIN THE CROSS-SECTIONS OF THE LANDSCAPE OR CROSS THE DRAINAGE EASEMENTS. NEARLY ALL THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND APPROXIMATE LOCATIONS OF THE DRAINAGE EASEMENTS SHALL BE THE PROPERTY OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO THE DRAINAGE EASEMENTS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1" ABOVE FINISHED ADJACENT GRADE.
 - THE SEWERAGE IMPROVEMENTS IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEJAR COUNTY PUBLIC WORKS AND ARE NOT SUBJECT TO APPROVAL BY THE CITY OF SAN ANTONIO.
 - OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, FERTILIZER AND CORAL TA. EASEMENTS. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMANENT.
 - THE MAINTENANCE OF LOT 902, BLOCK 20, LOT 903, BLOCK 20, LOT 904, BLOCK 20, LOT 905, BLOCK 20, LOT 906, BLOCK 20, LOT 907, BLOCK 20, LOT 908, BLOCK 20, LOT 909, BLOCK 20, LOT 910, BLOCK 20, LOT 911, BLOCK 20, LOT 912, BLOCK 20, LOT 913, BLOCK 20, LOT 914, BLOCK 20, LOT 915, BLOCK 20, LOT 916, BLOCK 20, LOT 917, BLOCK 20, LOT 918, BLOCK 20, LOT 919, BLOCK 20, LOT 920, BLOCK 20, LOT 921, BLOCK 20, LOT 922, BLOCK 20, LOT 923, BLOCK 20, LOT 924, BLOCK 20, LOT 925, BLOCK 20, LOT 926, BLOCK 20, LOT 927, BLOCK 20, LOT 928, BLOCK 20, LOT 929, BLOCK 20, LOT 930, BLOCK 20, LOT 931, BLOCK 20, LOT 932, BLOCK 20, LOT 933, BLOCK 20, LOT 934, BLOCK 20, LOT 935, BLOCK 20, LOT 936, BLOCK 20, LOT 937, BLOCK 20, LOT 938, BLOCK 20, LOT 939, BLOCK 20, LOT 940, BLOCK 20, LOT 941, BLOCK 20, LOT 942, BLOCK 20, LOT 943, BLOCK 20, LOT 944, BLOCK 20, LOT 945, BLOCK 20, LOT 946, BLOCK 20, LOT 947, BLOCK 20, LOT 948, BLOCK 20, LOT 949, BLOCK 20, LOT 950, BLOCK 20, LOT 951, BLOCK 20, LOT 952, BLOCK 20, LOT 953, BLOCK 20, LOT 954, BLOCK 20, LOT 955, BLOCK 20, LOT 956, BLOCK 20, LOT 957, BLOCK 20, LOT 958, BLOCK 20, LOT 959, BLOCK 20, LOT 960, BLOCK 20, LOT 961, BLOCK 20, LOT 962, BLOCK 20, LOT 963, BLOCK 20, LOT 964, BLOCK 20, LOT 965, BLOCK 20, LOT 966, BLOCK 20, LOT 967, BLOCK 20, LOT 968, BLOCK 20, LOT 969, BLOCK 20, LOT 970, BLOCK 20, LOT 971, BLOCK 20, LOT 972, BLOCK 20, LOT 973, BLOCK 20, LOT 974, BLOCK 20, LOT 975, BLOCK 20, LOT 976, BLOCK 20, LOT 977, BLOCK 20, LOT 978, BLOCK 20, LOT 979, BLOCK 20, LOT 980, BLOCK 20, LOT 981, BLOCK 20, LOT 982, BLOCK 20, LOT 983, BLOCK 20, LOT 984, BLOCK 20, LOT 985, BLOCK 20, LOT 986, BLOCK 20, LOT 987, BLOCK 20, LOT 988, BLOCK 20, LOT 989, BLOCK 20, LOT 990, BLOCK 20, LOT 991, BLOCK 20, LOT 992, BLOCK 20, LOT 993, BLOCK 20, LOT 994, BLOCK 20, LOT 995, BLOCK 20, LOT 996, BLOCK 20, LOT 997, BLOCK 20, LOT 998, BLOCK 20, LOT 999, BLOCK 20, LOT 1000, BLOCK 20.
 - A CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION SHORTER AND MORE THAN THREE FEET AND LOWER THAN SEVEN FEET ABOVE THE FINISH GRADE AS FOR THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS, AS WELL AS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - BEJAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - BEJAR COUNTY WILL HAVE ACCESS TO LOT 903, BLOCK 20 THROUGH LOT 905, BLOCK 20 AND OUT OF ALAMO CANYON DRIVE LOT 90.
 - IF AN AREA DESIGNATED "PERMISSIBLE" IS NOT TO BE COVERED OR DEVELOPED WITH ANY MATERIAL THAT WILL IMPAIR THE NATURAL ABSORPTION OF RAINWATER.

STATE OF TEXAS
 COUNTY OF BEJAR

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

OWNER: L.G.I. HOMES
 EXECUTIVE VICE PRESIDENT: MIKE SHIDER

STATE OF TEXAS
 COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE SHIDER, 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 19th DAY OF OCTOBER, A.D. 2009.

STATE OF TEXAS
 COUNTY OF BEJAR

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

STATE OF TEXAS
 COUNTY OF BEJAR

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

STATE OF TEXAS
 COUNTY OF BEJAR

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

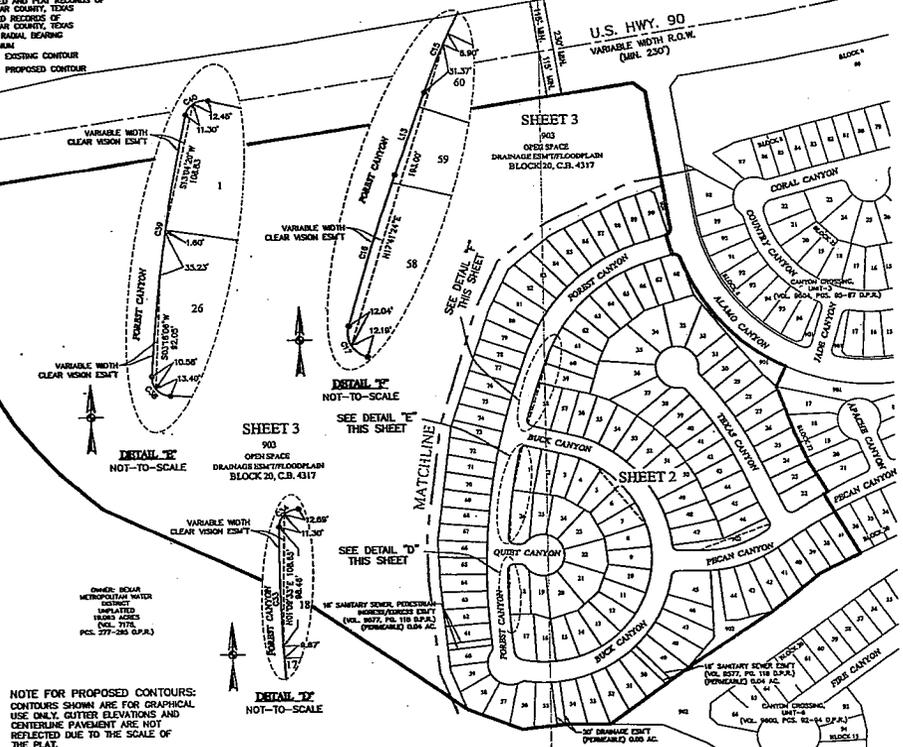
FLOODPLAIN NOTES:
 LOTS 51 THRU 90 BLOCK 20 ARE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP OF BEJAR COUNTY, TEXAS, MAP NO. 4802000101E, DATED FEBRUARY 10, 1998, A FEMA CONDITIONAL LETTER OF MAP REVISION (CLMR) PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, LOTS 4, LETTERS OF MAP REVISION (LOR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS. ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEJAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

3. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FEMA PANEL NO. 4802000101E, DATED FEBRUARY 10, 1998. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEJAR COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.E.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO RECEIVE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDERS AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICE AND ACTUAL LATERAL PLACEMENT.

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

- NOTICE:**
- FOR RECREATIONAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADDRESS IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY DOES NOT HAVE ACCESS POINTS ALONG U.S. 90, BASED ON THE CURRENT PLATTED HIGHWAY FRONTAGE OF 1728.21'.
 - IF SIGNALS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIGNAL PERMIT MUST BE APPROVED BY TRAFFIC PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIGNALS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TRAFFIC.



INDEX SHEET

(SCALE: 1" = 200')

SUBDIVISION PLAT OF CANYON CROSSING, UNIT-5

50.01 ACRES OUT OF A 212.11 ACRE TRACT OF LAND CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11336, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, BEING OUT OF THE JOHN BARRETT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEJAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-5 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 OCTOBER, A.D. 2009.

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

2009 OCT 21 2:58

SCALE: 1" = 200'

0' 200' 400'

DEVELOPMENT SERVICES

RECEIVED

- SURVEYING NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID WALLS DERIVED FROM THE MISSOURI COOPERATIVE COORDINATE NETWORK.
 - COORDINATES SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- GENERAL NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS UTILITY AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY REQUESTING THE DEVELOPER AND HOMEOWNERS TO PROVIDE ACCESS TO THE SANITARY SEWER AND GAS MAINS TO THE CITY OF SAN ANTONIO. THE DEVELOPER AND HOMEOWNERS SHALL BE RESPONSIBLE FOR PROVIDING SUCH ACCESS TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR MAINTAINING SUCH ACCESS.
 - THE DEVELOPER AND HOMEOWNERS SHALL BE RESPONSIBLE FOR PROVIDING ACCESS TO THE SANITARY SEWER AND GAS MAINS TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR MAINTAINING SUCH ACCESS.
 - THE DEVELOPER AND HOMEOWNERS SHALL BE RESPONSIBLE FOR PROVIDING ACCESS TO THE SANITARY SEWER AND GAS MAINS TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR MAINTAINING SUCH ACCESS.
 - THE DEVELOPER AND HOMEOWNERS SHALL BE RESPONSIBLE FOR PROVIDING ACCESS TO THE SANITARY SEWER AND GAS MAINS TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR MAINTAINING SUCH ACCESS.

CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____, A.D. 2009.

ATTEST:

COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK
 BEJAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEJAR

I, _____, COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2009, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2009, _____ M. IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, IN BOOK/MATCHLINE _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2009.

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: _____, DEPUTY



300 EAST RAVENY | SAN ANTONIO, TEXAS 78214 | PHONE: 210.250.5000
 FAX: 210.250.5000
 2008 BOARD OF PROFESSIONAL ENGINEERS, REG. # 0000000000

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 November 6, 2009

ANAQUA SPRINGS RANCH VI-A1, PUD
SUBDIVISION NAME

MAJOR PLAT

090052
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 446 A-7

OWNER: Anaqua Springs Ranch, Inc, by Thomas Dreiss, Agent

ENGINEER: Matkin Hoover Engineering & Surveying, by Jeffrey D. Carroll, P.E.

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

Date filed with Planning Commission: October 21, 2009

Location: The extension of Creekside Cove

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

Zoning: Outside San Antonio City Limits

PLAT is associated with:

MDP 797B, Anaqua Springs, accepted on February 6, 2009

PUD 09-002, Anaqua Ranch VI, approved July 8, 2009

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **16.20** acres consisting of **2** single family lots and **1,560** linear feet of private streets

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 reiterated comments recognized for PUD 07-011A, which had 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; and
- Sends the project survey to USFWS Ecological Services Office in Austin.

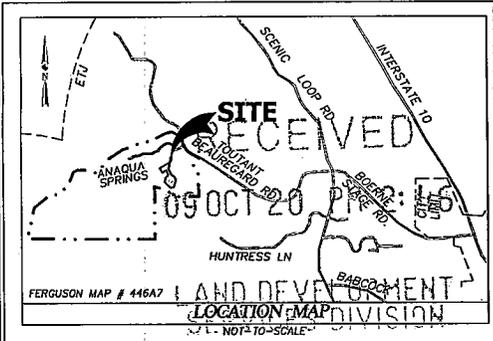
The applicant acknowledged receiving the Military's letter and states having performed two separate endangered species reports to US Fish and Wildlife standards. Further, both studies showed endangered species were not present and have been submitted to the Austin Fish & Wildlife office for their review.

STAFF RECOMMENDATION:

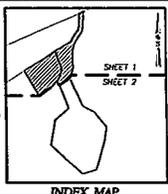
Approval



1" = 100'



- NOTES:**
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FORTH.
 - BASES OF BEARINGS WAS ESTABLISHED FROM THAT CERTAIN 10.655 AC TRACT RECORDED IN VOLUME 13699, PAGES 1731-1754 OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.
 - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM.
 - ANAQUIA SPRINGS RANCH HOUSING ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND PARKS.
 - NO PORTION OF THIS PLAT LIES IN THE FEMA 100-YR FLOODPLAIN AS INDICATED BY FIRM PANEL #18029C0000 E AND PANEL #18029C0000 E EFFECTIVE FEBRUARY 16, 1996.
 - THE PROPERTY OF THIS PLAT IS WITHIN THE DESIGNATED REDUCTION ZONE.
 - THE NET AREA OF ALL LOTS WITHIN THIS PLAT EXCEEDS THE MINIMUM BEAR COUNTY AND TCEQ REQUIREMENTS FOR INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
 - UNLESS OTHERWISE NOTED ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEYING" PLASTIC CAP.
 - ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED BY THIS PLAT.
 - IDENTIFIED MEASURED BEARINGS AND DISTANCES MATCH THOSE RECORDED IN VOLUME 13699, PAGES 1731-1754 AND VOLUME 14219, PAGES 861-882, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.
 - LOT 999 (CREOSOTE COVE) IN C.B. 4671 IS A PRIVATE STREET AND ELECTRIC, GAS, WATER, TELEPHONE, CABLE TV AND OTHER UTILITIES SHALL BE PROVIDED TO SERVE PRIVATE WATER PRESSURE BOOSTER SYSTEM TO SERVE.
 - OWNER OF LOT 3, BLOCK 11, C.B. 4671 WILL BE REQUIRED TO PROVIDE PRIVATE WATER PRESSURE BOOSTER SYSTEM TO SERVE.
 - FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
 - CONTIGUOUS SHOWN ONLY FOR GRAPHICAL USE ONLY. OTHER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT RELECTED DUE TO THE SCALE OF THE PLAT.



LEGEND

ELEC. = ELECTRIC
 TEL. = TELEPHONE
 C.A.V. = CABLE TELEVISION
 ESM.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 F.I.R. = FOUND 1/2" IRON ROD
 S.I.R. = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEYING" PLASTIC CAP

B.C.D.P.R. = BEAR COUNTY DEED & PLAT RECORDS
 B.C.D.P.R. = BEAR COUNTY OFFICIAL PUBLIC RECORDS
 F.A.R.M. = FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEYING" PLASTIC CAP
 F.C.H. = FOUND CONCRETE HUB
 F.I.R. = FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEYING" PLASTIC CAP
 B.S.L. = BUILDING SETBACK LINE
 M.C.H. = MATCHLINE

OWNER/DEVELOPER:
 ANAQUIA SPRINGS RANCH, INC.
 225 SONTERRA BLVD E, SUITE 210
 SAN ANTONIO, TX 78238
 (210) 493-1444 PHONE

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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, REPAIRING, REPLACING, OPERATING AND ERECTING POLES, CABLES, CONDUITS, PIPES OR TRANSDUCERS, 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 LOTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE ERECTING 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 MINORITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE BORNE BY THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AVOID, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES AND STOPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

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

FINISHED FLOOR NOTE:
 THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

CLEAR VIEW NOTE:
 ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(0)(3)

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

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS, THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NOR THE LAYING OF OR OTHER TYPE OF OBSTRUCTIONS, 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

LINE	LENGTH	BEARING
L1	48.04	S37°22'24"W
L2	78.79	S05°14'06"E
L3	48.04	N37°22'24"E
L4	50.90	N47°45'50"W
L6	48.04	S37°22'24"W
L7	78.79	S05°14'06"E
L8	50.11	N31°49'44"W
L9	35.30	N66°22'09"E

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.



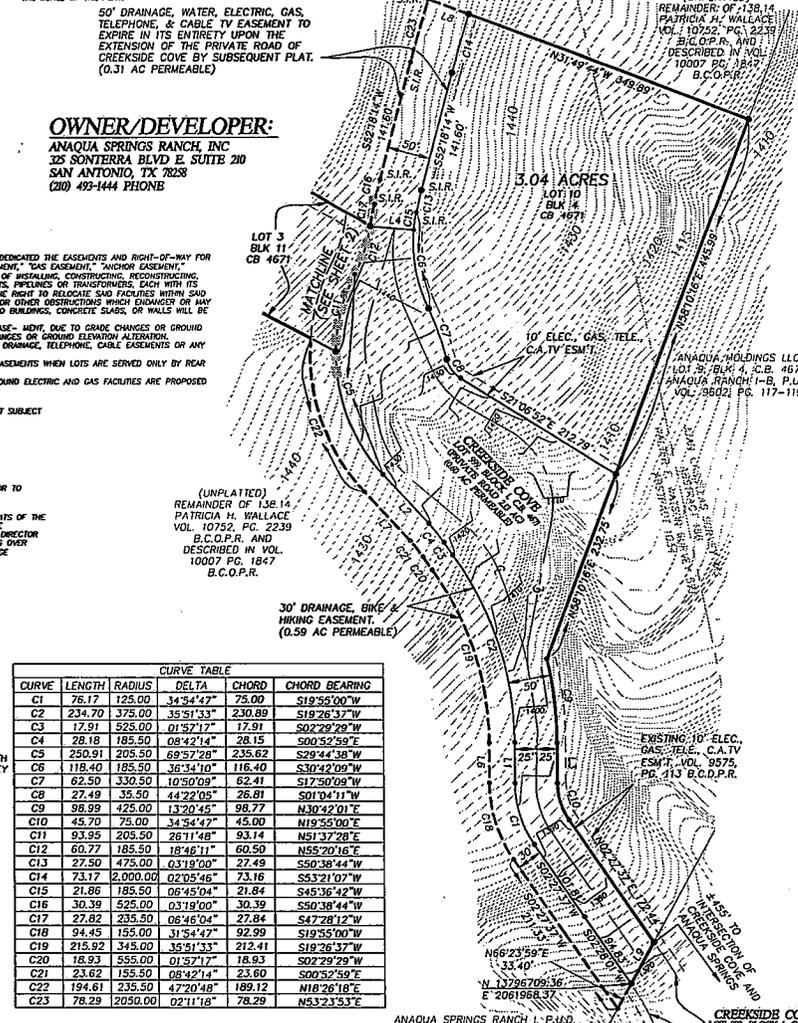
WES REXRODE
 REGISTERED PROFESSIONAL LAND SURVEYOR # 6001
 MATKIN HOOPER ENGINEERING & SURVEYING

STATE OF TEXAS
 COUNTY OF BEAR

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



JEFFREY D. CARROLL
 LICENSED PROFESSIONAL ENGINEER # 93625 DATED THIS _____ DAY OF _____ A.D. 20____



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	76.17	125.00	34°54'47"	75.00	S19°56'00"W
C2	234.70	375.00	35°51'33"	230.89	S19°26'37"W
C3	17.91	525.00	01°57'17"	17.91	S02°28'28"W
C4	28.18	185.50	08°42'14"	28.15	S00°52'59"E
C5	250.91	205.50	69°57'28"	235.82	S29°44'38"W
C6	119.40	185.50	36°34'10"	118.40	S30°42'00"W
C7	62.50	330.50	10°50'09"	62.41	S17°50'00"W
C8	27.49	35.50	44°22'05"	26.81	S01°04'11"W
C9	98.99	425.00	13°20'45"	98.77	N30°42'01"E
C10	45.70	75.00	34°54'47"	45.00	N19°55'00"E
C11	93.95	205.50	26°11'48"	93.14	N51°37'28"E
C12	60.77	185.50	18°46'11"	60.50	N55°20'16"E
C13	27.50	475.00	03°19'00"	27.43	S50°38'44"W
C14	73.17	2,000.00	02°05'45"	73.16	S53°21'07"W
C15	21.86	185.50	06°45'04"	21.84	S45°36'42"W
C16	30.39	525.00	03°19'00"	30.39	S50°38'44"W
C17	27.82	235.50	06°46'04"	27.84	S47°28'12"W
C18	94.45	155.00	31°54'47"	92.99	S19°55'00"W
C19	215.92	345.00	35°51'33"	212.41	S19°26'37"W
C20	16.93	555.00	01°57'17"	16.93	S02°28'28"W
C21	23.62	155.50	08°42'14"	23.60	S00°52'59"E
C22	194.61	235.50	47°20'48"	189.12	N18°26'18"E
C23	78.29	2055.00	02°11'18"	78.29	N53°23'53"E

ANAQUIA SPRINGS RANCH VI-A1, P.U.D.
 LOT 1, BLOCK 3
 VOL. 9580, PG. 182
 B.C.D.P.R.

SUBDIVISION PLAT OF ANAQUIA SPRINGS RANCH VI-A1, P.U.D.

BEING A 16.20 ACRE TRACT OF LAND OUT OF THE JUAN CASILLAS SURVEY NO. 411, ABSTRACT NO. 156, THE WALTER F. WATSON SURVEY NO. 571, ABSTRACT NO. 103 AND THE J.C.A. SMITH SURVEY ABSTRACT NO. 897, BEAR COUNTY, TEXAS, SAID 16.20 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN 10.655 ACRE TRACT OF LAND CONVEYED TO BRAN K. ALBERT, A/K/A/ BRAN ALBERT AND WIFE, JOSEPH ALBERT BY DEED RECORDED VOLUME 13699, PAGES 1731-1754, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, ALL OF THAT CERTAIN 3.04 ACRE TRACT OF LAND, ALL OF THAT CERTAIN 0.311 ACRE TRACT OF LAND, ALL OF THAT CERTAIN 0.855 ACRE TRACT OF LAND, ALL OF WHICH BEING CONVEYED TO ANAQUIA SPRINGS RANCH, INC. BY DEED RECORDED IN VOLUME 14219, PAGES 881-882, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEAR

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

STATE OF TEXAS
 COUNTY OF BEAR

10.655 ACRES
 DULY AUTHORIZED AGENT
 ANAQUIA SPRINGS RANCH, INC.
 BY: THOMAS E. DREISS, PRESIDENT

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. 20____

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF BEAR

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

STATE OF TEXAS
 COUNTY OF BEAR

3.024 AC, 2.126 AC, & 0.311 AC - OWNER
 ANAQUIA SPRINGS RANCH, INC.
 BY: THOMAS E. DREISS, PRESIDENT

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. 20____

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER THE EXAMINATION IT APPEARS THAT SAID PLAT IS IN FULL CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS COVERING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT ON THIS THE _____ DAY OF _____ A.D. _____

STATE OF TEXAS
 COUNTY OF BEAR

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

STATE OF TEXAS
 COUNTY OF BEAR

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. _____

STATE OF TEXAS
 COUNTY OF BEAR

BY: _____ CHAIRMAN
 BY: _____ SECRETARY



REPLY TO
ATTENTION OF

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

OCT - 2 2008

Office of the Commander

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 September 22 and 30, 2008 notifications on master development plan number #07-011A PUD Plan, a 32 acre development (also referred to as Anaqua Ranch Unit 1-B) about 3 miles northwest of Camp Bullis. 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. We believe there is a potential for golden-cheeked warblers on the southern half of this tract because there is dense mature woodland, see enclosed map.

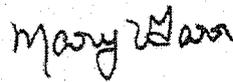
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) has appropriate documentation -- recent endangered species surveys



(not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; and (2) sends the surveys to USFWS Ecological Services Office in Austin.

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

Sincerely,

A handwritten signature in cursive script that reads "Mary E. Garr".

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 November 6, 2009

LOOP 1604/GOLD CANYON UNIT - 1
SUBDIVISION NAME

MAJOR PLAT

090074
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 D-2

OWNER: SA Gold Canyon, LLC, by Dahyalal A Gajera

ENGINEER: Pape-Dawson Engineers, Inc., by Song Lim Tan, P.E.

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

Date filed with Planning Commission: October 23, 2009

Location: On the north side of Loop 1604, east of Gold Canyon Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 General Commercial District
ERZD Edwards Recharge Zone District

PLAT is associated with:
MDP 132B, Gold Canyon/Loop 1604, accepted on June 8, 1998

Proposed Use: Commercial

Major Thoroughfare: Loop 1604 is a freeway

APPLICANT'S PROPOSAL:

To plat **11.320** acres consisting of **5** non-single family lots.

DISCUSSION:

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

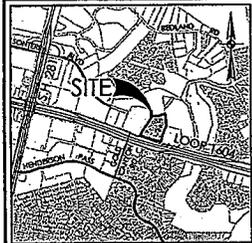
Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander stated the concerns on compatibility with the Camp Bullis Installation will be addressed so long as 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.

The applicant's engineer acknowledged receiving the Military's letter and will forward to the developer.

STAFF RECOMMENDATION:

Approval



LINE	BEARING	LENGTH
L1	N18°01'30"W	28.91'
L2	N68°42'27"E	16.03'
L3	S18°01'30"E	32.39'
L4	S23°23'56"W	71.91'
L5	S23°47'14"W	54.70'
L6	S23°23'56"W	73.46'
L7	N75°03'48"W	20.00'
L8	N72°52'36"W	28.11'
L9	S31°20'00"W	30.98'
L10	S00°14'01"W	30.98'
L11	S17°07'24"W	65.00'
L12	N72°52'36"W	50.00'
L13	N17°07'24"E	65.00'
L14	S72°52'36"E	40.00'
L15	S72°52'36"E	50.00'

DEVELOPMENT SERVICES RECEIVED
2009 OCT 22 PM 2:23

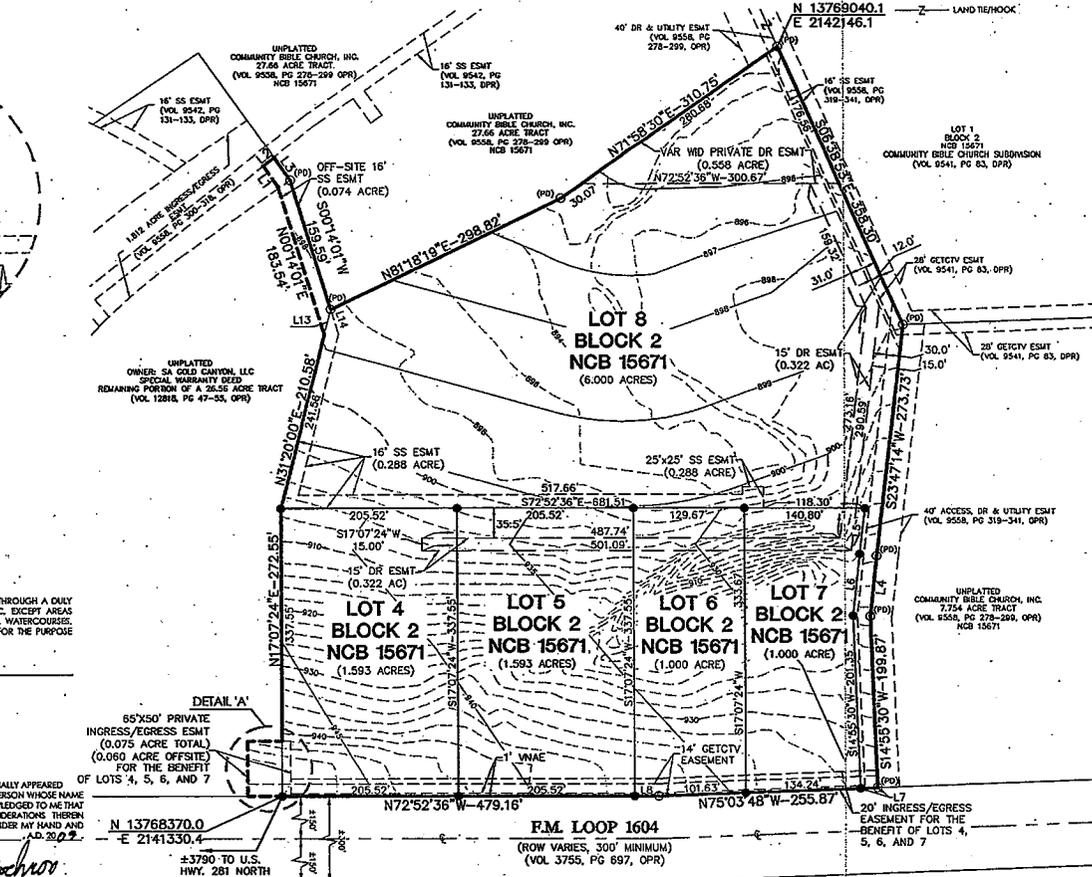
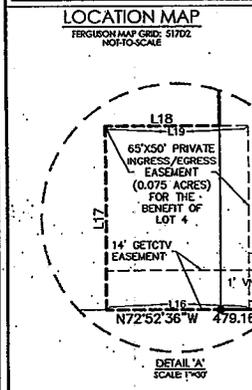
- LEGEND**
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
 - DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - FR FOUND 1/2" IRON ROD
 - NCB NEW CITY BLOCK
 - VOL VOLUME
 - PG PAGE(S)
 - WAE VEHICULAR NON-ACCESS EASEMENT
 - ESMT EASEMENT
 - GETCV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - SS SANITARY SEWER
 - DR DRAINAGE
 - VAR VAR
 - VAR WD VARIABLE WIDTH
 - 900- EXISTING CONTOURS
 - 300- PROPOSED CONTOURS
 - FOUND 1/2" IRON ROD
 - FOUND 1/2" IRON ROD WITH CAP
 - SET PROPERTY CORNER
 - LAND TIE/HOOK

PLAT NUMBER 090074

SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
TPE, FIRM REGISTRATION # 470
555 EAST RAUSETY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

SUBDIVISION PLAT ESTABLISHING LOOP 1604/GOLD CANYON UNIT-1



AN 11.320 ACRE TRACT OF LAND BEING OUT OF A 26.56 ACRE TRACT CONVEYED TO SA GOLD CANYON, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12818, PAGES 47-55 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, NEW CITY BLOCK 15671 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES; THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT 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 OR ANY OTHER EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION F061.
- DIMENSIONS SHOWN ARE SURFACE.
- BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

TYPOT NOTES:

- FOR FEDERAL/COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SELECT AND SOUND ABATEMENT MEASURES FOR FUTURE NOTICE NOTIFICATION.
- OVERHEAD DEVELOPMENT IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DESCRIBED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG F.M. LOOP 1604 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 793.77'.
- IF SIDEWALKS ARE REQUIRED BY APPROVED CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TYPOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TYPOT.

EDWARDS AQUIFER RECHARGE ZONE NOTE:

- THE SURVEYOR IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERBODIES PROTECTION, OR LATER REVISION THEREOF."
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (EAP) POLLUTION ABATEMENT PLAN OR WPP/APP OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 39C TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATER REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

STATE OF NEW JERSEY
COUNTY OF BERGEN

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

Daniyal A. Gaiera
OWNER/DEVELOPER: DANYAL A. GAIERA
SA GOLD CANYON, LLC
13642 MASON CREST DRIVE
SAN ANTONIO, TEXAS 78247

STATE OF NEW JERSEY
COUNTY OF BERGEN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANYAL A. GAIERA, 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 14th DAY OF OCTOBER, 2009.

Michael J. Hochmirk
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:
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 NOTICE BE WAIVED BY THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CONTOUR NOTE:
CONTOUR SHOWN ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CURBLINE PAYMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

SAWS 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.

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:
John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT OF LOOP 1604/GOLD CANYON UNIT - 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS ____ DAY OF A.D. 20__.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. 20__ AT ____ M. AND DULY RECORDED OF BEAR COUNTY, IN BOOK/ VOLUME ____ AT ____ P. 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. 20__.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

Civil Job No. 3830-132; Survey Job No. 912905



July 1, 2009

Mr. Dennis Rion, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0906003 - Request for review of **LOOP 1604/Gold Canyon Unit-1 Subdivision, Plat # 090074** located on approximately 500' east of Gold Canyon and north of Loop 1604

Dear Mr. Rion:

On June 21, 2009, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 11.320 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1790. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of LOOP 1604/Gold Canyon Unit-1 Subdivision, Plat # 090074.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over a printed name.

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg



REFPLY TO
ATTENTION OF

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

Office of the Commander

AUG 12 2009

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 August 3, 2009 notification on 090074 Loop 1604/Gold Canyon Unit 1, for a 11.32 acre development about 4 miles from Camp Bullis along NW Loop 1604. 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 Warbler 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 (3,500 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.

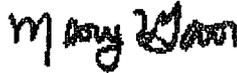
Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. This tract is within the Edwards Aquifer Recharge Zone. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses karst zones. This tract is mostly in karst zone 2. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If much of the areas identified by USFWS in this Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus karst issues off-post may affect training restrictions on-post.



Our concerns on compatibility with Camp Bullis will be addressed as long as the developer has appropriate documentation — recent surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin.

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,



Mary E. Garr
Colonel, US Army
Garrison Commander

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 November 6, 2009

POTRANCO MARKET IBC BANK
SUBDIVISION NAME

MAJOR PLAT

090187
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 F-4

OWNER: Levcal Loop 1604 LP, by Herbert L. Levine

ENGINEER: Pape Dawson Engineers, by Matt Johnson, P.E.

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

Date filed with Planning Commission: October 29, 2009

Location: Extending Empresario Drive south from Potranco Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT/PUD is in associated with:

MDP 022A-07, Potranco Market, accepted on October 29, 2009

Proposed Use: Commercial

Major Thoroughfare: Potranco is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **3.399** acres consisting of **1** non-single family lot and **512** linear feet of public street.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 4174
NOT-TO-SCALE

CURVE TABLE				
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	457.12	243.25	40°37'33"	E34°22'35"
C2	742.44	173.85	26°21'01"	N43°24'33"W
C3	743.12	274.84	40°35'48"	N36°22'41"W
C4	743.12	92.98	14°15'48"	S22°16'41"E

BEXAR METRO WATER NOTE:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEAR METROPOLITAN WATER DISTRICT. THE BEAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THE PARTICULARS PLAT.

BEXAR METRO IMPACT FEE PAYMENT NOTE:
IMPACT FEES WERE NOT PAID AT THE TIME OF PLANNING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER MAINS SET.

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

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S21°43'19"W	25.33	L11	N16°08'47"W	14.00
L2	S07°07'12"E	14.37	L12	N7°35'13"E	12.47
L3	S21°43'19"W	20.27	L13	N16°08'47"W	20.00
L4	S33°29'18"W	42.42	L14	N7°35'13"E	40.00
L5	N55°51'28"W	8.72	L15	S16°08'47"E	20.00
L6	N81°42'47"W	7.73	L16	N7°35'13"E	30.00
L7	S33°29'18"W	20.74	L17	N16°08'47"W	20.00
L8	S73°51'13"W	70.00	L18	N16°08'47"W	20.00
L9	N16°08'47"W	56.00	L19	N16°08'47"W	42.43
L10	S73°51'13"W	12.47			

MATCHLINE - SEE SHEET 1 OF 2

PLAT NUMBER 090187

SCALE: 1" = 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
TYPE: FIRM REGISTRATION # 1710
355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.5000
FAX: 210.375.5010

LEGEND

DR DEED RECORDS OF BEAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
BSL BUILDING SETBACK LINE
SE OVERHEAD ELECTRIC EASEMENT
EDD DEDICATION
GECV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
WECV WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
WAE VEHICULAR NON-ACCESS EASEMENT
SS SANITARY SEWER
WR WID VARIABLE WIDTH
N/E INGRESS/EGRESS
PR PRIVATE
CB COUNTY BLOCK
NB NEW CITY BLOCK
VOL VOLUME
PG PAGE(S)
AC ACRE(S)
RB RADIAL BEARING
● SET PROPERTY CORNER
--- 825 --- DISTINGUISHING CONTOURS
--- 825 --- PROPOSED CONTOURS
--- EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN
--- CITY OF SAN ANTONIO LIMITS

STATE OF TEXAS
COUNTY OF **HARRIS**

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, WALKWAYS, COULDS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: HERBERT L. LEVINE
LEGAL LOOP 1604 LP
BY: LEGAL LOOP 1604 GP LLC, ITS GENERAL PARTNER
9640 KATY FREEWAY
HOUSTON, TEXAS 77055
(713) 952-0366

STATE OF TEXAS
COUNTY OF **HARRIS**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **HERBERT L. LEVINE** 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 18th DAY OF July, A.D. 2012.

Notary Public, State of Texas
My Comm. Exp. 08-22-2013

STATE OF TEXAS
COUNTY OF **BEAR**

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, WALKWAYS, COULDS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: RICHARD CAPPS
IBC BANK
120 EAST COMMERCE
SAN ANTONIO, TEXAS 78205
(210) 518-2500

STATE OF TEXAS
COUNTY OF **BEAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **RICHARD CAPPS** 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 18th DAY OF July, A.D. 2012.

Notary Public, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF **BEAR**

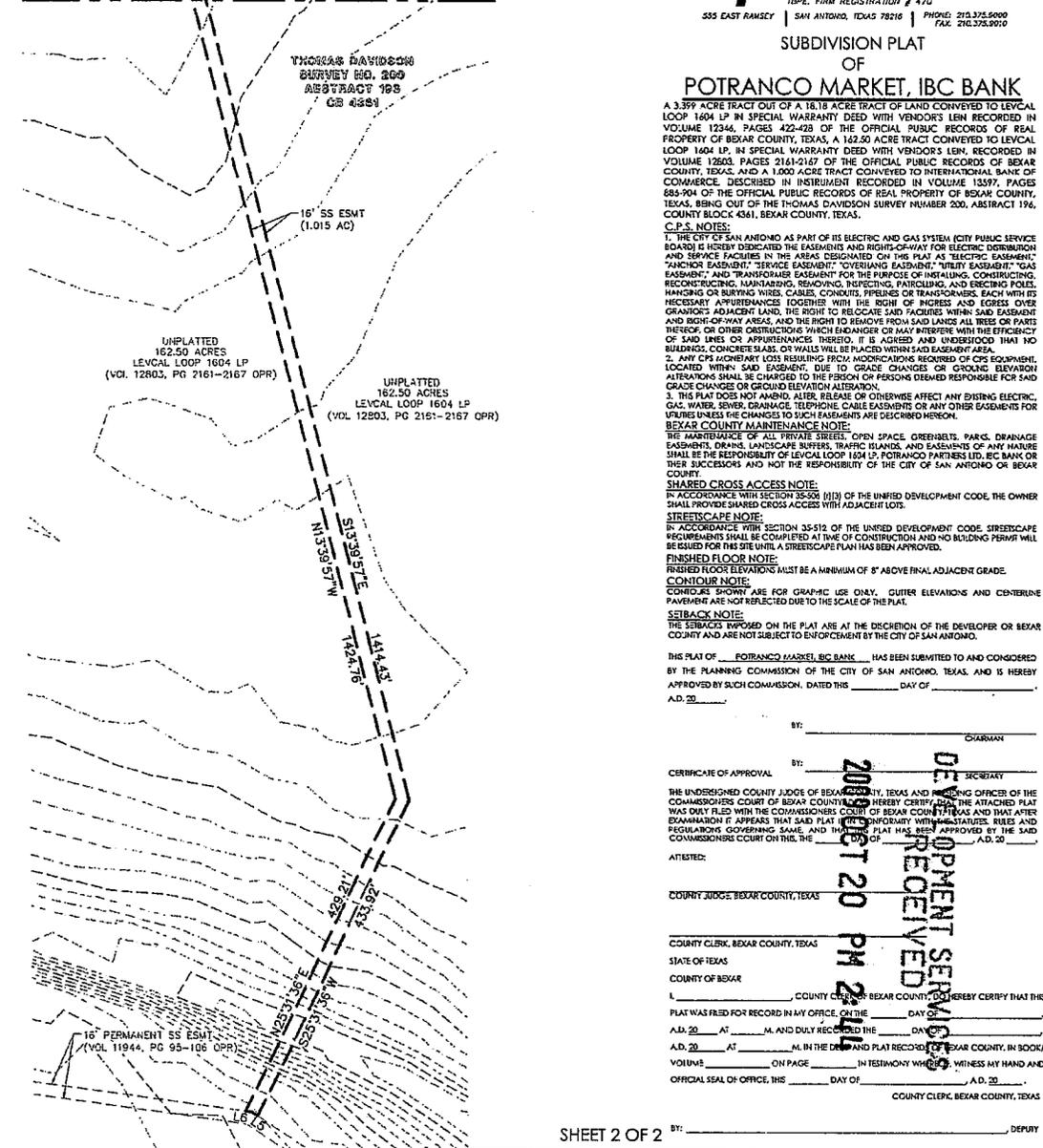
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Notary Public, State of Texas
My Comm. Exp. 08-22-2013

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 ADEQUATE SURVEY MADE ON THE GROUND BY **PAPE-DAWSON ENGINEERS, INC.**

REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION PLAT OF POTRANCO MARKET, IBC BANK

A 3.399 ACRE TRACT OUT OF A 18.18 ACRE TRACT OF LAND CONVEYED TO LEVICAL LOOP 1604 LP IN SPECIAL WARRANTY DEED WITH VENDORS LEN RECORDED IN VOLUME 12344, PAGES 422-428 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, A 142.50 ACRE TRACT CONVEYED TO LEVICAL LOOP 1604 LP, IN SPECIAL WARRANTY DEED WITH VENDORS LEN, RECORDED IN VOLUME 12603, PAGES 2161-2167 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A 1.000 ACRE TRACT CONVEYED TO INTERNATIONAL BANK OF COMMERCE, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 15397, PAGES 685-704 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, BEING OUT OF THE THOMAS DAVISON SURVEY NUMBER 200, ABSTRACT 196, COUNTY BLOCK 4341, BEAR COUNTY, TEXAS.

C.P.S. NOTES:

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

2. ANY CPE APPURTENANCE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPE 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 AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

BEAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, OPEN SPACE EASEMENTS, DRAINAGE, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF LEGAL LOOP 1604 LP, POTRANCO PARTNERS LTD, IBC BANK OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

SHARED CROSS ACCESS NOTE:
IN ACCORDANCE WITH SECTION 35-08 (M) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

STREETScape NOTE:
IN ACCORDANCE WITH SECTION 55-512 OF THE UNIFIED DEVELOPMENT CODE, STREETScape REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL STREETScape PLAN HAS BEEN APPROVED.

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8' ABOVE INTER ADJACENT GRADE.

CONTOUR NOTE:
CONTOUR ELEVATIONS ARE FOR GRAPHIC USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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.

THIS PLAT OF **POTRANCO MARKET, IBC BANK** 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 18th DAY OF July, A.D. 2012.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND CLERK OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN ACCORDANCE WITH THE RULES, ORDINANCES AND REGULATIONS GOVERNING SAME, AND THAT SAID PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE 18th DAY OF July, A.D. 2012.

ATTEST:

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF **BEAR**

I, _____, COUNTY CLERK OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF July, A.D. 2012 AT 11:09 AM AND DULY RECORDED THE 18th DAY OF July, A.D. 2012 AT 11:09 AM IN THE OFFICE AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 18th DAY OF July, A.D. 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY



POTRANCO MARKET, IBC BANK Civil Job No. 4543-02; Survey Job No. 9176-07

**PLANNING COMMISSION
REPLAT**

AGENDA ITEM NO: 11 November 6, 2009

J.R. CORTEZ
SUBDIVISION NAME

MINOR PLAT

090307
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 E-2

OWNER: John R. Cortez

ENGINEER: Maverick Land Surveying Co., by Robert H. Bretz, Jr., P.E.

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

Date filed with Planning Commission: October 29, 2009

Location: On the south side of Sharon Drive, west of McCullough

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential

Proposed Use: Residential

APPLICANT'S PROPOSAL:

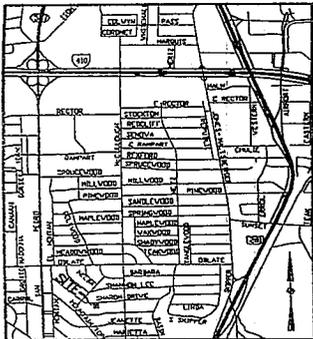
To plat **0.345** acres consisting of **1** single family lot.

DISCUSSION:

It is noted the Planning Commission held a public hearing on the proposed replatting of this property on October 28, 2009. The applicant pulled the item from consideration in an effort to meet with the two neighbors present at the meeting to address their concerns.

STAFF RECOMMENDATION:

Approval

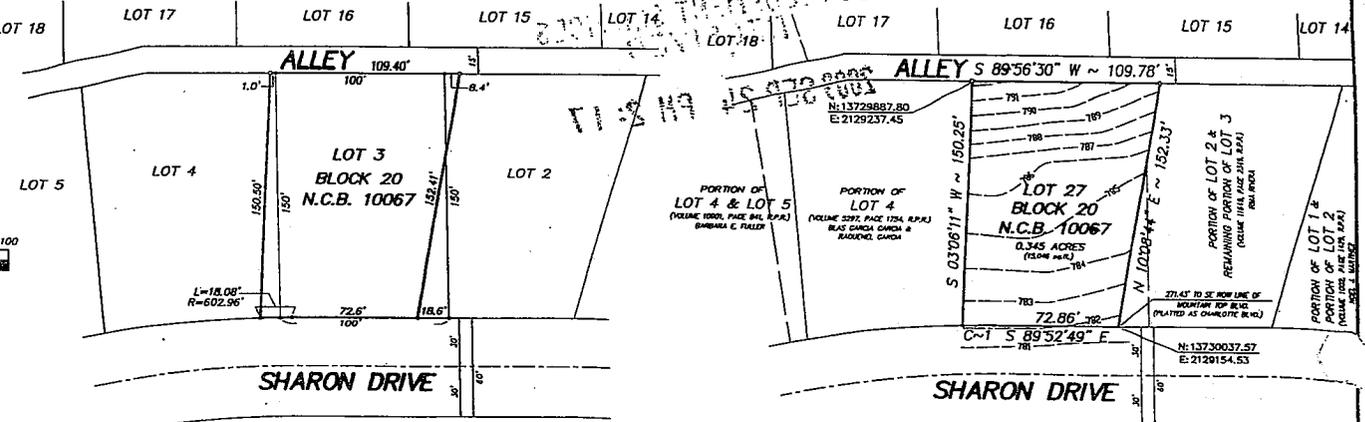
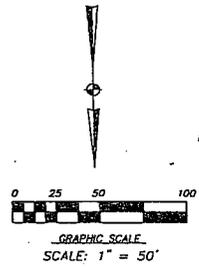


Maverick Land Surveying Co.
 1856 Lockhill-Selma, Suite 105
 San Antonio, Texas 78213
 210-342-9455
 FAX-210-342-9524

OWNER/DEVELOPER:
 JOHN R. CORTEZ
 85 ROUNDUP DR.
 SAN ANTONIO, TX 78213

CURVE TABLE						
CURVE	LENGTH(L)	RADIUS(R)	TANGENT	DELTA	CHORD BEARING	CHORD
C-1	18.22'	602.96'	9.11'	1°43'54"	N 88°54'47" E	18.22'

PLAT No. **090307**



LEGEND:
 ABBREVIATED TERMS
 N.C.B. = NEW CITY BLOCK
 R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
 * = PROPERTY CORNER FOUND (1/2" IRON ROD UNLESS NOTED)
 o = PROPERTY CORNER SET (1/2" IRON ROD)

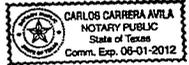
STATE OF TEXAS
 COUNTY OF BEXAR
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ENTITLED EAST SHEARER HILLS, RECORDED IN VOLUME 2375, PAGE 56, IN DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

John R. Cortez
 OWNER

SHOWN AND SUBSCRIBED BEFORE ME THIS 25 DAY OF SEPTEMBER, 2009.

Carlos Carrera Avila
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 6-1-2012



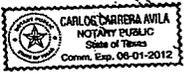
STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF SAN ANTONIO, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERSHOEDS, DRAINAGE EASEMENTS AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

John R. Cortez
 OWNER, JOHN R. CORTEZ

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John R. Cortez, 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 25 DAY OF SEPTEMBER, A.D. 2009.

Carlos Carrera Avila
 NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF J. R. CORTEZ SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PORTION OF LOTS 2, 3 AND 4, BLOCK 20, NEW CITY BLOCK 10067, EAST SHEARER HILLS, AS SHOWN BY PLAT RECORDED IN VOLUME 2375, PAGE 56, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

REPLAT ESTABLISHING J.R. CORTEZ SUBDIVISION

BEING A 0.345 ACRE TRACT OF LAND OUT OF LOTS 2, 3 AND 4, BLOCK 20, N.C.B. 10067, EAST SHEARER HILLS, RECORDED IN VOLUME 2375, PAGE 56, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 13979, PAGE 2207, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

NOTES:

1. THE COORDINATE VALUES SHOWN HEREON ARE IN THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83 (1986), AND WERE DERIVED FROM BUCKEYE (PID A71654)
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONUS), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.9995621.
4. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d) (5).
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CPS NOTES:

1. The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement", for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformer, each with its necessary appurtenances; to 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 thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade change or ground elevation alteration.
3. This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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



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

Robert H. Bretz, Jr.
 LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAJOR LAND SURVEYING UNDER MY SUPERVISION.

Robert J. Schroeder
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

BY: _____ DEPUTY

PLANNING COMMISSION
VACATE, RESUBDIVISION AND SUBDIVISION
AGENDA ITEM NO: 12 November 6, 2009

KALLISON RANCH PHASE 1 UNIT 3
SUBDIVISION NAME

MAJOR PLAT

090310
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 544 D-7

OWNER: One KR Venture, L.P., by Ben Wissink

ENGINEER: Pape Dawson Engineers, by Cara Tackett, P. E.

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

Date filed with Planning Commission: October 26, 2009

Location: Extending Winchester Way from Kallison Bend

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT/PUD is in associated with:

MDP 838, Kallison Ranch, accepted on August 29, 2005

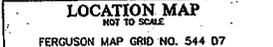
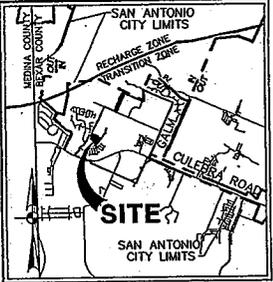
Proposed Use: Residential

APPLICANT'S PROPOSAL:

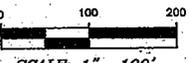
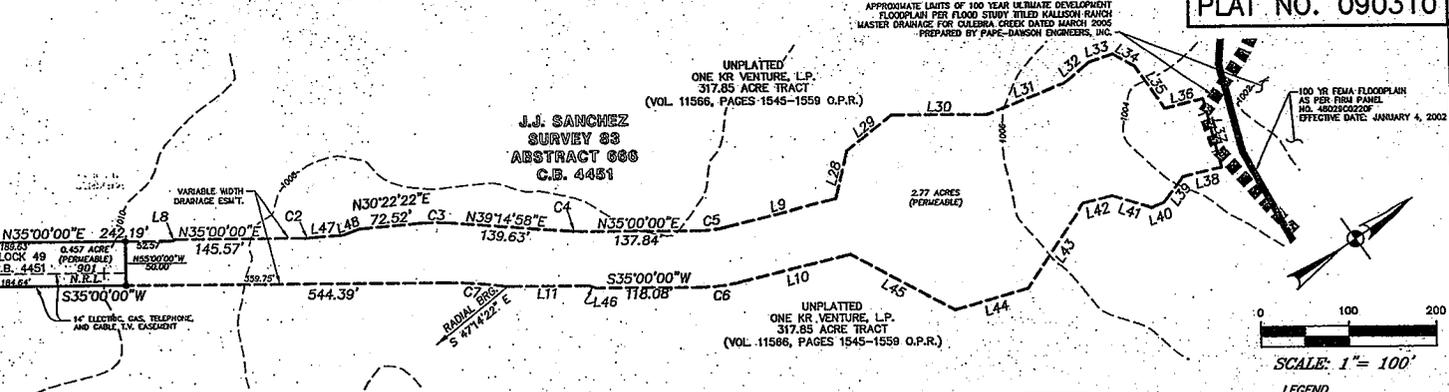
To plat **32.83** acres consisting of **131** single family lots, **6** non-single family lots and **5,263** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



MATCHLINE "B-B" SEE SHEET 1 OF 3



SCALE: 1" = 100'

- LEGEND: B.C. = BEARING, B.S.L. = BUILDING SET BACK LINE, C.L. = CABLE TELEVISION, C.B. = COUNTY BLOCK, D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS, ELEC. = ELECTRIC, E.S.W. = EASEMENT, F.L.R. = FOUND 1/2" IRON ROD, F.L.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON" OF BEAR COUNTY, TEXAS, O.P.R. = OFFICIAL PUBLIC RECORDS, R.O.W. = RIGHT OF WAY, TELE. = TELEPHONE, VOL. = VOLUME, --- = PROPOSED CONTOURS, - - - = POLLED CONTOURS, ▽ = PASSING SPACE (SEE SIDEWALK NOTE)

C.S. NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EXISTING AND PROPOSED... (Detailed notes regarding easements and utility lines.)

STATE OF TEXAS COUNTY OF TARRANT

OWNER: ONE KR VENTURE, L.P.

STATE OF TEXAS COUNTY OF TARRANT... BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... (Notary Public section)

STATE OF TEXAS COUNTY OF BEAR... I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN... (Professional Engineer section)

STATE OF TEXAS COUNTY OF BEAR... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS... (Professional Land Surveyor section)

Table with columns: LINE, BEARING, LENGTH. Lists line data for the subdivision.

Table with columns: CURVE, RADIUS, TANGENT, CHORD BEARING, CHORD, LENGTH. Lists curve data for the subdivision.

Table with columns: CURVE, RADIUS, TANGENT, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curve data for the subdivision.

RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING KALLISON RANCH PHASE 1, UNIT 3

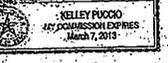
A 32.83 ACRE OUT OF A 317.85 ACRE TRACT DESCRIBED IN CONVEYANCE TO ONE KR VENTURE, L.P., RECORDED IN VOL. 11568, PAGES 1545-1559 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND OUT OF THE J.J. SANCHEZ SURVEY, NUMBER 886, ABSTRACT 666, COUNTY BLOCK 4451 IN BEAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH PHASE 1, 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. 2009

BY: SECRETARY

BY: CHAIRMAN



DEVELOPMENT SERVICES RECEIVED stamp dated 26 OCT 2009.

CERTIFICATE OF APPROVAL. THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON... (Notary Public section)

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 November 6, 2009

WESTERN DEVELOPMENT
SUBDIVISION NAME

MAJOR PLAT

080339
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 D-4

OWNER: Western Real Est. L.P., by Sardar Biglari

ENGINEER: Pape Dawson Engineers, by Dennis R. Rion, P.E.

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

Date filed with Planning Commission: October 26, 2009

Location: On the east side of I H 10, north of Loop 1604

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial
GC-1 Hill Country Gateway Corridor District
ERZD Edwards Recharge Zone District
MLOD Military Lighting Overlay District

Proposed Use: Commercial

Major Thoroughfare: I H 10 is a freeway

APPLICANT'S PROPOSAL:

To plat **23.81** acres consisting of **1** non-single family lot.

DISCUSSION:

The Director of Public Works has cited: Section 35 Appendix F 124, Subdivision C, (f)(21) of the Unified Development Code, regarding one hundred-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than three (3) fps.

The Public Works Director has no objection to the granting of the variance as indicated in their attached report.

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

Furthermore, 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 reiterated the comments regarding this development that were made in August 2008 letter for the SAWS utility service agreement. Please see the attached letter.

The applicant acknowledges receiving the Military's letter and is assessing the potential for occurrence of federally listed threatened and endangered species and will submit these studies to the US Fish and Wildlife.

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

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned Variance. With regards to the Variance, staff does concur with the applicant's justification. Therefore, the Director of Planning and Development Services and Director of Public Works recommend approval of the Variance and plat.



February 4, 2009

LAND DEVELOPMENT
SERVICES DIVISION

09 OCT 22 PM 1:58

RECEIVED

Ms. Becky Carroll, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0806008 - Request for review of **Western Development Subdivision, Plat No. 080339** located on eastside of IH 10 West and north of Loop 1604.

Dear Ms. Carroll:

On January 12, 2009, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 23.420 acres located entirely within the EARZ. No significant features were observed. The east portion of the property lies within a 100-year floodplain preservation area.

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

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

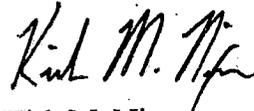
At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). A Water Pollution Abatement Plan has been submitted to Texas Commission on Environmental Quality (TCEQ) for mass grading only, which was approved on August 18, 2008. **No building permit will be released until a site specific Water Pollution Abatement Plan has been approved by TCEQ.**

Ms. Becky Carroll, P.E.
Western Development Subdivision, Plat No. 080339
Page 2

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Western Development Subdivision, Plat No. 080339.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,



Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

RECEIVED
09 OCT 22 PM 1:58
LAND DEVELOPMENT
SERVICES DIVISION



DEPARTMENT OF THE ARMY
HEADQUARTERS, U. S. ARMY MEDICAL DEPARTMENT CENTER AND SCHOOL
AND FORT SAM HOUSTON
2250 STANLEY ROAD
FORT SAM HOUSTON, TEXAS 78234-6100

REPLY TO
ATTENTION OF

AUG 19 2008

Office of the Commanding General

Honorable Alex Briseño
Chairman of the Board of Directors
San Antonio Water System
P.O. Box 2449
San Antonio, TX 78298-2449

Dear Chairman Briseño:

Thank you for allowing me to respond to your request for comments on the seven tracts (Enclosure 1) under development for which the San Antonio Water System (SAWS) has temporarily suspended service-agreement processing. Provided the following issues are addressed, these developments would be compatible with the military mission at Camp Bullis.

Five of seven tracts are in areas known to contain karst features that may be occupied by endangered species. If much of the areas identified by the US Fish and Wildlife Service (USFWS) in their March 2008 Draft Karst Invertebrate Recovery Plan for Bexar County are developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals. Thus, karst issues off-post may affect training restrictions on-post. Specifically, the tracts are Sotano Partners, Global Rehab, and Dry Creek Ranch, which are in Karst Zone 1 of the Stone Oak Karst Faunal Area (KFA), and the South Rim Tract and Western Development I-10 tracts, which are in Karst Zone 2 or 3 of the University of Texas at San Antonio (UTSA) KFA. As long as the developers have appropriate documentation – recent surveys (not older than 3 years) conducted by a professional biological consultant in accordance with (IAW) USFWS protocols showing that no species are present, and send the surveys to USFWS Ecological Services Office in Austin, we have limited, if any, concerns on compatibility with Camp Bullis. These five developments are also over the Edwards Aquifer Recharge Zone. The San Antonio Rose Palace and Pfeiffer Lee tracts are in Karst Zone 5; thus, do not pose concerns for karst species at this time.

Karst Zone 1 areas are known to contain listed invertebrate karst species. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. Zone 3 areas probably do not contain listed invertebrate karst species. Zone 4 areas require further research, but are generally equivalent to Zone 3, although they may include sections that could be classified as Zone 2 or Zone 5 as more information becomes available. Zone 5 areas do not contain listed invertebrate karst species.

The San Antonio Rose Palace is in golden-cheeked warbler (GCW) estimated habitat as depicted in a species habitat estimate given to us by USFWS (produced by a consultant

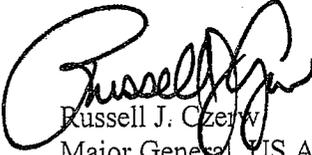
SWCA/Dr. Diamond – Enclosure 2) and according to our biologist, who visited the site, appears to be suitable GCW habitat. As long as the developers have recent surveys (no older than 3 years) that were conducted by a professional biological consultant IAW USFWS protocols documenting that no species are present, and as long as they send the surveys to USFWS Ecological Services Office in Austin, our concerns on compatibility with Camp Bullis are minimal.

All seven tracts are within the three-mile dark sky lighting zone of concern around Camp Bullis. As long as the developers commit to incorporate dark sky lighting measures (such as the July 22, 2008, Bexar County light order or the proposed City of San Antonio equivalent) into their projects, we could agree on project compatibility with Camp Bullis.

The Sotano Partners tract may also create noise issues. This area would be less than one mile from several of our small arms firing ranges.

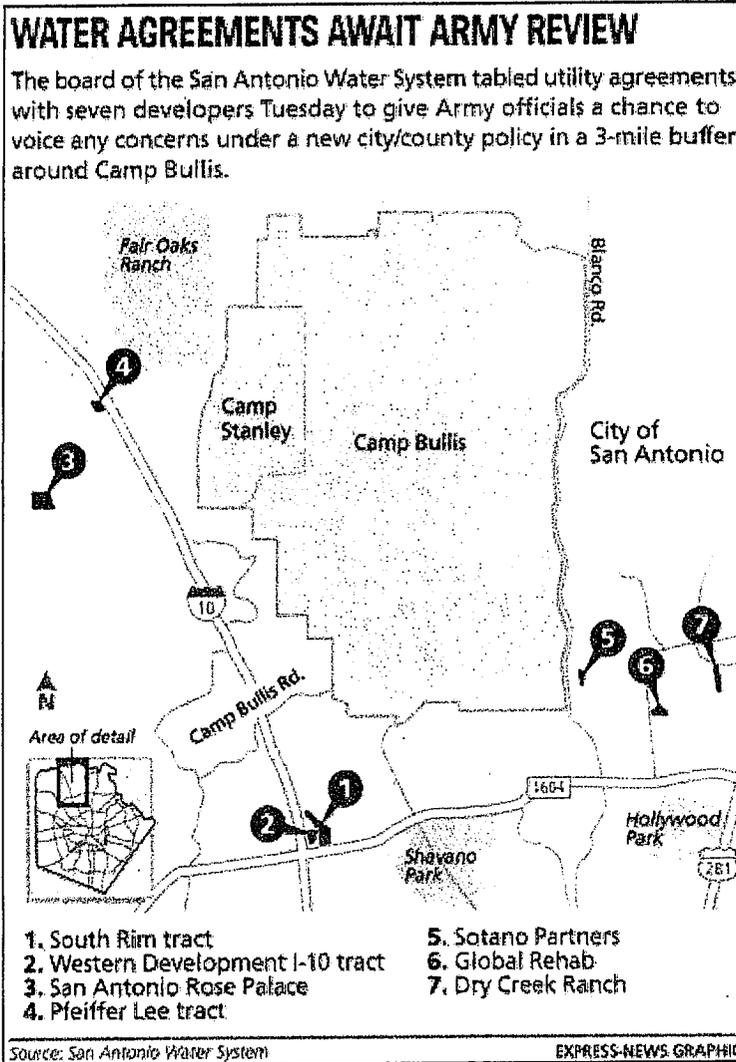
Thank you for the opportunity to provide comments and for all of your efforts to protect Camp Bullis from development which would impede our ability for training missions. If you have any questions, please call Mr. Phil Reidinger, Public Affairs Officer, at (210) 221-1099, or cell (210) 336-0449. Copies of this letter will be furnished to Mayor Phil Hardberger, Councilwoman Diane Cibrian, Councilman Louis Rowe, and to the City Military Transformation Office Director, Brigadier General (Retired) Robert Murdock.

Sincerely,


Russell J. Czerw
Major General, US Army
Commanding

Enclosures

Map from 8/6/08 San Antonio Express-News Article





CA 7528 Bpw 200808188B

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

June 2, 2008

Case Manager:
Donna Schueling

PUBLIC WORKS
Storm Water
Engineering

JUN - 5 2008

RECEIVED

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

Re: Western Development (Leon Creek) Conditional Letter of Map Revision (CLOMR)
Plat No. 080339
Code Chapter 35, Appendix F, Subdivision C, Section A, (f)(21)

2008 JUN - 6 PM 2: 0

DEVELOPMENT SERVICES
RECEIVED

Dear COSA DSD:

In accordance with Section 35-F135 of the Floodplain Ordinance, we are requesting a variance to Subdivision C, Section A, paragraph (f)(21), which prohibits 100-year floodplain reclamation for properties where the depth is greater than 3 ft. The site is located northeast of the intersection of FM 1604 and IH-10. The project consists of approximately 23-acres bound by IH-10 to the west, Leon Creek to the south and the east and a public easement (likely the former Nina Louise Rd) to the north. Portions of the site are inundated by the existing conditions floodplain and the entire site is inundated by the Ultimate Development floodplain. These results are verified by both the effective and DFIRM Flood Studies.

Because of environmental regulations for development over the Edwards Aquifer Recharge Zone (UDC Section 34-913), our client has been limited to develop a small portion of the overall site (9 out of 23-acres). Section 34-913 indicates that no fill can be placed within sixty feet of the effective floodplain.

In order to make the site developable, fill must be placed in the regulatory (ultimate development) floodplain. The amount of fill that is being placed is the minimum amount necessary to allow the client to develop the Western Development site. The following reasons are based on approval criteria outlined in Article IV, Section of 35-483(e):

If the applicant complies with provisions of these regulations as set out in the City of San Antonio Unified Development Code Appendix F (C) (A) (f), item (21), the applicant would not be able to make use of their property. By placing fill into the right overbank area of Leon Creek, the applicant is able to make reasonable use of their property.

COSA DSD

Western Development (Leon Creek)

June 2, 2008

Page 2 of 3

The attached table contains a comparison between the modeled 1% pre-project and post-project ultimate development water surface elevations and velocities. The column labeled "WSE Percent Difference" shows that the water surface elevations are within 1% of the expected values (pre-project elevations). This is sufficient evidence to substantiate that the project will result in no noticeable differences to the floodplain elevations.

The last column in the table compares the pre-project and post-project velocity. The model does indicate increases in velocity within the project area; however, these increases will not cause substantial erosion, as the existing channel has already eroded to bedrock.

The proposal is consistent with past projects within the City of San Antonio and will be designed in a manner that accounts for hydrostatic and hydrodynamic forces that may accentuate erosion. The intended channel modifications satisfy the NFIP 44CFR60.3(b)(7), which requires that the flood carrying capacity within an altered or relocated portion of a watercourse be maintained. Although the water surface increases negligibly within the study area, it also decreases and ties into the existing floodplain, creating no adverse impacts upstream and downstream of the proposed development.

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

If the applicant complies, they can make no reasonable use of their property.

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

This hardship relates to the land and not the applicants personal circumstances.

- 3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:***

This hardship relates specifically to this site and is not shared by all of the surrounding property owners.

- 4. The hardship is not the result of the applicant's own actions:***

The hardship faced by the applicant, is not a result of their actions.

2008 JUN -6 PM 2:01
DEVELOPMENT SERVICES
RECEIVED

5. *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations:*

If this variance is granted, it will not be injurious to other property and its effects will only affect the area within the project limits of the site.

By performing a detailed engineering analysis, we know that, despite fill being placed in a shallow flooding area where the depth is greater than 3 ft, the impacts of granting this variance would result in no adverse effects to the upstream or downstream floodplain due to development. We also believe that the project design is consistent with the goals and intent of Appendix F of the UDC (COSA Floodplain Ordinance). We appreciate your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.



Troy Dorman, Ph.D., P.E.
Vice President, Water Resources



Signature of Owner

Attachments

P:\69\21\16\Word\Letters\080512a1 - Variance Request.doc

DEVELOPMENT SERVICES
RECEIVED
2008 JUN -6 PM 2:01



CITY OF SAN ANTONIO

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

October 21, 2009

Sadar Biglari
9311 San Pedro, Suite 1440
San Antonio, TX 78216

Re: Western Development, Plat #080339

Dear Mr. Biglari:

We have received the Storm Water Management Plan and flood study for Western Development, (dated April 2008). Unfortunately, the proposed development is not in compliance with current floodplain ordinances as follows:

1. The subject plat has a drainage area greater than three hundred twenty (320) acres and does not meet the following City of San Antonio Unified Development Code (UDC) requirements:
 - Appendix F, Section A, (f)(21) 100 year floodplain reclamation is not allowed in overbank areas subject to greater than three feet (3') of flood depth or three feet per second (3 fps) of flood velocity.
2. A variance to the above UDC sections will be required prior to Public Works approval of the subdivision plat.
3. Public Works will support a variance from Appendix F, Subdivision C, Section A, (f) (21) because:
 - The proposed reclamation will not pose an adverse impact to downstream inhabitants.

If the Variance is approved by the Planning Commission, the Public Works/Storm Water Engineering Division hold on Plat #080339 will be released and a floodplain development permit will be issued. If you have any questions, please contact Jesse Salcedo, Sr Engineering Associates at (210) 207-0182.

Sincerely,

 10/21/09
Robert J. Browning, P.E., C.E.M.
Chief Storm Water Engineer

cc: Troy Dorman, P.E., Pape-Dawson Engineers
City of San Antonio, Planning Commission

**MAJED A. AL-GHAFRY
DIRECTOR OF PUBLIC WORKS**

July 21, 2008

Sadar Biglari
9311 San Pedro, Suite 1440
San Antonio, TX 78216

Re: Western Development Plat #080339

Dear Mr. Biglari:

We have received the Storm Water Management Plan and flood study for Western Development, (dated April 2008). Unfortunately, the proposed development is not in compliance with current floodplain ordinances as follows:

1. The subject plat has a drainage area greater than three hundred twenty (320) acres and does not meet the following City of San Antonio Unified Development Code (UDC) requirements:
 - Appendix F, Section A, (f) (21). 100 year floodplain reclamation is not allowed in overbank areas subject to greater than three feet (3') of flood depth or three feet per second (3 fps) of flood velocity.
 - Appendix F, Section A, (f) (26). Unflooded vehicular access must be available to the development from a public street.
2. A variance to the above UDC sections will be required prior to Public Works approval of the subdivision plat.
3. Public Works will support a variance from Appendix F, Subdivision C, Section A, (f) (21) because:
 - The proposed reclamation will not pose an adverse impact to downstream inhabitants.
4. Public Works will not support a variance from Appendix F, Section A, (f) (26). because:
 - The proximity of the only available access point to an existing TxDOT off ramp will pose a public safety hazard.

Mr. Biglari
July 10, 2008
Page 2 of 2

If the Variance is approved by the Planning Commission, the Public Works/Storm Water Engineering Division hold on Plat #080339 will be released and a floodplain development permit will be issued. If you have any questions, please contact Robert Browning at 210-207-5890 or myself at 210-207-8025.

Sincerely,

for Majed A. Al-Ghafry
Director of Public Works
10/24/08

MAA/EB:rb

cc: Troy Dorman, P.E., Pape-Dawson Engineers
City of San Antonio, Planning Commission

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: Ernest Brown, Planning Commission II, Planning Department

FROM: *for* Majed A. Al-Ghafry, Director of Public Works *RB*

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

10/24/09

SUBJECT: Floodplain Development Permit Variance Request –
Western Development # 080339

DATE: October 21, 2009

The Storm Water Engineering Division of the Department of Public Works has reviewed the request for variance to the floodplain regulations of the Unified Development Code. These requests were submitted in association with the above development by Pape-Dawson Engineers on behalf of their client Sadar Biglari.

The Public Works Department supports the requested variance to Appendix F- Section A (f)(21).

Please see the attached October 21, 2009 correspondence to Mr. Sadar Biglari for a discussion of the positions of the Public Works Department.

Please contact Jesse Salcedo, Sr. Engineering Associate at 207-0182 should you have any questions or require additional information.

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 14 November 6, 2009**

WOODLAKE MEADOWS UNIT 4
SUBDIVISION NAME

040555
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 585 E-4

OWNER: DFGG of Texas, Ltd, by A. Bradford Galo

ENGINEER: Turner, Collie & Braden, by Brian Crowell

CASE MANAGER: Donna L. Schueling, Planner

Location: At the northwest corner of Woodlake Parkway and Macaway Creek

Plat status: The Planning Commission approved this plat on October 26, 2005 and a one-year time extension was granted on October 22, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

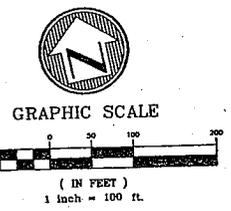
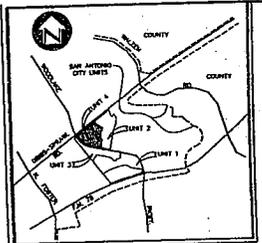
Applicant is requesting a six (6) months extension for completion of required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f).

DISCUSSION:

The outstanding improvements include streets, sidewalks, drainage, sewer, and water. The applicant states that due to the economic downturn in the homebuilding business, the need for single-family lots in this area of Bexar County had waned in the last few years. They are working with the Texas Community Bank to acquire funding to complete the infrastructure improvements for this development.

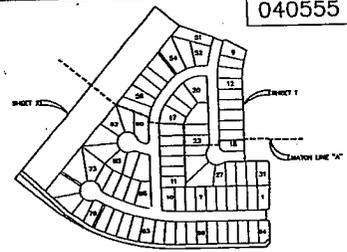
STAFF RECOMMENDATION:

Approval for a one year time extension.



OWNER/DEVELOPER:
DFGG OF TEXAS, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78218
PHONE: (210) 497-3385

"SIGHT CLEARANCE EASEMENT NOTE"
SIGHT CLEARANCE EASEMENT
DEFINED AS THE AREA BETWEEN THE SIGHT CLEARANCE LINE AND
THE STREET RIGHT-OF-WAY LINE, NO PERMANENT STRUCTURE,
BUILDING OR OBSTRUCTION, INCLUDING TREES AND LANDSCAPE SHALL
BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.



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

LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

- 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," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND OPERATING POLES, HANDS OR APPURTENANCES, TOGETHER WITH RIGHT OF WORKS AND EGRESS OVER DRAINAGE AND GROUND LINES, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND ADJACENT LOTS, THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR HINDER THE EXTENT 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE OR CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WITH LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND

- B.S.L. BUILDING SETBACK LINE
- E.L.T.V. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
- G.T.V. GAS TELEPHONE & CABLE TELEVISION EASEMENT
- W.T.V. WATER TELEPHONE & CABLE TELEVISION EASEMENT
- D.T.V. DRAINAGE TELEPHONE & CABLE TELEVISION EASEMENT
- S.D.P. SUBDIVISION PLAT AND COPY ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- V.A.L. VEHICULAR NON ACCESS DRIVE
- A.D. REFERENCE TO ADJACENT SUBDIVISION
- P.F.C. PROPOSED FINISHED CONTOUR
- M.F.F. MINIMUM FINISHED FLOOR ELEVATION

"GENERAL NOTES"

- THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO: STATION SAN ANTONIO B.P.M. PLAT # 87-207 DATUM IS NAADS (ADJUSTED 1985) CONVERTED TO FEET. STATE PLANE COORDINATES ARE USED. SCALE FACTOR IS 0.999999999. ROTATION OR TO PLAT IS 0.000000000.
- D.P.A. - CERTAIN PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, D.P.A. - BEID AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- AS SHOWN, IT IS THE RESPONSIBILITY OF SURVCON, INC. TO MONUMENT ALL MONUMENTS (IF PRACTICABLE) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "SURVCON, INC." PLASTIC CAP. (A) INDICATES A FOUND 1/2" REBAR WITH "CASTELLA & ASSOC." PLASTIC CAP.
- MEASUREMENT SOURCE IS THE DEED FOR THE PARCEL 47.06 ACRES TRACT, RECORDED IN VOL. 10202, PG. 1796, D.P.A.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WITH LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- A STRUCTURAL PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
- SETBACK NOTE: THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR THE INSTRUMENTS IMPOSED ON THE PLAT AND ARE SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO, BEAR COUNTY AND ARE SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- PERMISSIBLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONDUIT, OVERHEAD, LANDSCAPE, AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- DRAINAGE EASEMENT NOTE: ALL STRUCTURES, FINISH WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. CONSTRUCTION OF OBSTRUCTIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF SAN ANTONIO AND BEAR COUNTY. SUCH OBSTRUCTIONS SHALL HAVE THE RIGHT OF WORKS AND EGRESS OVER ADJACENT PROPERTY EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) FEET ABOVE FINAL ADJACENT GRADE. (20-304)(EX) p-3-40.
- THE DEVELOPER DEDICATED THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER AUTHORITY. THE SAN ANTONIO WATER AUTHORITY WILL OWN AND MAINTAIN THE SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

DETAIL "4"
NOT TO SCALE



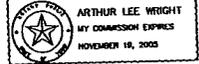
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO WATER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



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

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, CERTAIN AREAS REFERRED AS PRIVATE, FOR ALL STREETS, ALLEYS, CANALS, WETLANDS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON NECESSARY FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
A BRADFORD OGDEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 6 DAY OF OCTOBER, A.D. 2005.



SHEET 2 OF 2
SUBDIVISION PLAT

WOODLAKE MEADOWS
SUBDIVISION UNIT 4

BEING 21.557 ACRES OF LAND OUT OF A 47.06 ACRE TRACT OF LAND DESCRIBED IN VOL. 10202, PG. 1766, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 17730, SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT IS A SUBDIVISION OF WOODLAKE MEADOWS SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSENTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 6 DAY OF OCTOBER, A.D. 2005.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE

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

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

SURVCON INC.
PROFESSIONAL SURVEYORS
8600 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 58022L01027

TURNER COLLIE & BRADEN
8600 PARK TEN BLVD.,
SUITE 190 SOUTH
SAN ANTONIO, TEXAS 78213
(210)296-2000

TCB AECOM
DRAWN BY: M.G. JOB ORDER NO.: 52802605 DATE: 09/15/05

October 22, 2009

1602 N. Loop 1604 W., Suite LL-102
San Antonio, Texas 78248
Tel 210-479-3231
Fax 210-479-3232
E-Mail Ron@Hagauer.net

2009 OCT 23 AM 11:51

City Planning Department
Attn: Ms. Elizabeth Carol
City of San Antonio
115 Plaza De Armas
San Antonio TX 78205

Dear Ms. Carol:

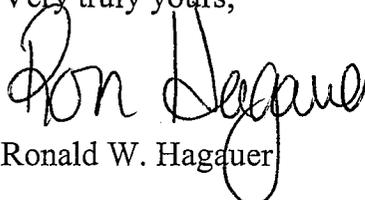
My client, DFGG of Texas, Ltd. a Texas limited partnership ("subdivider"), is the owner and applicant of Woodlake Meadows Subdivision, Unit 4. The subdivision plat was approved by the Planning Commission on October 26, 2005. My client formally requests a six (6) month Site Improvement Time Extension per section 35-430(f)(2) of the Unified Development Code for Woodlake Meadows, Unit-4 Subdivision, Plat No. 040555.

Due to the economic downturn in the homebuilding business, the need for single-family lots in this area of Bexar County has waned in the last few years. There has been a recent interest in the lots in this subdivision and my client has mobilized to complete the last phase of this master planned community. At this time we are in the process of negotiating with a homebuilder to build houses in the development. We anticipate that a new lot purchase agreement will be executed soon and, from there a schedule of infrastructure construction will resume immediately. My client is working with Texas Community Bank to acquire the funds to complete the construction of the improvements for Woodlake Meadows Subdivision, Unit 4.

Enclosed is the handling fee of \$300 required to process this request. We respectfully request your consideration to this application knowing that the hardship was a result of nationwide economic crises and not of the applicant's own action. If additional information is required, please contact my office.

Thank you for your consideration of this request.

Very truly yours,

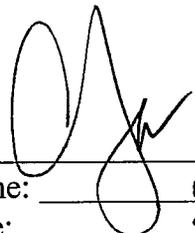

Ronald W. Hagauer

RWH/bar

October 22, 2009
Page 2

This is to confirm that we are working with DFGG of Texas, Ltd. to provide them with a loan to construct the improvements to Woodlake Meadows Subdivision, Unit 4.

Texas Community Bank,
a Texas state banking corporation

By: 
Name: ADAM GALLEY
Title: EXEC V-P

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 15 November 6, 2009

HERITAGE OAKS UNIT 3
SUBDIVISION NAME

050123
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits, within City South Management Authority
FERGUSON MAP GRID: 683 F-5

OWNER: Morningwood Development, LLC., by Kenneth T. Baker

ENGINEER: Alamo Consulting Engineering and Surveying, Inc., by Paul Schroeder, P.E.

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

Location: On the west side of Southton Road, south of Engelmann Oak

Plat Status: The Planning Commission approved this plat on November 22, 2006. The plat has not been recorded.

APPLICANT'S PROPOSAL:

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

DISCUSSION:

None of the required site improvements have been completed. The improvements include streets, sidewalks, drainage, sewer, and water. At the time this plat was approved, The Heritage Oaks community had an inventory of 115 vacant development lots constructed by the original owner. Morningwood Development bought the property from the original owner and due to the economic down turn, Morningwood Development focused on selling the existing inventory rather than adding on to an already vast inventory.

STAFF RECOMMENDATION:

Approval for a three year time extension.

BEING 25.34 ACRES OF LAND OUT OF THE JAMES W. TINSLEY SURVEY NO. 98, ABSTRACT NO. 738, COUNTY BLOCK 5161, NEW CITY BLOCK 10916, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A CALLED 53.08 ACRE TRACT RECORDED IN VOLUME 10056, PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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

REGISTERED PROFESSIONAL ENGINEER #37934

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM REQUIREMENTS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACT, SIGNED AND PASSED BY THE LEGISLATURE OF TEXAS, CHAP. 193, ACTS, 1909, AS AMENDED.

REGISTERED PROFESSIONAL LAND SURVEYOR #3160

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

DEVELOPER/OWNER: CHRIS LINDHORST - DIRECTOR OF LAND DEVELOPMENT
 PUBLIC WORKS OF TEXAS, LP
 833 MARINA EAST #101
 SAN ANTONIO, TEXAS 78211

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

CHRIS LINDHORST, 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
 A.D., 2006.

DEVELOPMENT SERVICE
 RECEIVED
 10/09/06 9:30 AM
 NOT PUBLIC IN AND FOR STATE OF TEXAS

THIS PLAT ESTABLISHING HERITAGE OAKS UNIT 3, BEXAR COUNTY 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., 2006.

BY _____
 CITY CLERK

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

ON THIS _____ DAY OF _____, 2006.

ATTESTED: _____
 COUNTY CLERK, BEXAR COUNTY, TEXAS

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

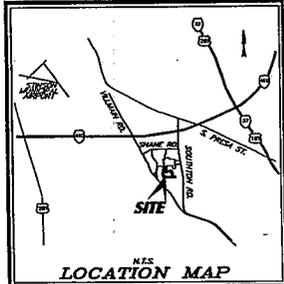
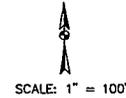
ON THE _____ DAY OF _____

A.D., _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____

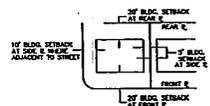
A.D., _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS



INDEX MAP
 SCALE: 1" = 400'



BUILDING SETBACK LINES

LEGEND
 --- DEDICATES PROPOSED CONDUIT

U.D.C. STREETSCAPE :
 U.D.C. STREETSCAPE PLANNING STANDARDS SHALL BE COMPLIED WITH DURING THE BUILDING STAGE PROCESS.

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

- NOTES:
1. THIS SUBDIVISION IS IN THE 140 FOOT FLOOR ZONE AS DESIGNATED BY P. O. M. A. BASED ON P. O. M. A. COMMUNITY-PANELS NUMBER "PROPOSED" DATE FEB. 14, 1998 AND "PROPOSED" DATE JAN. 1, 2002.
 2. STATE PLANNING COORDINATES WERE OBTAINED FROM STATION SAN ANTONIO P18 ANGLE.
 3. WORKMAN AND WALKS ON SIDE.
 4. LIVE TREE SHOWN WITH 6" DBH ACCESS CAP SET AT ALL LOT CORNERS.
 5. WATERMETER SET NOTE: THE NUMBER OF WATERMETER EXPOSURE PULLING UNITS (DUALS) FROM THIS SUBDIVISION PLAT ARE NOTED ON PLAN AT THE SAN ANTONIO WATER SYSTEM WHERE THE PLAT NUMBER IS BY THE ENGINEERING SERVICE CORPORATION.
 6. THE SUBDIVISION IS NOT OVER THE EXISTING HIGHWAY CORNER. BASED ON THE SURVEYOR'S MEASUREMENTS.
 7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FLOOD PLANNING STAGE.
 8. LOT 24, BLOCK 16, LOT 18, BLOCK 22 AND LOTS 1 AND 2, BLOCK 23 AND EASEMENTS OF ANY ROAD, OPEN SPACE AND PARKS SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
 9. ALL UTILITIES SHALL BE IN THE OPEN SPACE AND PARKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER CHANNELED PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR REPAIRS TO SAID DRAINAGE EASEMENTS.
 10. THE RIGHT TO REMOVE THE CHANNELED PROPERTY IS NOT TO BE USED FOR THE PURPOSE OF AN ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR REPAIRS TO SAID DRAINAGE EASEMENTS.

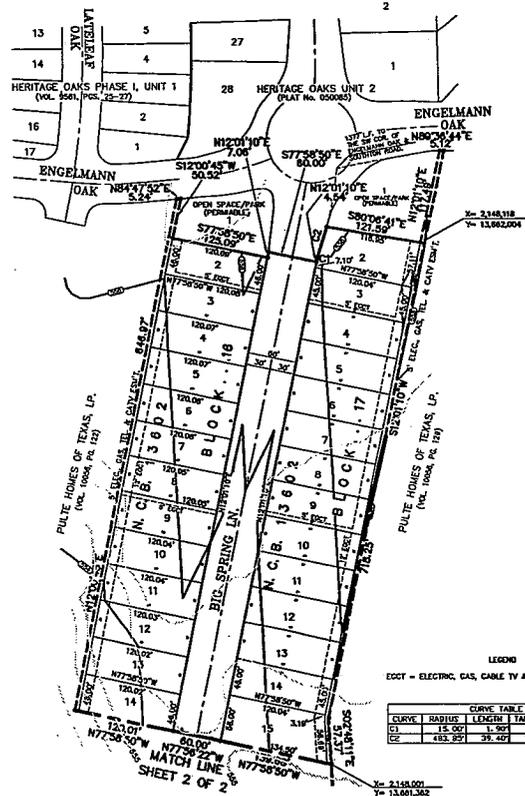
NOTE 1:
 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY GRANTING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEMONSTRATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "CONDUIT EASEMENT", "UTILITY EASEMENT", "JUNCTION EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, OPERATING, USING, AND USING THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS SYSTEMS, INCLUDING THE RIGHT TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR REPAIRS TO SAID DRAINAGE EASEMENTS. THE RIGHT TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS IS NOT TO BE USED FOR THE PURPOSE OF AN ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR REPAIRS TO SAID DRAINAGE EASEMENTS. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OF THE ABOVE LOCATIONS RELATING FROM IMPROVEMENTS REQUIRED OF THIS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO CHANGES OR CHANGES IN LOADS OR DEMANDS, ALTERATIONS SHALL BE CHANGED IN THE REGION OR PERSONS BEING RESPONSIBLE FOR SAID GRANT CHANGES OR DRUGS ELEVATION ALTERATION.

CONCRETE UTILITY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH LOTS ARE COVERED ONLY BY FOUR (4) UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE (5) FOOT WIDE EASEMENTS.

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



LEGOID

ECOT - ELECTRIC, GAS, CABLE TV & TELEPHONE EASEMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	1.90'	8.92'	71.14° 54'
C2	483.25'	39.40'	18.71'	4° 39' 57"



MORNINGWOOD

DEVELOPMENT SERVICES
RECEIVED

2009 OCT 19 AM 9:30

October 14, 2009

Mr. Roderick J. Sanchez, AICP, CBO
Director and Building Official
Department of Planning and Development Services
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

Re: Extension Request for the Heritage Oaks Unit 3 Subdivision Plat Performance Agreement
City File Number: 050123

Dear Mr. Sanchez:

The Heritage Oaks Unit 3 subdivision plat was approved in November of 2006 is due to expire on November 21, 2009. Pursuant to Section 35-430(f)(2) of the City's Unified Development Code we are hereby respectfully requesting that a three(3) year extension be granted for the Heritage Oaks Unit 3 Plat. This property is located in the South by Southeast quadrant of the City of San Antonio and is a part of the existing community of Heritage Oaks. The community has approximately 255 existing single-family homes with various developed amenities and an additional 322 proposed lots left in the MPCD which is not due to expire until August 7, 2016.

At the time Unit 3 was approved the Heritage Oaks Community had approximately 115 vacant developed lots (VDLs) on the ground. Unit 3 was approved under the ownership of Pulte Homes. Since the time of Unit 3's approval numerous things have transpired. In early 2007 there was an ownership change wherein Morningwood Development LLC, (MWD) became the new owners, of not just Unit 3, but of the entire Heritage Oaks Community. As you are aware the overall economy has been very depressed for the last two (2) years with little signs of improving, soon. During this time MWD was focused on moving the existing developed inventory before bring on new VDL inventory that would just sit and deteriorate quickly due to lack of use. In addition, MWD's engineers are working with staff to possibly reduce one of the roads in the Unit 3 from a collector designation to a local type "A" neighborhood roadway. The collector designation for this road is no longer desired nor needed as the originally proposed commercial development in center of the community has long since been gone as well as the community's overall roadway connectivity provides for excellent circulation.

We greatly appreciate the time spent in review our request and again respectfully request that it be granted. Should you have any questions please feel free to contact our engineer Mr. Paul Schroeder P.E., RPLS with Alamo Consulting Engineering & Surveying at (210) 828-0691 or myself at (512) 748-3887.

Very truly yours,

Kenneth T. Blaker
President
Morningwood Development, LLC

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**

FROM: George Rodriguez, Assistant Director, Real Estate Division 

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

SUBJECT: S. P. No. 1443 - Request to close, vacate and abandon an improved 15-foot wide alley

DATE: October 15, 2009

PETITIONER: San Antonio Fire Department
Attn: Carl Wedige, Assistant Fire Chief

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on November 6, 2009.

BACKGROUND

The San Antonio Fire Department is requesting the closure, vacation and abandonment of an improved 15-foot wide alley adjacent to NCB 559 in City Council District 2, as shown on attached Exhibit "A." The alley is located between Nolan and Dawson and Streets. Specifically, the alley is bounded by Nolan Street to the north, Dawson Street to the south, Eda Street to the west and Cherry Street to the east. If approved, the Fire Department will build a new fire station as a replacement for fire station number 1. The City of San Antonio (COSA) is in the process of acquiring all the abutting properties to the proposed closure. COSA has acquired all of the abutting properties except for one (1) property. COSA is in the process of completing a possession and use agreement with the landowner's attorney of the remaining property.

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.



Aerial Photograph of Proposed Closure

Exhibit "A"

Page 2 of 2



CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839866
SAN ANTONIO TEXAS 78283-3986

October 13, 2009

San Antonio Fire Department
Attn: Carl Wedige, Assistant Fire Chief
115 Auditorium Circle
San Antonio, Texas 78205

Re: Special Project No. 1443 - Request to close, vacate and abandon an improved 15-foot wide alley

Dear Mr. Wedige:

With reference to the captioned project, please be advised that the Capital Improvements Management Services Department has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT: The site must be assembled with petitioner's property and platted in accordance with code.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.

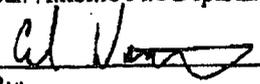
If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return it to the undersigned.

Sincerely,


George H. Rodriguez
Assistant Director

AGREED AS TO TERMS AND CONDITIONS:

San Antonio Fire Department



By: ASSISTANT CHIEF

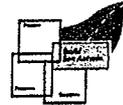
Title: 10/13/09

Date: _____

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

November 6, 2009

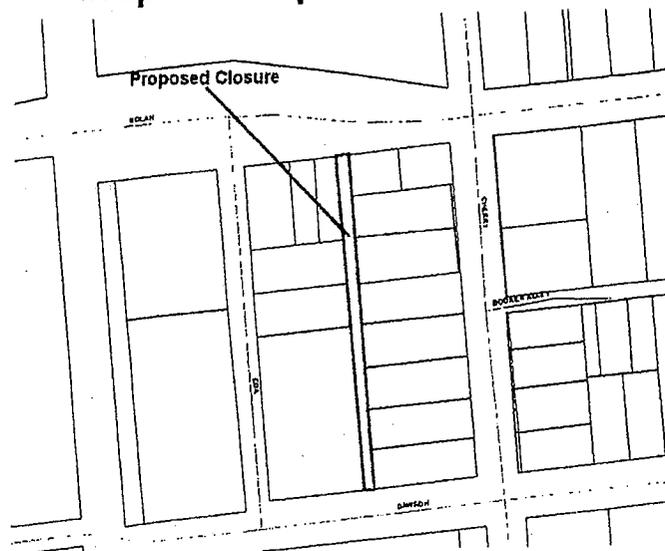
Public Right of Way Closure



Planning Commission Item

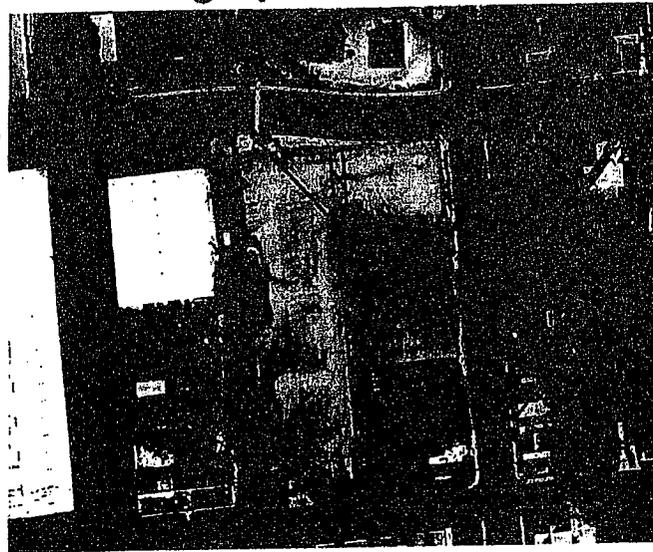
- The Fire Department (petitioner) is requesting to close, vacate and abandon an improved 15-foot wide alley in City Council District No. 2
- The alley is located between Nolan and Dawson and Streets. Specifically, the alley is bounded by Nolan Street to the north, Dawson Street to the south, Eda Street to the west and Cherry Street to the east
- The right of way consists of 5,917 square feet (.1358 of an acre)

**Exhibit "A" (Continued.)
Map of Proposed Closure**



5

**Exhibit "A" (continued)
Aerial Photograph of Proposed Closure**



6

Background (cont.)

Coordination:

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

7

Background (cont.)

Notification:

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

8

Fiscal Impact

Financial Impact:

- There is no financial impact since this is a City of San Antonio project to build a new fire station

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

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE OF THE ALLEY
RUNNING NORTH AND SOUTH WITHIN NCB 559, COUNCIL
DISTRICT 2, AS REQUESTED BY THE SAN ANTONIO FIRE
DEPARTMENT.**

* * * * *

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

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

WHEREAS, the San Antonio Fire Department filed an application requesting closure of the alley running north and south within NCB 559, as identified in Exhibit A (the "Alley"); 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 the Alley.

SIGNED this 6th day of November, 2009.

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
Capital Improvements Management Services
Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: George Rodriguez, Assistant Director, Real Estate Division 

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

SUBJECT: Conveyance of 12 properties to the San Antonio River Authority for Phases III and IV of the San Antonio River Improvements Project (SARIP)

PETITIONER: San Antonio River Authority
 Attn: Hector Villanueva

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration at the Planning Commission meeting on November 6, 2009.

BACKGROUND

The San Antonio River Authority (SARA), along with the City of San Antonio (COSA), Bexar County, and the Corps of Engineers are jointly working to restore and revitalize the San Antonio River through the San Antonio River Improvement Project (SARIP). SARA is requesting that the COSA convey 12 parcels of land containing 87.31 acres in City Council District No. 3, as shown on attached Exhibit "A." These 12 parcels are necessary to improve flood control along the San Antonio River and to return the river to a more natural appearance through ecosystem restoration for Phases III and IV of the SARIP. The proposed improvements will include trails, landscaping, benches and other amenities that will enhance the river for public use as well as create a unique space for the enjoyment of the entire community.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request

Phase 3 & 4/Parkland

Legend

- - - EXISTING HIKE AND BIKE TRAIL
- HIKE AND BIKE TRAIL
- CITY OF SAN ANTONIO



P - 397690
4.93 AC.

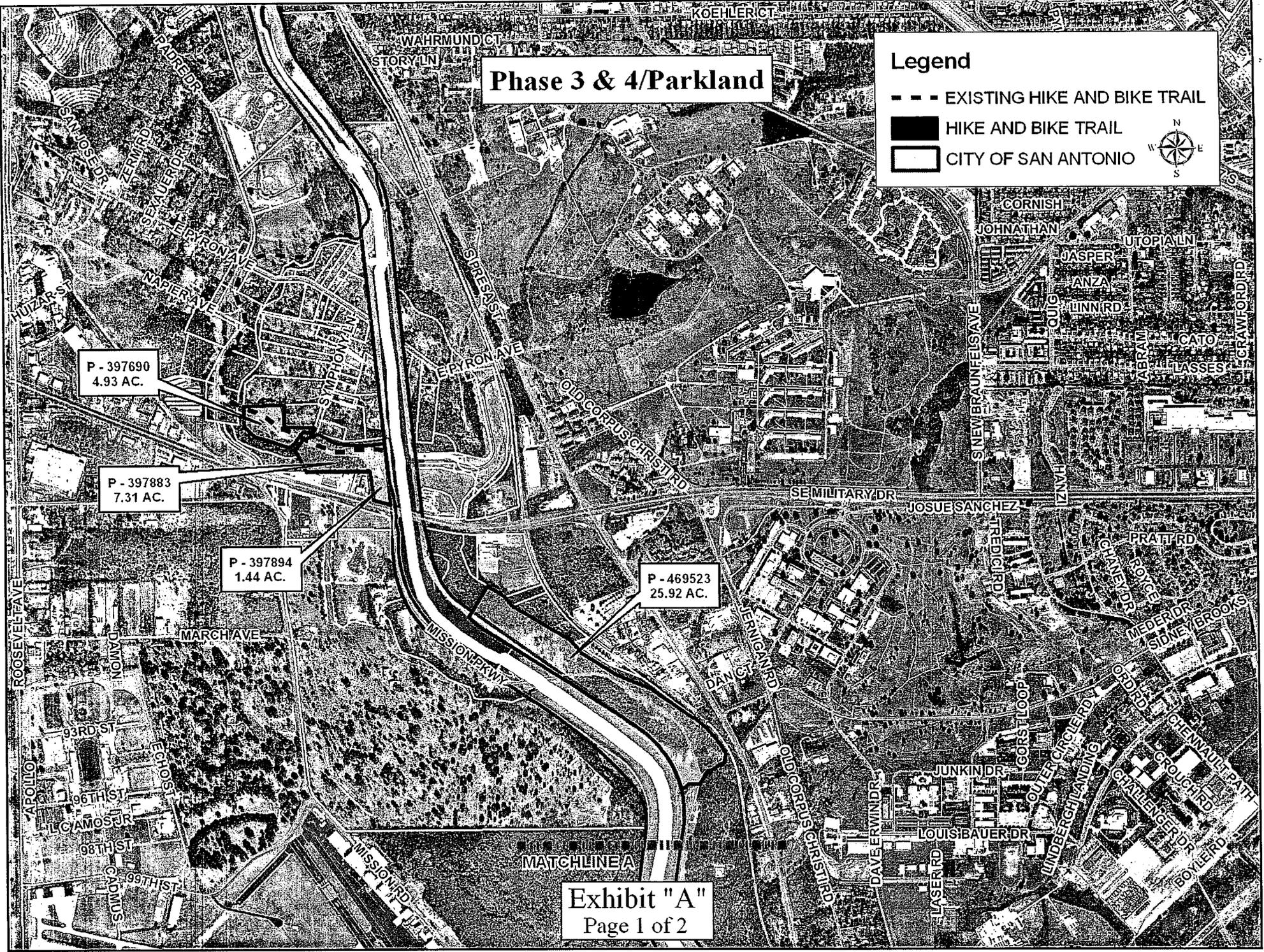
P - 397883
7.31 AC.

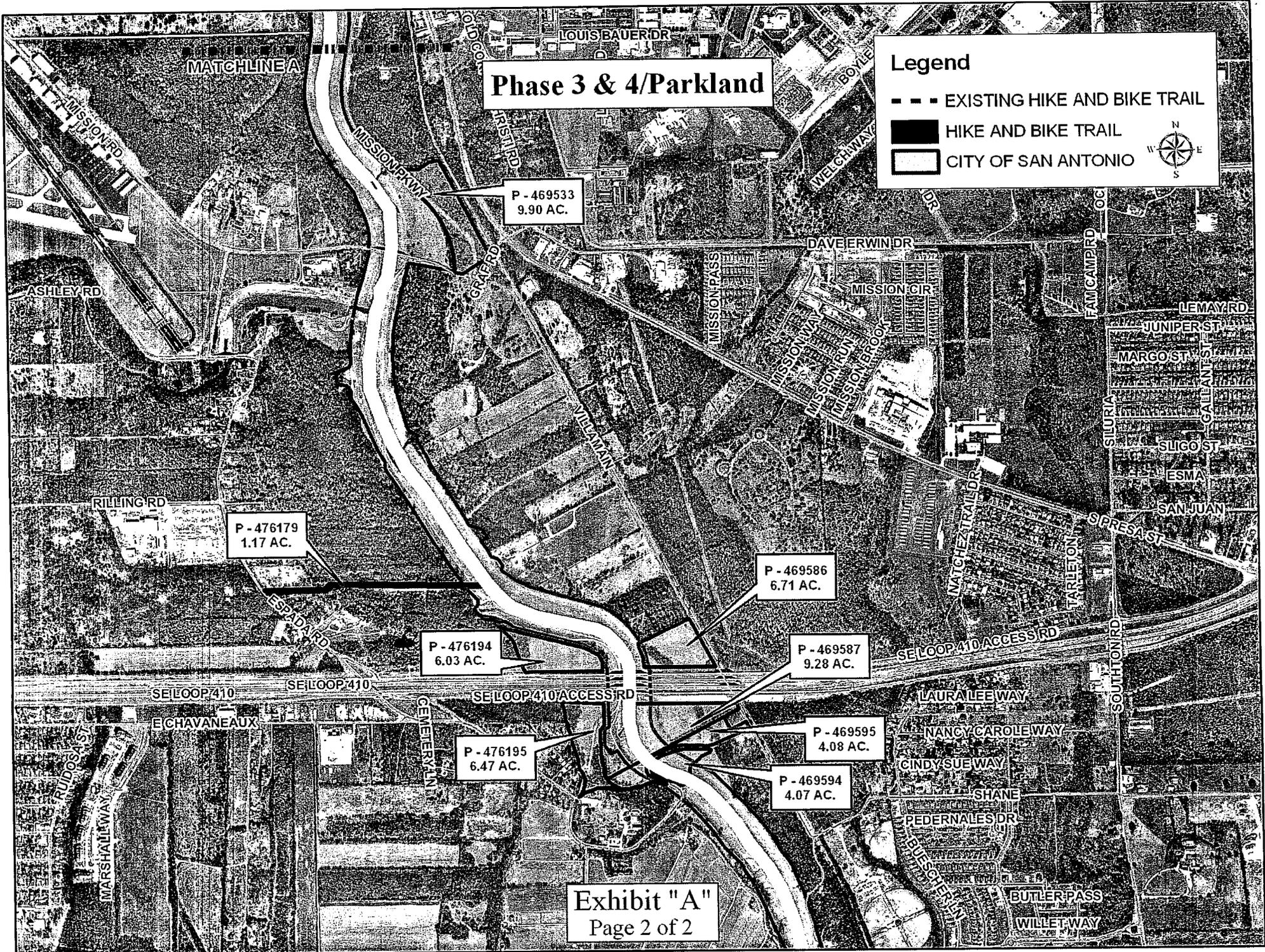
P - 397894
1.44 AC.

P - 469523
25.92 AC.

MATCHLINE A

Exhibit "A"
Page 1 of 2





Phase 3 & 4/Parkland

Legend

- EXISTING HIKE AND BIKE TRAIL
- HIKE AND BIKE TRAIL
- CITY OF SAN ANTONIO

P - 469533
9.90 AC.

P - 476179
1.17 AC.

P - 476194
6.03 AC.

P - 469586
6.71 AC.

P - 469587
9.28 AC.

P - 476195
6.47 AC.

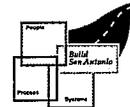
P - 469595
4.08 AC.

P - 469594
4.07 AC.

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

November 6, 2009

**San Antonio River Improvement Project
Phases III and IV**



Planning Commission Item

- The San Antonio River Authority (SARA), along with the City of San Antonio (COSA), Bexar County, and the Corps of Engineers are jointly working to restore and revitalize the San Antonio River through the San Antonio River Improvement Project (SARIP).
- SARA is requesting the for COSA convey a 87.31 acres of land in City Council District No. 3.

Background

Purpose:

- These parcels are necessary to improve flood control along the San Antonio River and to return the river to a more natural appearance through ecosystem restoration for Phases III and IV of the SARIP.
- The proposed improvements will include trails, landscaping, benches and other amenities that will enhance the river for public use as well as create a unique space for the enjoyment of the entire community.

Exhibit "A" Map of Subject Properties

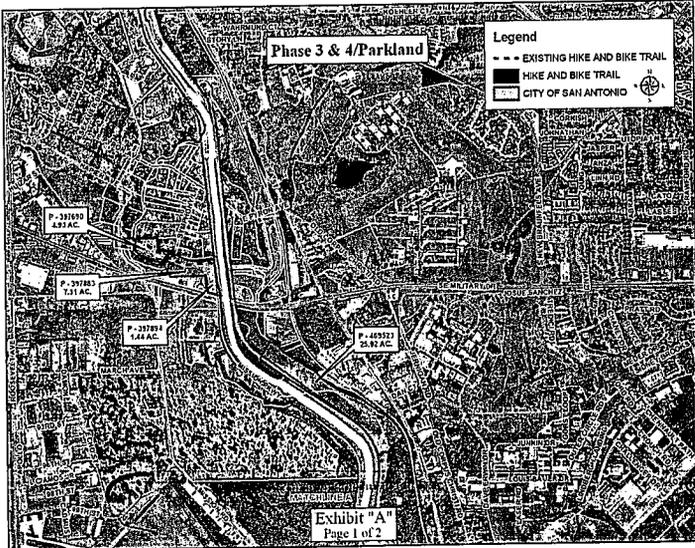
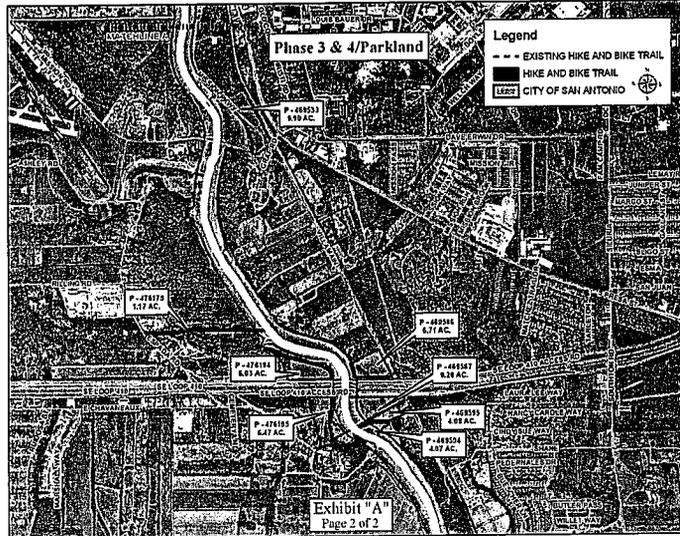


Exhibit "A" Map of Subject Properties



5

Background (cont.)

Coordination:

- SARA, COSA, Bexar County, and the Corps of Engineers are jointly working to restore and revitalize the San Antonio River

Fiscal Impact

Financial Impact:

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

6

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of any surplus City-owned real estate.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CONVEYANCE OF A 87.31 ACRES TRACT OF CITY OWNED PROPERTIES, COUNCIL DISTRICT 3, AS REQUESTED BY THE SAN ANTONIO RIVER AUTHORITY, AT NO CHARGE.

* * * * *

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

WHEREAS, the San Antonio River Authority has filed an application requesting the conveyance of a 87.31 acres tract as identified in Exhibit A; and

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

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

SECTION 1. The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

SIGNED this 6th day of November 2009.

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

Item 18

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION REAPPOINTING A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE FOR A TWO YEAR TERM AND
APPOINTMENT OF CHAIRMAN.

* * * * *

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

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

Section 2. _____ is appointed as the Chair of the Planning Commission Technical Advisory Committee.

PASSED AND APPROVED THIS 6th DAY OF NOVEMBER 2009.

APPROVED:

Chair

ATTEST: _____
Executive Secretary

P/C AGENDA FOR November 6, 2009

Item Number	Plat Name	Company	Owner Information
5A & 6	Heimer Gardens PUD	Touchmark Homes, LLC	Shannon Livingston
7	Canyon Crossing, Unit 5	LGI Homes-Canyon Crossing, Ltd.	Mike Snider
8	Anaqua Springs Ranch VI-A1, PUD	Anaqua Springs Ranch, Inc.	Thomas Dreiss, Agent
9	Loop 1604 / Gold Canyon Unit 1	S.A. Gold Canyon, LLC	Dahyalal A. Gajera
10	Potranco Market IBC Bank	Levcal Loop 1604 LP	Herbert L. Levine
11	J.R. Cortez		John R. Coertez
12	Kallison Ranch PH 1 Unit 3	One KR Venture, L.P.	Brian G. Saathoff
13	Western Development	Western Real Est. L.P	Sardar Biglari
14	Woodlake Meadows Unit 4	DFGG of Texas, Ltd.	A. Bradford Galo
15	Heritage Oaks Unit 3	Morningwood Development, LLC	Kenneth T. Baker