

SAN ANTONIO PLANNING COMMISSION AGENDA



March 25, 2009



2:00 P.M.

Cecilia Garcia, *Chair*
Amelia Hartman, *Vice Chair*
Jose R. Limon, *Chair Pro Tem*

John Friesenhahn
Andrea Rodriguez
Lynda Billa Burke

Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst
Marcello Diego Martinez



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)
- Briefing on the River Commission Vision statement
- Briefing on the Military Lighting Overlay District (MLOD) rezoning case.
- Briefing on an amendment to the UDC related to live entertainment.

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS:

A. 070379

The Estates at Golf Valley
(Extending Firestone Parkway at Hidden Hills)

Council Ferguson
District Index #

OCL 586 A-4

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these

* Project is located in the Camp Bullis Notification Area.

items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEM 6 HELD ABOVE:

6. 070379 The Estates at Golf Valley OCL 586 A-4
(Extending Firestone Parkway at Hidden Hills)

ALTERNATIVE PEDESTRIAN PLAN:

7. 07-001A Kinder Ranch Amended* OCL 451 C-1
(Northwest corner of Borgfeld Drive and Bulverde Road)

PLATS:

8. 080025 The Sanctuary Unit 1 and 2 OCL 511 F-2
(Northwest of State Highway 16 and Ranch Parkway)
9. 080409 Country Dream Estates OCL 685 E-2
(At the southwest corner of Burshard Road and Foster Road)
10. 080429 Speedway, Unit 2 CSMA 714 F-3
(On the north side of Watson Road, west of State Highway 16)
11. 080508 Vantage at Fair Oaks* OCL 447 B-4
(On the east side of IH 10, south of Woodlawn Parkway)

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

12. 080031 Promise Land Church (Deferral Resolution) 3 683 F-4
(North of Loop 410, east of Southton Road)
13. FPV 09-09 Yousef and Dina (Floodplain Permit) 3 684 A-4
(On the southwest corner of South Presa Street and Southton Road)

COMPREHENSIVE MASTER PLANS:

14. 09004 - Public hearing and consideration of a resolution amending the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4131-acre located at 1315, 1323, and 1327 W. Ridgewood Ct. from Urban Low-Density Residential to Community Commercial. (Planning and Development Services Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

15. 09010 Continued from February 25, 2009 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Greater Dellview Area Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.9750 acres located at 1503 Allena Drive from Parks/ Open Space land use to Community Commercial land use. (Planning and Development Services Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

16. Approval of the minutes for the March 11, 2009 Planning Commission meeting
17. Director's report
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o Edwards Aquifer
 - o Professional Development Opportunity – conferences and workshops
 - o River North Neighborhood Plan
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Unified Development Code
18. 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
19. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND
SUBDIVISION PLAT

AGENDA ITEM NO: 5A-C March 25, 2009

THE ESTATES

AT GOLF VALLEY

MAJOR PLAT

070379

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 586 A-4

OWNER: Hamid Kamalpour

ENGINEER: SA Engineering Company, by Amir H. Shekarchi, P.E.

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

Date filed with Planning Commission: March 25, 2009

Location: Extending Firestone Parkway at Hidden Hills

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **9.903** acres consisting of **49** single family lots, **4** non-single family lots, and **2,080** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
ALTERNATE PEDESTRIAN PLAN**

AGENDA ITEM NO: 7 March 25, 2009

**KINDER RANCH AMENDED
SUBDIVISION NAME**

**APP 07-001A
PLAN #**

COUNCIL DISTRICT: Outside San Antonio City limits

FERGUSON MAP GRID: 451 C-1

OWNER: Bitterblue, Inc. by Loyd Denton

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

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

Location: Northwest corner of Borgfeld Drive and Bulverde Road

Land Use: Single Family Residential

Plan is associated with:

MDP # 824-A Kinder Ranch was accepted May 15, 2008.

PUD # 08-004 Kinder Ranch was approved June 11, 2008.

APP # 07-001 Kinder Ranch was approved February 28, 2007.

Major Thoroughfare: Borgfeld Drive and Bulverde Road are secondary arterials, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

The applicant is requesting approval to relocate a pedestrian crosswalk which is included in an alternate pedestrian circulation plan.

DISCUSSION:

The request is in compliance with Section 35-506 (q) (2) of the UDC, Sidewalk Exceptions: Pedestrian Circulation Plan.

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

- Commits to incorporate dark sky lighting measures (such as the July 22, 2008 Bexar County Dark Sky Requirements or proposed City of San Antonio equivalent) into their projects.”

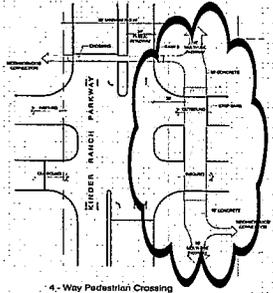
The applicant's engineer acknowledged receiving the Military Installation response letter, and indicated that they will conform to the Military's request.

In addition, the City is working to implement a Dark Sky Ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky requirements adopted by the Bexar County.

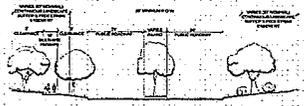
At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

STAFF RECOMMENDATION:

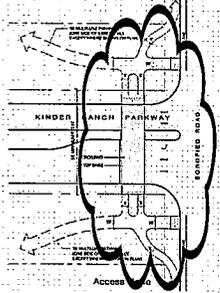
Approval



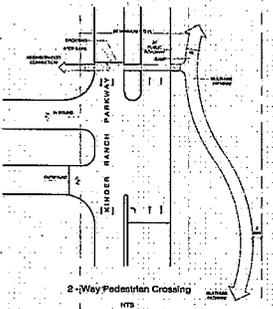
4-Way Pedestrian Crossing
NTS



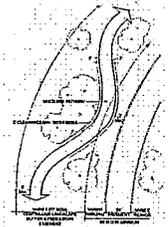
Multi-Use Pathway Section
NTS



KINDER RANCH PARKWAY
NTS



2-Way Pedestrian Crossing
NTS



Multi-Use Pathway Plan
NTS

NTS - THESE DETAILS ARE SCHEMATIC AND SUBJECT TO FINAL DESIGN AND ENGINEERING REQUIREMENTS, INCLUDING AASHTO AND THE CITY OF SAN ANTONIO UDC.

DEFINITIONS

- PRIMARY MULTI-USE PATHWAY** - 10' wide continuous concrete section, meandering along Kinder Ranch Parkway in the right-of-way, pedestrian easements and/or landscape buffers.
- PROPOSED FUTURE CIBOLO CREEK GREENWAY** - Future Trail oriented along the Cibolo Creek in or adjacent to the Floodplain. (per city)
- PEDESTRIAN CROSSINGS** - Crosswalks connecting pathways across Kinder Ranch Parkway.
- ACCESS NODES** - Connections between primary multi-use pathways, pedestrian pathways, and bike lanes, and bike lanes along public roadways and possible Cibolo Creek Pathway.

NOTES:

- NOTE: Phasing to coincide with Revised Master Development Plan to be supplied by Papa-Dawson.
- NOTE: Exact alignment of roads, and both configuration and location of future lots is subject to change, and will defer to the Kinder Ranch Master Development Plan B24 or B24-A.
- NOTE: All walk and pathway alignments are shown as conceptual, and exact location and alignment will be site justified by individual tree and land form elements.
- NOTE: Proposed Pedestrian Plan will adhere to all sections of code pertaining to both geometry and ADA components.
- NOTE: All Multi-Use Pathways will comply with the City of San Antonio and AASHTO Guidelines for bicycles.
- NOTE: All sign components of the Multi-Use Pathways will comply with the Manual on Uniform Traffic Control Chapter 9, including:



LEGEND

- PRIMARY MULTI-USE PATHWAY
- PROPOSED FUTURE CIBOLO CREEK GREENWAY (BY OTHERS)
- PEDESTRIAN CROSSINGS
- ACCESS NODES
- CONTROLLED ACCESS POINTS (All streets beyond these points are private)

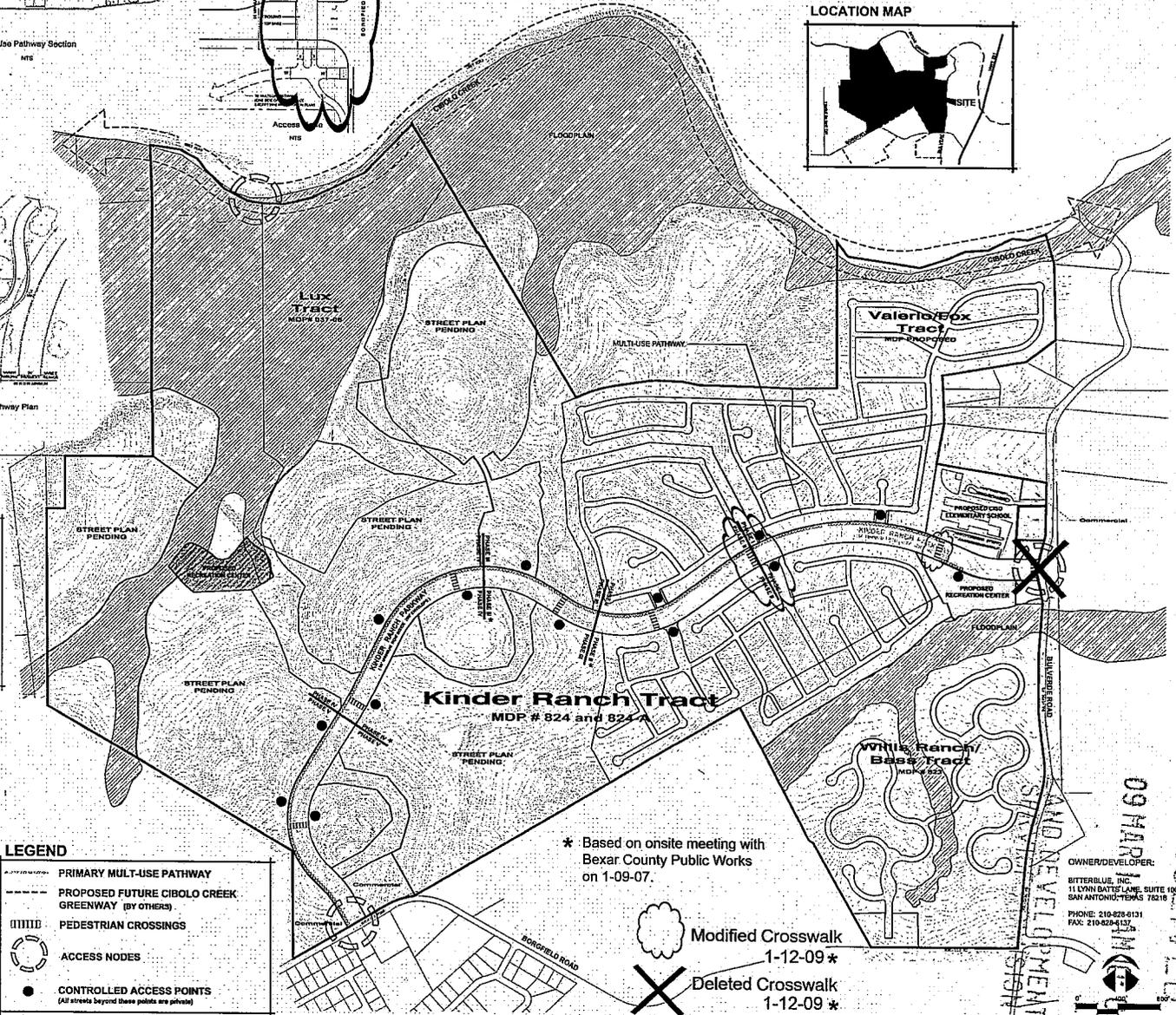
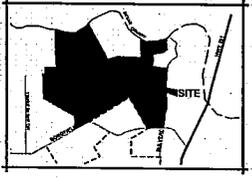
LEGAL DESCRIPTION

BEING: 778.0 ACRES OF LAND OUT OF THE CAVALIPE HERREIRA SURVEY No. 192, ABSTRACT #0. 307, COUNTY BLOCK 4859, THE C.A. SIMPSON & CO. 1901 SURVEY No. 193, ABSTRACT No. 4172, COUNTY BLOCK 4860, THE GEORGE W. OTT SURVEY ABSTRACT No. 362, COUNTY BLOCK 4857, THE SOUTHERN DRIVE, ABSTRACT No. 343 AND ABSTRACT No. 350, COUNTY BLOCK 4858, THE SOUTHERN DRIVE, ABSTRACT No. 4, ABSTRACT No. 870 AND SURVEY No. 192, ABSTRACT No. 439, COUNTY BLOCK 4858, AND BEING THE CALLED 184.4 ACRES RECORDED IN VOLUME 334, PAGE 104 OF THE PUBLIC REPORT RECORDS OF BEXAR COUNTY, TEXAS AND THE CALLED 190.357 ACRES RECORDED IN VOLUME 4151, PAGE 1404 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

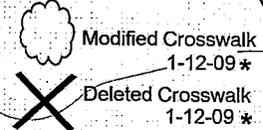
THIS ALTERNATE PEDESTRIAN PLAN FOR 2012014, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2008.

BY: _____ CHAIR
BY: _____ SECRETARY

LOCATION MAP



* Based on onsite meeting with Bexar County Public Works on 1-09-07.



alternative pedestrian circulation plan



DATE: November 14, 2007
DRAWN BY: [Name]
REVISIONS: [List]

**Kinder Ranch
Alternative Pedestrian Circulation Plan**

OWNER/DEVELOPER:
BITTERLIE, INC.
11 LYNN BATTLE LANE, SUITE 100
SAN ANTONIO, TEXAS 78216
PHONE: 210-628-0131
FAX: 210-628-4133



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

REPLY TO
ATTENTION OF

Office of the Commander

NOV - 5 2008

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 October 29, 2008 notification on Plat No 070587 Kinder Northeast Unit-2 Pud a 14 acre development west of Hwy 281 and north of Borgfeld and about 3 miles east of Camp Bullis. We provide the following comments.

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

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent).

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: 8 March 25, 2009

THE SANCTUARY UNIT 1 AND 2 MAJOR PLAT 080025
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 511 F-2

OWNER: Helotes 150, Ltd., by Ross Allen

ENGINEER: Pape-Dawson Engineers, Inc., by W. R. Wood, P.E.

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: March 9, 2009

Location: Northwest of State Highway 16 and Ranch Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 021-07, The Sanctuary was accepted on July 16, 2007.

Proposed Use: Residential

Major Thoroughfare: State Highway 16 is a primary arterial, type A minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **45.91** acres consisting of **91** single family lots, **8** non-single family lots and **4,918.8** linear feet of public streets.

DISCUSSION:

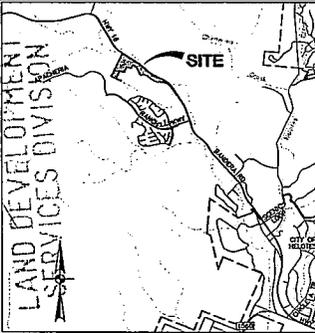
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems,

as indicated in the attached report. One well was observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

RECEIVED
09 FEB 27 PM 3:00



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP GRID NUMBER: 511-F2 & 512-A3

SURVEY NOTES:
1. ALL CORNERS TO BE SET WITH YELLOW CAP STAMPED "P&D-DANSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1983) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE COGS BASS STATION POINT.
3. DANGEROUS SHOW ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHING FOR THE SOUTH CENTRAL ZONE.
TREE PRESERVATION NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P/2004440) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARCHITECTURE OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARCHITECT'S OFFICE.
TREED/REMOVAL ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECREATION DEVELOPMENT WITHIN THE SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE M, DIVISION O OF THE SAN ANTONIO CITY CHARTER. ENTITLED "ADDITIONAL PROTECTION OF TREES AND UNDERSTORY" WHICH PROVIDES THAT ANY REMOVAL OF TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARCHITECT'S OFFICE.
CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY AND THAT THE PLAT CONFORMS TO ALL APPLICABLE LAWS AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY AND THAT THE PLAT CONFORMS TO ALL APPLICABLE LAWS AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS _____ DAY OF _____, A.D. 20____
ATTEST:

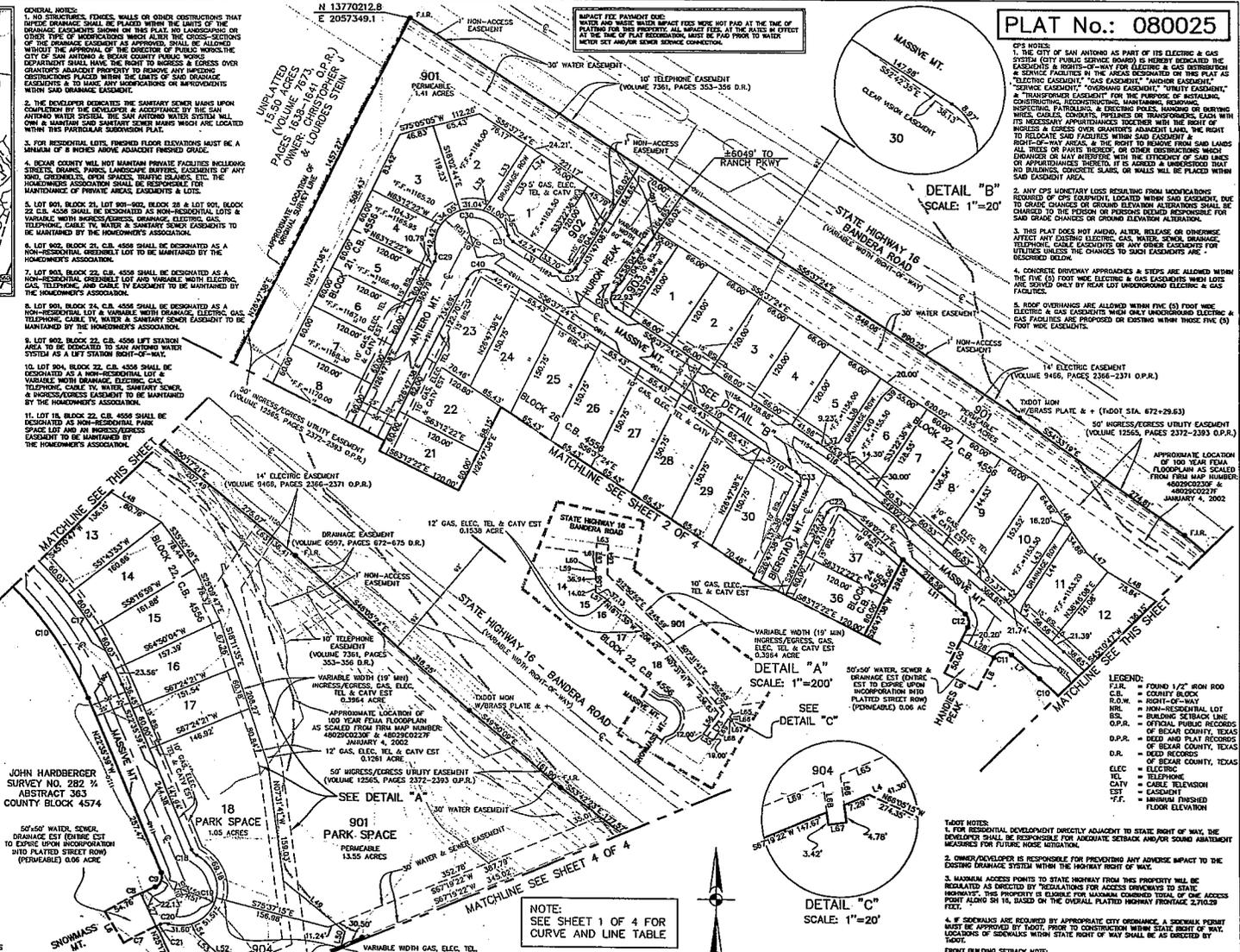
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO THE USE OF THE PUBLIC RECORDS THAT HE IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
JOHN HARDBERGER
SURVEY NO. 282 3/4
ABSTRACT 363
COUNTY BLOCK 4574
50'-50" WATER SEWER DRAINAGE EST. (ENTIRE EST. TO EXPIRE UPON INCORPORATION INTO PLATED STREET ROW) (FORMERLY 0.06 ACRE)
HELDRES 150, LTD.
10200 W. HWY 290
AUSTIN, TEXAS 78736
(512) 301-8888
Ross Allen
Notary Public, State of Texas
My Commission Expires
November 24, 2012

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ known to me to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE DECLARED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF **JANUARY**, A.D. 20**11**
Ross Allen
NOTARY PUBLIC AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE AND THAT THE SAME CONFORMS TO ALL APPLICABLE LAWS AND REGULATIONS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
Rick Wood
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY P&D-DANSON ENGINEERS INC.
D. Williams
REGISTERED PROFESSIONAL LAND SURVEYOR



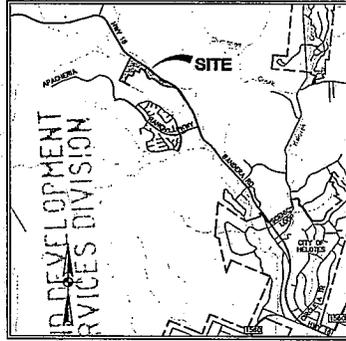
SUBDIVISION PLAT OF THE SANCTUARY, UNIT-1 & 2
A 45.91 ACRE TRACT OF LAND OUT OF A CALLED 150.268 ACRE TRACT OF LAND CONVEYED TO HELDRES 150, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12834, PAGES 1958-1974 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JOHN HARDBERGER SURVEY NUMBER 282 3/4, ABSTRACT 363, COUNTY BLOCK 4574 AND THE GEORGE W. TINDALL SURVEY NUMBER 283, ABSTRACT 872, COUNTY BLOCK 4573 IN BEXAR COUNTY, TEXAS.
THE SANCTUARY, UNIT-1 & 2
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 20____
BY _____ CHAIRMAN
BY _____ SECRETARY
SCALE: 1"=100'
SHEET 3 OF 4

PLAT No.: 080025

IMPACT FEE PAYMENT DUE:
WATER AND WASTE WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDEMENT, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
DETAIL "B"
SCALE: 1"=20'
DETAIL "A"
SCALE: 1"=200'
DETAIL "C"
SCALE: 1"=20'

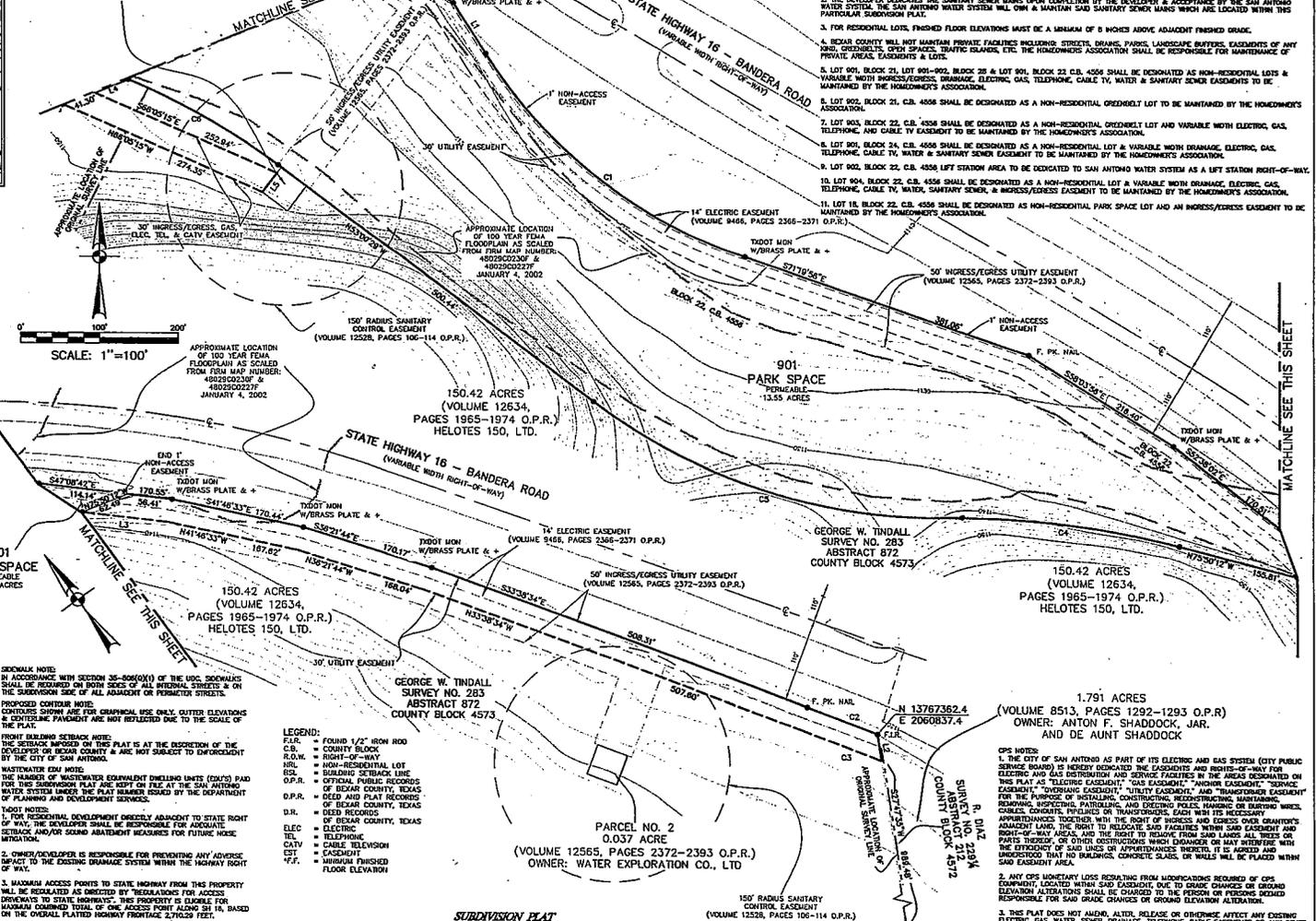
THE SANCTUARY, UNIT-1 & 2

NOTE: SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLE



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

PARCEL NO. 1 0.037 ACRE (VOLUME 12565, PAGES 2372-2393 O.P.R.) OWNER: WATER EXPLORATION CO., LTD



SCALE: 1"=100'

STANDARD NOTE: IN ACCORDANCE WITH SECTION 35-30A(6)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS & ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERMETER STREETS.

LEGEND: C.B. = FOUND 1/2" IRON ROD C.B. = COUNTY BLOCK B.O.W. = RIGHT-OF-WAY N.R.L. = NON-RESIDENTIAL LOT B.S.L. = BUILDING SETBACK LINE O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS D.E.D. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS D.R. = DEED RECORDS D.B. = DEED OF BEAR COUNTY, TEXAS ELEC. = CABLE TELEVISION CATV = CASSETT W/FINISHED FLOOR ELEVATION

SUBDIVISION PLAT OF THE SANCTUARY, UNIT-1 & 2

A 45.81 ACRE TRACT OF LAND OUT OF A CALLED 150.268 ACRE TRACT OF LAND CONVEYED TO HELOTES 150, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12634, PAGES 1985-1974 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS OUT OF THE JOHN HARBENBERGER SURVEY NUMBER 282 3/4, ABSTRACT 872, COUNTY BLOCK 4574 AND THE GEORGE W. TINDALL SURVEY NUMBER 283, ABSTRACT 872, COUNTY BLOCK 4573 IN BEAR COUNTY, TEXAS.

THIS PLAT OF THE SANCTUARY, UNIT-1 & 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 15th DAY OF JANUARY, A.D. 2012 BY CHAIRMAN BY SECRETARY

- GENERAL NOTES: 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS SHALL ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO...

SURVEY NOTES: 1. 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORD 1983) DISPLAYED IN GRID VALUES DERIVED FROM NGS COGNITIVE CORE BASE STATION POINT.

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

STATE OF TEXAS COUNTY OF BEAR MARY A. GIMON Notary Public, State of Texas My Commission Expires November 24, 2012

STATE OF TEXAS COUNTY OF BEAR W.R. WOOD 65364 Notary Public, State of Texas My Commission Expires November 24, 2012

STATE OF TEXAS COUNTY OF BEAR RICK WOOD Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEAR PAPE-DAWSON ENGINEERS REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED 09 FEB 27 PM 3:00

MARY A. GIMON Notary Public, State of Texas My Commission Expires November 24, 2012

W.R. WOOD 65364 Notary Public, State of Texas My Commission Expires November 24, 2012



THE SANCTUARY, UNIT-1 & 2

DATE: JAN 04, 2012 2:33pm User ID: MDR08552 File: P:\080025\080025\080025\PLAT\PLAT080025.dwg



November 30, 2007

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

RE: File No. 0711006- Request for review of **The Sanctuary, Unit 1 & 2**, Plat No. 080025 located on SW Corner of SH 16 and ½ mile NW of San Antonio Ranch

Dear Mr. Adame.

On November 28, 2007, 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 single family residential and consists of approximately 6.08 acres located within the EARZ and the remaining 35.85 acres within the Contributing Zone. One well, S2, was observed on the site and will be plugged. The property lies within a 100-year floodplain preservation area.

The proposed development is a **Category 3** 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 was submitted to SAWS and approved in a letter dated November 12, 2007- File No. 161.

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.

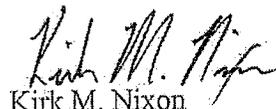
A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 23, 2007. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

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 **The Sanctuary, Unit 1 & 2**, Plat No. 080025.

Mr. Adame, P.E.
The Sanctuary, Unit 1 & 2
Page 2

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:SMD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 March 25, 2009

COUNTRY DREAM ESTATES
SUBDIVISION NAME

MAJOR PLAT

080409
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 685 E-2

OWNER: Timothy W. and Monica A. Pollok

ENGINEER: Vickrey & Associates, Inc., by Jeffrey S. Tondre, P.E.

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

Date filed with Planning Commission: March 9, 2009

Location: At the southwest corner of Burshard Road and Foster Road

Services Available: East Central Water Supply Corporation and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

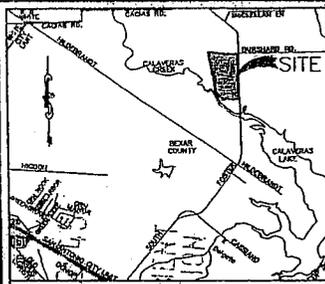
Major Thoroughfare: Foster Road is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **66.02** acres consisting of **15** single family lots.

STAFF RECOMMENDATION:

Approval



LOT	AREA	PERCENTAGE	AREA	PERCENTAGE
1	11.81	1.181	11.81	1.181
2	11.81	1.181	11.81	1.181
3	11.81	1.181	11.81	1.181
4	11.81	1.181	11.81	1.181
5	11.81	1.181	11.81	1.181
6	11.81	1.181	11.81	1.181
7	11.81	1.181	11.81	1.181
8	11.81	1.181	11.81	1.181
9	11.81	1.181	11.81	1.181
10	11.81	1.181	11.81	1.181
11	11.81	1.181	11.81	1.181
12	11.81	1.181	11.81	1.181
13	11.81	1.181	11.81	1.181
14	11.81	1.181	11.81	1.181
15	11.81	1.181	11.81	1.181
16	11.81	1.181	11.81	1.181
17	11.81	1.181	11.81	1.181
18	11.81	1.181	11.81	1.181

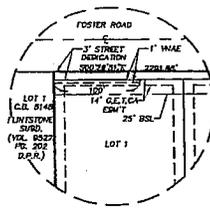
LOT	AREA	PERCENTAGE	AREA	PERCENTAGE
1	11.81	1.181	11.81	1.181
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5	11.81	1.181	11.81	1.181
6	11.81	1.181	11.81	1.181
7	11.81	1.181	11.81	1.181
8	11.81	1.181	11.81	1.181
9	11.81	1.181	11.81	1.181
10	11.81	1.181	11.81	1.181
11	11.81	1.181	11.81	1.181
12	11.81	1.181	11.81	1.181
13	11.81	1.181	11.81	1.181
14	11.81	1.181	11.81	1.181
15	11.81	1.181	11.81	1.181
16	11.81	1.181	11.81	1.181
17	11.81	1.181	11.81	1.181
18	11.81	1.181	11.81	1.181

LOT	MINIMUM FINISHED FLOOR ELEVATION	MINIMUM FINISHED FLOOR ELEVATION
LOT 1	502.44 FT	0.2203
LOT 2	502.20 FT	0.2169
LOT 3	502.00 FT	0.2106
LOT 4	501.80 FT	0.4512
LOT 5	501.27 FT	0.4515
LOT 6	501.13 FT	0.4515
LOT 7	501.08 FT	0.4515
LOT 8	500.41 FT	0.4690
LOT 9	500.11 FT	0.4705
LOT 10	499.55 FT	0.5478
LOT 11	498.80 FT	0.6097
LOT 12	498.13 FT	1.1593
LOT 13	497.77 FT	2.0897
LOT 14	497.31 FT	1.8478
LOT 15	497.02 FT	1.4510
		11.288 ACRES

- GPS NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED IN THIS PLAT AS ELECTRIC EASEMENTS, GAS EASEMENTS, AND TRANSFORMER EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND TESTING LINES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PERIPHERALS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRADINGS ADJACENT LAID, 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 IMPAIR THE SAFETY OF SAID LINES OR APPURTENANCES HERETO.
 - IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY GPS MONUMENT LOSS SHALL BE FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AFFECT, ALTER, RELIEVE, OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES OR SERVICES IN OR TO SUCH EASEMENTS AS DESCRIBED BELOW.
 - CORNER OPENWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELEVATION AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROVIDED OR CONDUIT WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE ADJUSTED TO CONFORM WITH THE REQUIREMENTS OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA STANDARDS, DATED FEBRUARY 16, 1984, AND THE HEIGHT OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS RECORDED FLOODING OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR. BEAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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



LEGEND

- 1/2" HIGH 100 HYDROLON & SON CAP
- 1/2" HIGH 100 FOUND
○ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- PROPOSED CONTOURS
- EXISTING CONTOURS
- G.E.T.C.A GAS ELECTRIC, TELEPHONE AND CABLE TV
- WAE 1" VERTICAL HIGH-ACCESS
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- VOL VOLUME
- PG PAGE
- AC ACRES

THE STRADDLES IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO EASEMENT BY THE CITY OF SAN ANTONIO.

THE VALUE OF THE TWO COORDINATES SHOWN HEREIN ARE 498 AND 493 SURVEY FEET, STATE PLANE COORDINATES FOR THE 1983 NORTH CENTRAL ZONE.

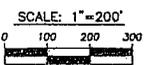
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS WHICH ALTER THE DRAINAGE CHARACTERISTICS OF THE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR. BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRADINGS ADJACENT LAID, 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 IMPAIR THE SAFETY OF SAID LINES OR APPURTENANCES HERETO.

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE DETERMINED AS FOLLOWS: 1. FINISHED FLOOR ELEVATION SHALL BE 1 FOOT HIGHER THAN THE COMPLETED FLOOR ELEVATION OF THE ADJACENT 100-YEAR FLOODPLAIN AND 1 FOOT ABOVE THE LOWEST ADJACENT NATURAL GRADE.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO NOT IMPED DRAINAGE OR DRAINAGE FLOW FROM NEIGHBORING PROPERTIES.

IF OWNERS SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUNDS ON EACH LOT TO PREVENT BLOCKING DURING THE PHOTOGRAPHIC SURVEY, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRADINGS ADJACENT LAID, 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 IMPAIR THE SAFETY OF SAID LINES OR APPURTENANCES HERETO.

THE MAINTENANCE OF DRAINAGE EASEMENTS, DRAINAGE LINES, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



09 MAR -5
AND DEVELOPMENT SERVICES

LOCATION-MAP
NOT TO SCALE
MAPSCO MAP GRID 685E-2.3

X=2,175,240
Y=13,068,750

SEE DETAIL 'A' THIS SHEET
12' G.E.T.C.A ESM'T

LOT C.B. 5140

FLINTSTONE SUBDIVISION (VOL. 552, PG. 202 D.P.R.)

UNPLATTED OWNER: FRANKLIN D. HERBER (VOL. 11074, PG. 901 O.P.R.)

X=2,173,288
Y=13,070,815

UNPLATTED OWNER: FRANKLIN D. HERBER (VOL. 11074, PG. 901 O.P.R.)

STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT ENGINEERING COOPERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND GRADINGS LEVELS 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.

VICKREY & ASSOCIATES, INC. BY: JEFFREY S. TONDRE, P.E. LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MODERN STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: POLLOCK & SONS SURVEYING, INC. SURVEYORS, TEXAS BY: LARRY A. POLLOCK, RPL.S. LICENSED PROFESSIONAL LAND SURVEYOR



UNPLATTED OWNER: CITY OF SAN ANTONIO (CITY PUBLIC SERVICE BOARD) CONDEMNATION IN VOL. 19, PG. 122 CIVIL RECORDS, BEAR COUNTY, TEXAS COUNTY BLOCK 5149

VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS
12940 County Parkway, San Antonio, Texas 78216-3004
Telephone: (210) 341-2821

SUBDIVISION PLAT ESTABLISHING COUNTRY DREAM ESTATES

BEING A 60.02 ACRES OF LAND PART OF THE PUBLIC VILLANOVAS SURVEY NO. 142, ABSTRACT NO. 272, COUNTY BLOCK 5149 AND THE 1/2 ACRES FLORES SURVEY AND 27 ACRES COUNTY BLOCK 5149, BEAR COUNTY, TEXAS, BEING THE SAME AS DESCRIBED IN A CERTAIN PLAT OF LAND, TOGETHER TO BE KNOWN AS COUNTRY DREAM ESTATES, AS RECORDED IN VOLUME 13, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF COUNTRY DREAM ESTATES HAS BEEN SUBMITTED TO AND APPROVED 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: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

PHOEBE J. LENZ
Notary Public, State of Texas
My Comm. Expires 07-22-2011

DATED THIS DAY OF A.D. 2009

BY: [Signature] COUNTY CLERK, BEAR COUNTY, TEXAS

BY: [Signature] DEPUTY

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. 2009 AT [Time] AND DULY RECORDED IN THE RECORDS OF BEAR COUNTY, IN BOOK VOLUME [Number] ON PAGE [Number] IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2009

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PERSONAL OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID ACT AND THAT THE APPROVAL OF THE SAID COMMISSIONERS COURT.

DATED THE DAY OF A.D. 2009

COUNTY CLERK, 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, OPERATED TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, BRANCH CANYONS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: [Signature] Monica A. Bolok

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY ATTENDED TO BE THAT LOCATED THE MARK FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

BY: [Signature] Notary Public, Bear County, Texas

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. 2009 AT [Time] AND DULY RECORDED IN THE RECORDS OF BEAR COUNTY, IN BOOK VOLUME [Number] ON PAGE [Number] IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2009

BY: [Signature] COUNTY CLERK, BEAR COUNTY, TEXAS

BY: [Signature] DEPUTY

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 March 25, 2009

SPEEDWAY UNIT 2
SUBDIVISION NAME

MAJOR PLAT

080429
PLAT #

COUNCIL DISTRICT: City South Management Authority

FERGUSON MAP GRID: 714 F-3

OWNER: Speedway Business Park Partners, LP, by Don Wittschiebe

ENGINEER: Macina, Bose, Copeland & Assoc., Inc., by David L. Allen, P.E.

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

Date filed with Planning Commission: March 10, 2009

Location: On the north side of Watson Road, west of State Highway 16

Services Available: Bexar Metropolitan Water District and On-site Sewage Facility

Zoning: CSMA MI-1 City South Management Authority
Mixed Light Industrial District

Plat is in accordance with:

MDP 019A-07, Speedway Business Park, was accepted on October 10, 2008.

Proposed Use: Commercial

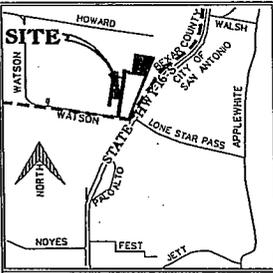
Major Thoroughfare: Watson Road is an enhanced secondary arterial, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

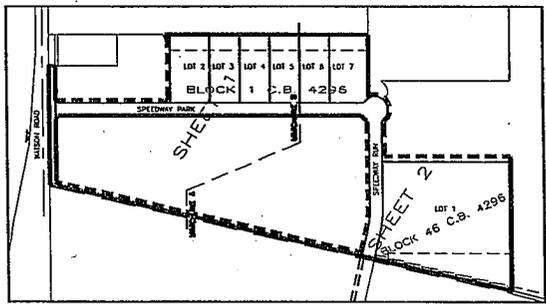
To plat 19.34 acres consisting of 7 non-single family lots and 2,200 linear feet of public streets.

STAFF RECOMMENDATION:

Approval



- LEGEND:**
- EXIST. ELEC. --- EXISTING ELECTRIC
 - TELE. --- TELEPHONE
 - C.A.T.V. --- CABLE TELEVISION
 - SAN. SWR. --- SANITARY SEWER
 - ESMT. --- EASEMENT
 - R.O.W. --- RIGHT-OF-WAY
 - C.B. --- COUNTY BLOCK
 - BLK. --- BLOCK
 - 50' EXISTING CONTOUR
 - 10' FINAL CONTOUR



SUBDIVISION PLAT ESTABLISHING SPEEDWAY UNIT-2 080429

BEING 19.34 ACRES, OUT OF THAT CALLED 130.978 ACRE TRACT AS RECORDED IN VOLUME 8943, PAGE 772 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

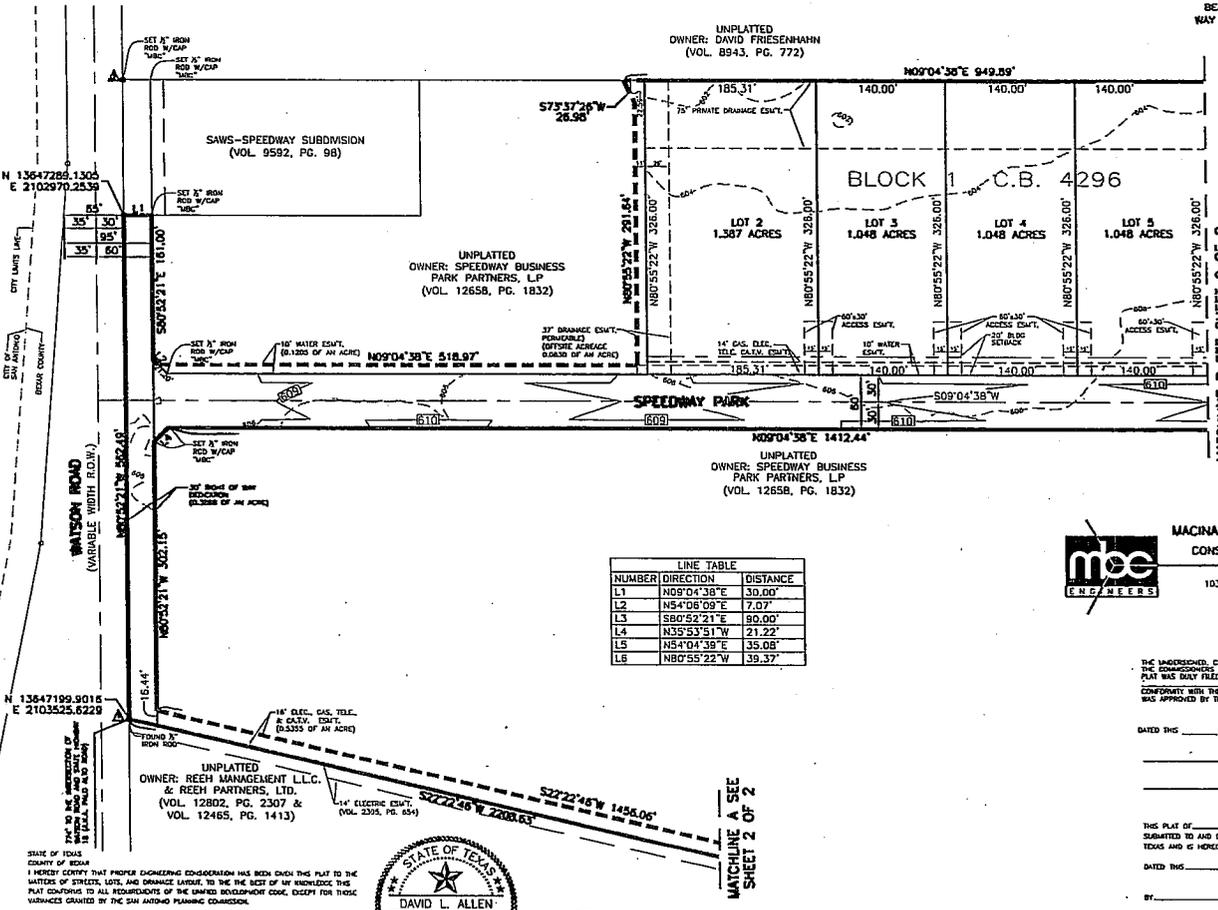


SCALE: 1"=100'



BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF WATSON ROAD AS BEING NB0°52'21"W BETWEEN CONTROL MOMENTS A AND A'

- NOTES**
- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON FEMA MAP NUMBER 48028C0613 E, DATED FEBRUARY 16, 1996. FLOODPLAIN.
 - PLAT ESTABLISHING SEVEN (7) NON SINGLE FAMILY LOTS.
 - STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM C.P.S. OBSERVATION AS OBTAINED FROM UDC ENGINEERING, COORDINATE FACTOR 0.99931871
 - STREETSCAPE ORDINANCE WILL BE COMPLIED WITH AT TIME OF BUILDING PERMIT.
 - NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REPAIR ANY IMPROVING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC-35-508 (7)(3).
 - THE STRIPBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - "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."
 - NOTE: THE MAINTENANCE OF THE 25' PRIVATE DRAINAGE EASEMENT IN THE REAR OF LOTS 2, 3, 4, & 5 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
 - DEPARTMENT NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
 - NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY BEXAR COUNTY FOR LOTS 2-7.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.



NUMBER	DIRECTION	DISTANCE
L1	N09°04'38"E	39.00'
L2	N54°05'09"E	17.07'
L3	S80°52'21"E	80.00'
L4	N35°53'51"W	21.22'
L5	N54°04'38"E	35.08'
L6	N80°55'22"W	39.37'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-8302
www.mbcengineers.com
29970-1064

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____ AT _____ O'CLOCK _____ M. AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN COMPLIANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT SAID PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ SPEEDWAY UNIT 2 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____, A.D. 20____ AT _____ M. AND THAT I RECEIVED THE SAME _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN RESIDUAL WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, declares to the use of the public, except areas identified as private, for use as streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

OWNER/PLANNING: SPEEDWAY BUSINESS PARK PARTNERS, LP
TEXAS LIMITED PARTNERSHIP
BY: SPEEDWAY MANAGEMENT, LLC
18181 TULLY DRIVE, SUITE 110
SAN ANTONIO, TX 78258

OWNER: W. W. SOUTLAND INVESTMENT CO., INC.
1400 W. W. SOUTLAND INVESTMENT CO., INC.
DALLAS, TEXAS 75220

AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

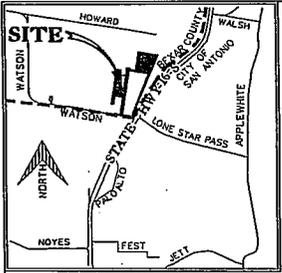
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

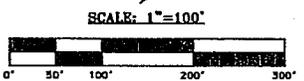


LEGEND:

EXIST. -----	EXISTING
ELEC. -----	ELECTRIC
TELE. -----	TELEPHONE
CATV. -----	CABLE TELEVISION
SAN. SWR. -----	SANITARY SEWER
ESMT. -----	EASEMENT
R.O.W. -----	RIGHT-OF-WAY
C.B. -----	COUNTY BLOCK
B.L.K. -----	BLOCK
-----	EXISTING CONTOUR
610 -----	FINAL CONTOUR

SUBDIVISION PLAT ESTABLISHING SPEEDWAY UNIT-2 080429

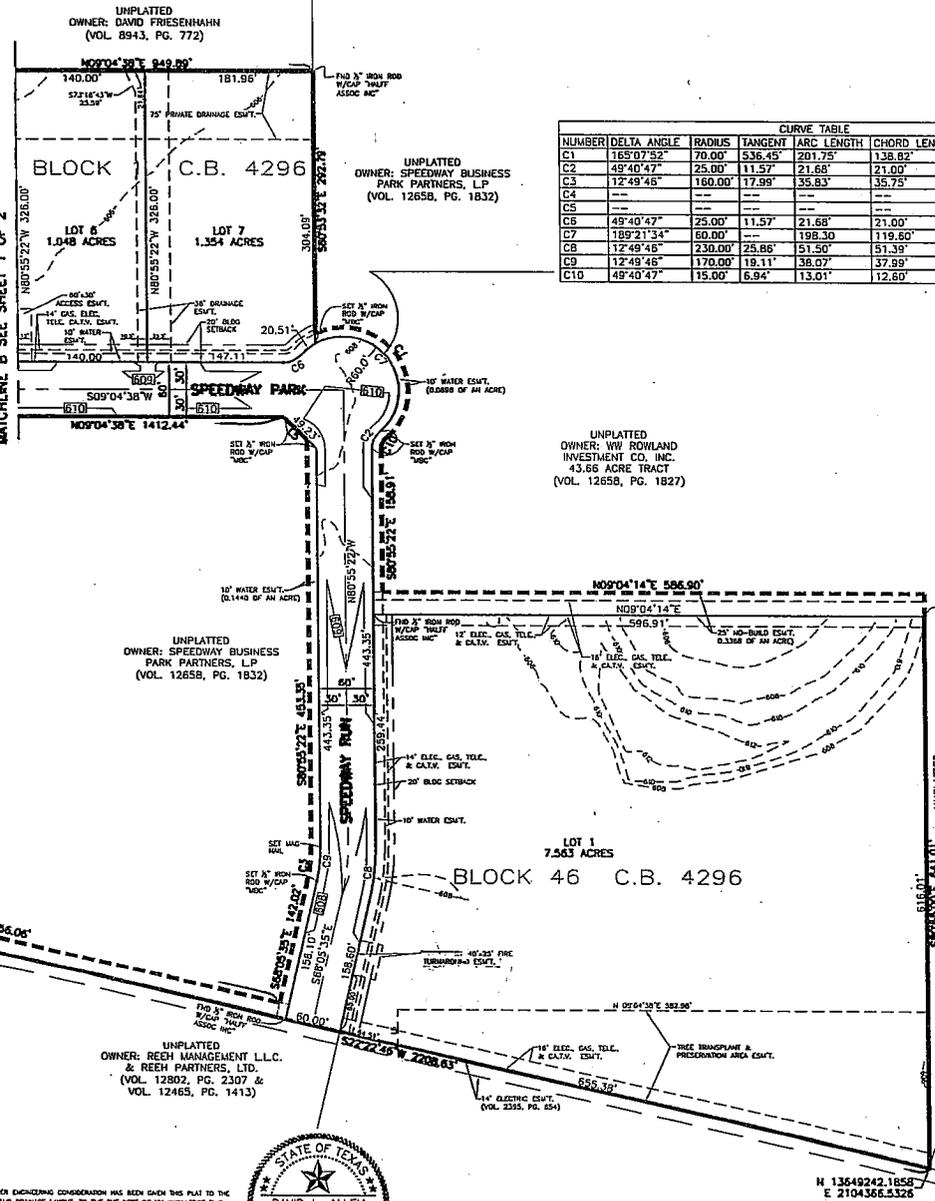
BEING 19.34 ACRES, OUT OF THAT CALLED 130.978 ACRE TRACT AS RECORDED IN VOLUME 8943, PAGE 772 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	165°07'53"	70.00'	536.45'	201.75'	138.93'	N68°11'30"E
C2	49°40'47"	25.00'	11.57'	21.68'	21.00'	S56°04'58"E
C3	12°49'46"	160.00'	17.99'	35.83'	35.75'	S74°30'28"E
C4	---	---	---	---	---	---
C5	---	---	---	---	---	---
C6	49°40'47"	25.00'	11.57'	21.68'	21.00'	N15°45'45"W
C7	189°21'34"	60.00'	---	198.30'	119.60'	N5°04'38"E
C8	12°49'46"	230.00'	25.86'	51.50'	51.39'	S74°30'28"E
C9	12°49'46"	170.00'	18.11'	38.07'	37.99'	N74°30'28"W
C10	49°40'47"	15.00'	6.94'	13.01'	12.60'	S56°04'58"E

- NOTES**
- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADOWED) ON FEMA MAP NUMBER 48080A0114 & DATED FEBRUARY 16, 1996. ZONE "X" (UNSHADOWED) - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - PLAT ESTABLISHING SEVEN (7) NON SINGLE FAMILY LOTS.
 - STATE PLANG COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM NICE ENGINEERING.
 - STREETSCAPE ORNAMENTATION WILL BE COMPLIED WITH AT TIME OF BUILDING PERMIT.
 - 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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE 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.
 - BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC-35-505 (4)(3).
 - THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - "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."
 - NOTE: THE MAINTENANCE OF THE 75' PRIVATE DRAINAGE EASEMENT IN THE REAR OF LOTS 2-7, BLS 1 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
 - BEFORE ANY WATER IMPACT FEES ARE PAID AT THE TIME OF PLATING FOR THIS PLAT, ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
 - NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY BEXAR COUNTY FOR LOTS 2-7.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.



STATE OF TEXAS
COUNTY OF BEXAR
 I, THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOCK HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____, A.D. 20____, AND THAT AFTER A DETERMINATION IF APPLICABLE THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT IS IN WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 I, THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOCK HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____, A.D. 20____, AND THAT AFTER A DETERMINATION IF APPLICABLE THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT IS IN WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

UNPLATTED OWNER: DAVID FRIESENHANN (VOL. 8943, PG. 772)

UNPLATTED BUSINESS PARK PARTNERS, LP (VOL. 12658, PG. 1832)

UNPLATTED BUSINESS PARK PARTNERS, LP (VOL. 12658, PG. 1832)

UNPLATTED OWNER: YW ROWLAND INVESTMENT CO. INC. (VOL. 12658, PG. 1827)

UNPLATTED OWNER: REEH MANAGEMENT L.L.C. & REEH PARTNERS, LTD. (VOL. 12802, PG. 2307 & VOL. 12465, PG. 14113)

UNPLATTED OWNER: WY ROWLAND INVESTMENT CO. INC. (VOL. 12658, PG. 1827)



MBC ENGINEERS
 MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302
 www.mbcengineers.com

29970-1064

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOCK HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____, A.D. 20____, AND THAT AFTER A DETERMINATION IF APPLICABLE THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT IS IN WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ SPEEDWAY UNIT 2 _____ HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY COUNTERSIGNED BY SUCH COMMISSION.

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

 SECRETARY

 CHAIRMAN

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

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 1 | March 25, 2009

VANTAGE AT FAIR OAKS
SUBDIVISION NAME

MAJOR PLAT

080508
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 B-4

OWNER: IH-10 Hagen, LTD., by Eugene Powell

ENGINEER: Jacobs Carter Burgess, Inc., by Christopher Weigand, P.E.

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

Date filed with Planning Commission: March 11, 2009

Location: On the east side of IH-10, south of Woodlawn Parkway

Services Available: SAWS Water and Sewer Facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 041-06, Arthur Tract was accepted on December 23, 2008.

Proposed Use: Apartments

Major Thoroughfare: IH-10 is a freeway.

APPLICANT'S PROPOSAL:

To plat 27.602 acres consisting of 1 non-single family lot and 396 linear feet of public streets.

DISCUSSION:

It is noted that no building permits will be issued until the flood plain study and or Digital Flood Insurance Rate Map is prepared and approved by FEMA indicating no 100 year flood plain encroachment exist on lot 1, Block 92, CB 4709. Elevation

certificates for buildings constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County and the lot owner may be required to purchase flood insurance.

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

- Commits to incorporate dark sky lighting measures (such as the July 22, 2008 Bexar County Dark Sky Requirements or proposed City of San Antonio equivalent) into their projects."

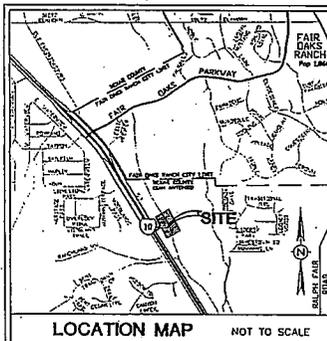
The applicant's engineer acknowledged receiving the Military Installations response letter and indicated that they will conform to the Military's request.

The City is working to implement a Dark Sky Ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky requirements adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

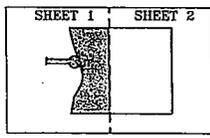
STAFF RECOMMENDATION:

Approval



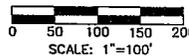
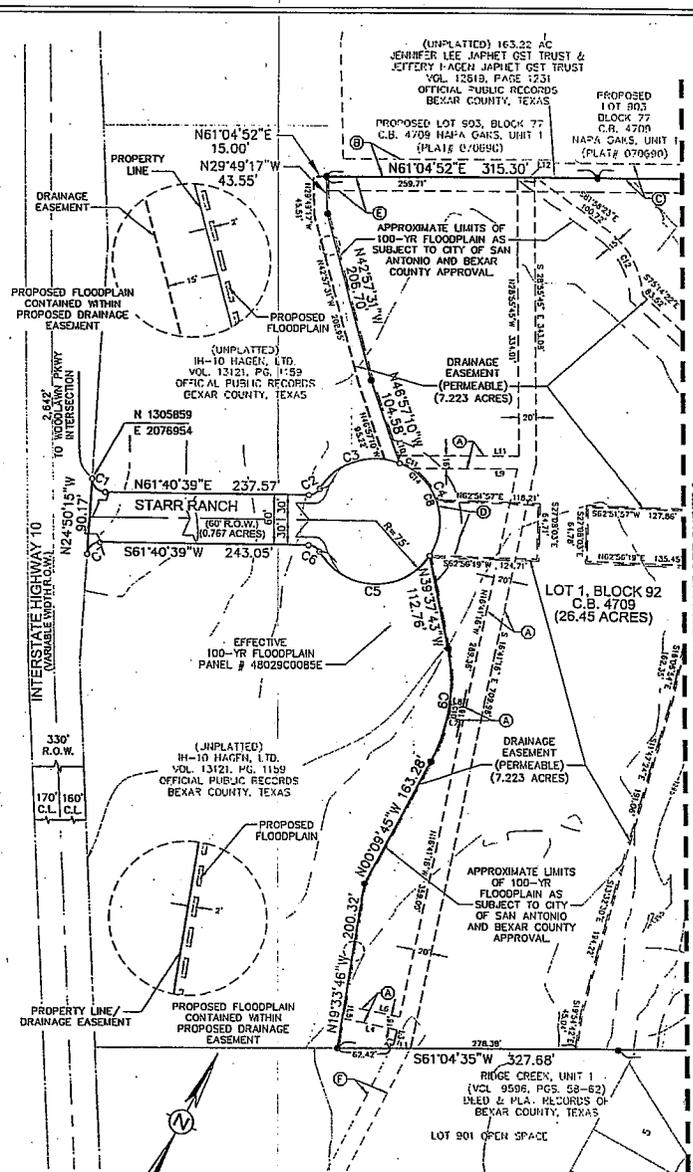
LOCATION MAP NOT TO SCALE

MAPSCO 2008 PAGE 447 GRID B4



SHEET INDEX NOT TO SCALE

- NOTES:**
- SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - BOUNDARIES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE WITH AN AMERICAN DATUM OF 1983 (AD83).
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD ENHANCE OR REDUCE THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LARGESCALE OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER 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 BEXAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND CROSS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - WASTEWATER ERM NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - IMPACT FEE PAYMENT DUE: (A) SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION. (B) IMPACT FEE PAYMENT DUE WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
 - OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UIC 35-506 (1)(3).
 - ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UIC 35-506(9)(5).
 - BEXAR COUNTY WILL MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS AND YARDS, COORDED WITH OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
 - SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPILED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONTROL.
 - LOTS 1, BLOCK 92, C.B. 4709, LIES WITHIN THE FEMA 100-YR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 18080008E, DATED FEB. 16, 1998. A STUDY HAS BEEN PREPARED BY JACOBS ENGINEERING GROUP, INC AND WAS APPROVED BY BEXAR COUNTY, BASED ON THE FLOODPLAIN STUDY. THE 100-YR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT PROVIDED. HOWEVER, UNTIL THE FLOODPLAIN STUDY AND/OR OTHER DATA HAS BEEN APPROVED BY FEMA INDICATING NO 100-YR FLOODPLAIN ENDOGRAPMENT ON THE ABOVE LOT, ELEVATION CERTIFICATE FOR BUILDINGS CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
 - THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGN, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



A SUBDIVISION PLAT ESTABLISHING
VANTAGE AT FAIR OAKS

BEING A 27.502 ACRE TRACT OF LAND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420 ABSTRACT NO. 314, LOCATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4709 BEING COMPRISED OF 20,657 ACRES OUT OF TRACTS 6, 9, AND 10 RECORDED IN VOLUME 12819, PAGE 1231 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND 6.945 ACRES OUT OF A 37,500 ACRE TRACT OF LAND RECORDED IN VOLUME 13121, PAGE 1159 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	93°28'08"	15.00	22.47	21.85	S71°34'49"E
C2	60°00'00"	15.00	15.71	15.00	N31°00'38"E
C3	81°37'56"	75.00	106.86	98.05	S42°29'37"W
C4	117°25'46"	75.00	153.71	128.19	N62°57'45"E
C5	60°00'00"	15.00	15.71	15.00	N88°19'21"W
C6	86°30'54"	15.00	22.65	20.56	S18°25'12"W
C7	39°30'21"	195.81	135.70	133.03	N19°53'44"W
C8	45°45'47"	164.01	116.01	116.01	N18°36'37"W
C9	10°45'51"	75.00	14.09	14.07	S88°41'30"W
C10	48°38'28"	107.79	91.51	88.78	N57°07'03"W
C11	35°41'11"	81.98	51.08	50.24	N55°41'09"W
C12	63°26'30"	75.00	83.04	78.87	N78°43'3"W

- LEGEND**
- IRON PIN FOUND (UNLESS OTHERWISE STAMPED "C&B-S.A. PROP. COR.")
 - SET 1/2" IRON ROD W/ORANGE CAP
 - EXISTING CONTOURS
 - - - - - PROPOSED CONTOURS
 - E.G.T.C.A ELECTRIC, GAS, TELEPHONE AND CABLE TV
 - EFFECTIVE 100-YR FLOODPLAIN
 - - - - - APPROXIMATE 100-YR FLOODPLAIN
 - - - - - EASEMENT

- KEYED NOTES**
- VARIABLE WIDTH SANITARY SEWER EASEMENT (0.565 AC.)
 - 20' SANITARY SEWER EASEMENT (PLAT# 070690)
 - 16' SANITARY SEWER EASEMENT (PLAT# 070690)
 - 25' BUILDING SETBACK
 - 16' E.G.T.C.A EASEMENT (0.434 ACRES)
 - EXISTING 20' SANITARY SEWER EASEMENT (VOL. 9596, PG. 58-62)
 - 15' DRAINAGE EASEMENT (0.2636 ACRES)

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE USER AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "EXISTING EASEMENT," "ADJACENT EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, ELECTRIC LAMPING OR BURNING WIRES, CABLES, CONDUITS, PERMANENT OR TRANSFORMERS, EACH WITH ITS NECESSARY OVER CROWLER'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 PLANTS THEREON OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPLIANCES HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BURNING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR DRAINAGE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS TO CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE (3) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - HOOF OVERHANGS ARE ALLOWED WITHIN (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) FOOT WIDE EASEMENTS.

- FOOT NOTES:**
- FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE HOSE INSTALLATION.
 - THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 - IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDDT.
 - MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATION FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS LOCATED WITHIN A HOV-3 DESIGNATED TYPICAL OF ACCESS POINTS, ALONG WITH 10' BASED ON OVERALL PLATTED MEDIAN FRONTAGE OF 95.17'.
 - ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC) FOR ANY ACCESS FROM A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS
COUNTY OF BEXAR

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

WILLIAM H. WELLS, A TEXAS LIMITED PARTNERSHIP BY ITS SOLE GENERAL PARTNER: BETHLEHEM, INC. A TEXAS CORPORATION

11111 BARRIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78219
TEL (210) 628-6131

Wm. Eugene Powell, Chief Executive Officer

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM H. WELLS, A TEXAS LIMITED PARTNERSHIP BY ITS SOLE GENERAL PARTNER: BETHLEHEM, INC. A TEXAS CORPORATION, WHO HAS DECLARED THE SWORN 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
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

THE JEFFREY HAGEN JAFFET TRUST AND THE JEFFREY HAGEN JAFFET TRUST

3819 PASADENAS PARKWAY #200
SAN ANTONIO, TEXAS 78231
TEL (210) 448-0550

Charles A. Jaffet, Co-Trustee
Gloria E. Palmer Jones, Co-Trustee

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, WHO HAS DECLARED THE SWORN 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
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ VANTAGE AT FAIR OAKS _____ WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

By: _____ CHURMAN
By: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT OF BEXAR COUNTY.

ATTESTED: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

TRESSA A. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6059
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THE PLAT IN THE MATTERS OF STREETS, LOTS AND DRAINAGE LINES. THE PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

CHRISTOPHER A. WEDDARD
LICENSED PROFESSIONAL ENGINEER NO. 101333

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., 20____, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D., 20____, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK NUMBER _____ ON PAGE _____.

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

By: _____



Carter & Burgess
Consultants in Engineering, Surveying, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.
98 Central Parkway N. Suite 425
San Antonio, Texas 78232
210-444-0088 Fax 210-444-4328
© COPYRIGHT 2008 Carter & Burgess, Inc.

DATE: 3/10/2008 JOB NO. CB310677.012

STATE OF TEXAS
COUNTY OF BEXAR

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

IN-10 HAGEN, LTD. A TEXAS LIMITED PARTNERSHIP
BY ITS SALE GENERAL PARTNER
BITTERSUE, INC. A TEXAS CORPORATION

11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78219
TEL (210) 828-6151

OWNER: Wm. Eugene Powell, Chief Executive Officer

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC COUNTY OF BEXAR, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

THE JOHNNER LEE JAPHET EST TRUST AND
THE JOHNNER LEE JAPHET EST TRUST

3619 PRESADOS PARKWAY #200
SAN ANTONIO, TEXAS 78231
TEL (210) 440-0000

OWNER: Charles A. Japhet, Co-Trustee

OWNER: Dennis C. Pflaum Jones, Co-Trustee

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC COUNTY OF BEXAR, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ VANTAGE AT FAIR OAKS _____ 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: _____

BY: _____

CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND RECORDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS _____ DAY OF _____ 20__

ATTEST: _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGINA A. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6069
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER NO. 101323
STATE OF TEXAS
COUNTY OF BEXAR

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY

PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ A.D. 20__

AT _____ M. AND DULY RECEIVED THE _____ DAY OF _____ A.D. 20__ AT _____

IN THE RECORDS OF _____ AND _____ BEXAR COUNTY, IN BOOK VOLUME _____ ON PAGE _____

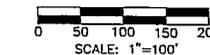
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____

DAY OF _____ 20__

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS



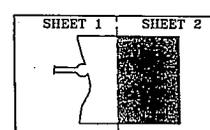
LEGEND

- IRON PIN FOUND (UNLESS OTHERWISE)
- SET 1/2" IRON ROD W/ORANGE CAP STAMPED "C&B-S.A. PROP. COR."

- R.O.W. RIGHT-OF-WAY
- 1500- EXISTING CONTOURS
- PROPOSED CONTOURS
- E.G.T.CA ELECTRIC, GAS, TELEPHONE AND CABLE TV
- EFFECTIVE 100-YR FLOODPLAIN
- APPROXIMATE 100-YR FLOODPLAIN
- EASEMENT

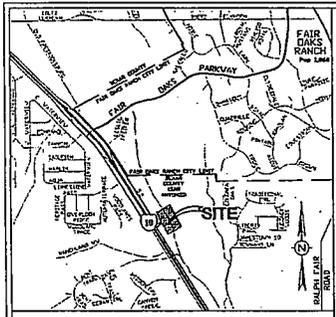
KEYED NOTES

- (A) VARIABLE WIDTH SANITARY SEWER EASEMENT (0.565 AC.)
- (B) 20' SANITARY SEWER EASEMENT (PLAT # 070690)
- (C) 16' SANITARY SEWER EASEMENT (PLAT # 070690)
- (D) 25' BUILDING SETBACK
- (E) 16' E.G.T.CA EASEMENT (0.434 ACRES)
- (F) EXISTING 20' SANITARY SEWER EASEMENT (VOL. 9596, PG. 58-62)
- (G) 15' DRAINAGE EASEMENT (0.2636 ACRES)



SHEET INDEX
NOT TO SCALE

LINE	LENGTH	BEARING
L1	22.65'	S61°04'35"W
L2	7.80'	N00°47'58"W
L3	15.49'	N16°41'16"W
L4	64.96'	S73°18'44"W
L5	16.02'	N19°33'46"W
L6	85.76'	N73°18'44"E
L7	18.81'	S23°18'44"W
L8	19.14'	N73°18'44"E
L9	124.43'	S61°04'15"W
L10	9.97'	N46°57'10"W
L11	141.95'	N61°04'15"E
L12	20.00'	N61°04'52"E
L13	28.02'	S50°21'14"E



LOCATION MAP NOT TO SCALE

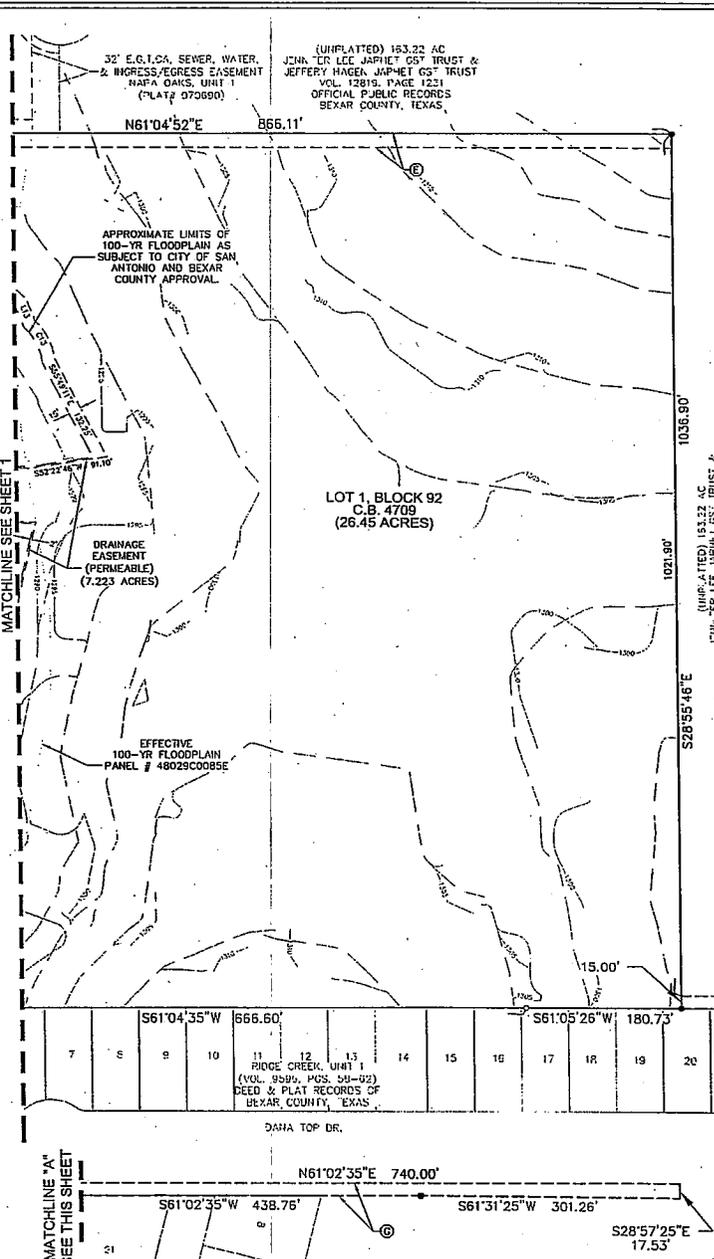
MAPSCO 2009 PAGE 447 GRID B4

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASTWARDS AND NORTH-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "TOWER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING CABLES, CONDUCTORS, TRANSMISSION LINES AND WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND ACCESS 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 OBSTRUCTING AND ENCUMBRANCES OR ANY INTERFERENCE WITH THE UTILITY OF SAID LINES OR APPURTENANCES HERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
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 TO CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE (3) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN (1) UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE, (2) FOOT WIDE EASEMENTS.

NOTES:

- 1) SET 1/2" IRON PIN ORANGE CAP STAMPED "JACOBS PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- 2) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 (S7).
- 3) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND ACCESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 4) WASTEWATER ENU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLINGS UNITS (EDWU) 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.
- 5) IMPACT FEE PAYMENT DUE: (A) SAN'S SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION. (B) IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- 6) OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-508 (7).
- 7) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-508(10).
- 8) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, CROWNEDS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
- 9) SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 10) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
- 11) LOTS 1, BLOCK 92, C.B. 4709, LIES WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 480600000E DATED FEBRUARY 1999. A STUDY HAS BEEN PREPARED BY JACOBS ENGINEERING GROUP, INC. AND IS APPROVED BY BEXAR COUNTY. BASED ON THE FLOODPLAIN MAP, THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT PROVIDED. HOWEVER, UNTIL THE FLOODPLAIN STUDY AND/OR OTHER HAS BEEN APPROVED BY FEMA INDICATING NO 100-YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOT, ELEVATION EMBLEMENAS FOR BUILDINGS CONSTRUCTED ON THIS LOT SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
- 12) THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



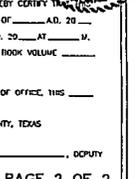
A SUBDIVISION PLAT ESTABLISHING
VANTAGE AT FAIR OAKS

BEING A 27.602 ACRE TRACT OF LAND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420 ABSTRACT NO. 314, LOCATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4709 BEING COMPRISED OF 20.657 ACRES OUT OF TRACTS 6, 9, AND 10 RECORDED IN VOLUME 12819, PAGE 1231 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND 6.945 ACRES OUT OF A 37.500 ACRE TRACT OF LAND RECORDED IN VOLUME 13121, PAGE 1159 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

Carter-Burgess

Consultants in Engineering, Surveying, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.
91 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0000 Fax (210)494-4525
© COPYRIGHT 2008 Carter and Burgess, Inc.

DATE: 3/10/2009 JOB NO. CB310677.012





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

SEP 22 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 15, 2008 notification on Master Development Plan (MDP) 041-06, a 113 acre development (also referred to as the Arthur Tract MDP) near Old Fredericksburg Road and I-10 and less than 2 miles west of Camp Bullis. We provide the following comments.

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

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their project. My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander



Individual Consideration

**PLANNING COMMISSION
DEFERRAL RESOLUTION**

AGENDA ITEM NO: 12 March 25, 2009

PROMISED LAND CHURCH
SUBDIVISION NAME:

080031
PLAT #:

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 F-4

OWNER: Juan Alonso

ENGINEER: e-Sol Engineered Solutions, by Arnulfo Gonzalez, P.E.

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

Location: North of Loop 410, east of Southton Road

Zoning: R-6 Residential Single-Family District

Proposed Use: Church

DISCUSSION:

- May 14, 2008 The Planning Commission approved the plat deferral with the stipulation that the proposed plat would be formally filed within 180 days of the approval date and considered for approval within 30 days of the filing. At this writing, three of the five approvals required for filing had been secured.
- September 4, 2008 The engineer and applicant were notified of the plat deferral expiration by certified mail.
- September 5, 2008 The applicant's certified mail was returned to sender.
- November 10, 2008 The plat deferral expired.
- December 10, 2008 The Planning Commission motioned not to act on the resolution to terminate utility service; instead, postponed the item for the next meeting to allow the applicant to request a time extension request.

December 10, 2008 The applicant submitted a time extension request for the plat deferral.

December 19, 2009 The Planning Commission granted the applicant a stipulated 90 day extension to expire on March 19, 2009 and no additional appeals would be supported.

March 18, 2009 As of this writing, the applicant has not submitted a complete filing. Additionally, as a courtesy staff has informed the applicant of such subsequent revoking.

PLAT STATUS:

The plat lacks approval from San Antonio Water Systems (SAWS), as noted in the attached certification and review summary. Moreover, the applicant has not responded to SAWS' requirements.

STAFF RECOMMENDATION:

Approval of the resolution authorizing the termination of electric service and revoking building permits pending plat approval and recording of the Promised Land Church Subdivision Plat #080031.

Resolution No. _____

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Promised Land Church Subdivision Plat # 080031 in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra- territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Promised Land Church Subdivision, Plat # 080031 on May 14, 2008 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to Juan Alonso and the project engineer, Arnie Gonzalez via certified mail that the time in which to file the required plat would expire on November 10, 2008 and failure to comply could result in termination of service and revocation of building permits and;

Whereas, on December 19, 2008 the Planning Commission granted the applicant a 90 day extension to expire on March 19, 2009 provided no additional appeals be supported and;

Whereas, of this writing, the applicant has not submitted a complete filing, and as a courtesy staff has informed the applicant of such subsequent revoking, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this _____ day of _____, 2009.

Approved:

Attest:

Chair

Executive Secretary

CMD: 415 PLAT: 2008000031 NAME/KEY: _____ AGENCY: SAWS__

PLAT: 2008000031 NAME: PROMISED LAND CHURCH LG
APPLICATION DATE: 10 23 2007 TECHNICAL REVIEW STOPPED
START: 01 22 2008 DUE: 99 99 9999 DAYS LEFT:

AGENCY	CURRENT STATUS	DAY IN	DAY OUT	NOTES
WQT	APR	1_ 22 2008	1_ 28 2008	NO WELLS LOCATED SSS__
WAT	WRV	1_ 22 2008	2_ 5_ 2008	REQUEST PLAT_____
SEW	WRV	1_ 22 2008	2_ 5_ 2008	REQUEST PLAT_____
WAT	WRV	4_ 29 2008	4_ 30 2008	REQUEST PLAT_____
SEW	WRV	4_ 29 2008	4_ 30 2008	REQUEST PLAT_____
WAT	WRV	5_ 8_ 2008	5_ 9_ 2008	REQUEST STUDY_____
SEW	WRV	5_ 8_ 2008	5_ 9_ 2008	REQUEST STUDY_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

'PF7' BKWD 'PF8' FRWD 'PF3' MENU 'PF4' COMPLETENESS 'PF5' TECHNICAL

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 13 March 25, 2009

YOUSEF & DINA CLOMR

#FPV 09-009

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 684 A-4

OWNER: Solomon Trading, Inc., by Sulieman D. Ismail

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

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

Location: On the southwest corner of South Presa Street and Southton Road

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested variances to the floodplain requirement in conjunction with a Conditional Letter Of Map Revision (CLOMR).

DISCUSSION:

Storm Water Engineering Division of the Department of Public Works has cited UDC Appendix F, Subdivision C, Section A, (f) (18) regarding 100-year floodplain reclamation where the watershed drainage area is less than 320 acres and Section A, (E) regarding unflooded vehicular access must be available to the development from a public street. The applicant's engineer has submitted a request for a variance to each of the requirements. The Department of Public Works has no objections to the granting of the variances as indicated in their attached report.

STAFF RECOMMENDATION:

Storm Water Engineering Division of the Department of Public Works staff has reviewed the proposed CLOMR and found it in conformance with the Unified Development Code with exception to the above-mentioned variances. With reference to these variances, staff does concur with the applicant's justification; therefore, the Director of Public Works recommends **approval** of the variances.



DEVELOPMENT SERVICES
RECEIVED

2009 MAR -4 PM 3:38

Seda Consulting Engineers, Inc.
6735 I.H. 10 West
San Antonio, TX 78201

Phone: (210) 308-0057
FAX: (210) 308-8842
E-MAIL:seda@satx.rr.com

February 26, 2009

Administrative Exception / Variance Request Review¹
C/O Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Yousef Subdivision
Plat # 080475
UDC Code Section - Appendix F {Subdivision C-Section A-f (18)}
Code Issue - 100-yr floodplain reclamation where watershed drainage area is more than
320 acres.

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear Sir,

- *The project site is a proposed commercial development located within the corporate limits of San Antonio, in southeast Bexar County, at the northwest intersection of IH-410 Access Road and Southton Road.*
- *According to FIRM Map No. 48029C0633 G, majority of the site is located within Zone A of the flood plain. (No Base Flood Elevations Determined)*
- *Code Issue: Per Appendix F {Subdivision C-Section A-f (18)} of the UDC, the 100-yr reclamation is allowed for watershed drainage area less than 320 acres.*
- *Discussion / Justification: A Conditional Letter Of Map Revision (CLOMR) has been submitted to Storm Water Engineering, COSA and has passed the technical review. The purpose of the CLOMR study is for the reclamation of the flood plain area, in "Unnamed Tributary 2 in San Antonio Upper" for the San Antonio River*

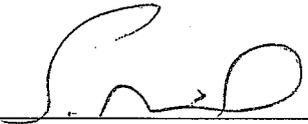
DEVELOPMENT SERVICES
RECEIVED
2009 MAR -4 PM 3:38

with shallow flooding in the left over bank area, per post-fill conditions. The upstream watershed area exceeds 320 acres.

- The hardship is unique and not the result of the proposed development.
- The granting of the exception/variance will not be injurious to other adjacent properties and will not prevent the orderly subdivision of other adjacent properties in accordance with these regulations.
- Conclusion: In my/our professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Signature and Title Block of Applicant



Signature of Owner (if applicable)

Attachment(s): [unclear] development on [unclear] property, [unclear] February 2, [unclear]

For Office Use Only:	AEVR #:	Date Received:
DSD – Director Official Action:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:	_____	Date: _____
Printed Name:	_____	Title: _____
Comments:	_____ _____	



Seda Consulting Engineers, Inc.
6735 I.H. 10 West
San Antonio, TX 78201

Phone: (210) 308-0057
FAX: (210) 308-8842
E-MAIL:seda@satx.rr.com

February 26, 2009

Administrative Exception / Variance Request Review¹
C/O Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

DEVELOPMENT SERVICES
RECEIVED
2009 MAR -4 PM 3:38

Re: Dina Subdivision
Plat # 080509
UDC Code Section - Appendix F {Subdivision C-Section A-f (18)}
Code Issue - 100-yr floodplain reclamation where watershed drainage area is more than 320 acres.

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear Sir,

- *The project site is a proposed commercial development located within the corporate limits of San Antonio, in southeast Bexar County, at the southwest intersection of South Presa Road and Southton Road.*
- *According to FIRM Map No. 48029C0633 G, majority of the site is located within Zone A of the flood plain. (No Base Flood Elevations Determined)*
- *Code Issue: Per Appendix F {Subdivision C-Section A-f (18)} of the UDC, the 100-yr reclamation is allowed for watershed drainage area less than 320 acres.*
- *Discussion / Justification: A Conditional Letter Of Map Revision (CLOMR) has been submitted to Storm Water Engineering, COSA and has passed the technical review. The purpose of the CLOMR study is for the reclamation of the flood plain area, in "Unnamed Tributary 2 in San Antonio Upper" for the San Antonio River*



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February 26, 2009

Administrative Exception / Variance Request Review¹
C/O Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Yousef Subdivision
Plat # 080475
UDC Code Section - Appendix F {Subdivision C-Section A-(E)}
Code Issue - All weather (passes the 100-year ultimate development flood) street crossing

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear Sir,

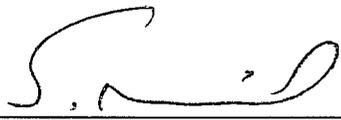
- *The project site is a proposed commercial development located within the corporate limits of San Antonio, in southeast Bexar County, at the northwest intersection of IH-410 Access Road and Southton Road.*
- *According to FIRM Map No. 48029C0633 G, majority of the site is located within Zone A of the flood plain. (No Base Flood Elevations Determined)*
- *Code Issue: Per Appendix F {Subdivision C-Section A-(E)} of the UDC, the development will require an all weather (passes the 100-year ultimate development flood) street crossing.*
- *Discussion / Justification: A Conditional Letter Of Map Revision (CLOMR) has been submitted to Storm Water Engineering, COSA and has passed the technical review. The purpose of the CLOMR study is for the reclamation of the flood plain area, in "Unnamed Tributary 2 in San Antonio Upper" for the San Antonio River with shallow flooding in the left over bank area, per post-fill conditions. The study*

proved that Southton Road is under 100-year flood plain for the existing and the ultimate development conditions. There are two existing buildings adjacent to the property that currently access Southton Road.

- *The hardship is unique and is shared by the adjacent existing developments along Southton Road.*
- *The hardship is not the result of the proposed development.*
- *The granting of the exception/variance will not be injurious to other adjacent properties and will not prevent the orderly subdivision of other adjacent properties in accordance with these regulations.*
- *Conclusion: In my/our professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.*

DEVELOPMENT SERVICES RECEIVED
2009 MAR -10 PM 3:39

Sincerely,



Signature and Title Block of Applicant

Signature of Owner (if applicable)

Attachment(s): Photographs of existing adjacent developments, Subject property, Unnamed Tributary 2, and Southton Road.

For Office Use Only:		AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>					
<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED W/ COMMENTS	<input type="checkbox"/>	DENIED
Signature: _____			Date: _____		
Printed Name: _____		Title: _____			
Comments: _____					



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February 26, 2009

Administrative Exception / Variance Request Review¹
C/O Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Dina Subdivision
Plat # 080509
UDC Code Section - Appendix F {Subdivision C-Section A-(E)}
Code Issue - All weather (passes the 100-year ultimate development flood) street crossing

- Administrative Exception
 Environmental Variance
 Subdivision Platting Variance – Time Extension

Dear Sir,

- *The project site is a proposed commercial development located within the corporate limits of San Antonio, in southeast Bexar County, at the southwest intersection of South Presa Road and Southton Road.*
- *According to FIRM Map No. 48029C0633 G, majority of the site is located within Zone A of the flood plain. (No Base Flood Elevations Determined)*
- *Code Issue: Per Appendix F {Subdivision C-Section A-(E)} of the UDC, the development will require an all weather (passes the 100-year ultimate development flood) street crossing.*
- *Discussion / Justification: A Conditional Letter Of Map Revision (CLOMR) has been submitted to Storm Water Engineering, COSA and has passed the technical review. The purpose of the CLOMR study is for the reclamation of the flood plain area, in "Unnamed Tributary 2 in San Antonio Upper" for the San Antonio River with shallow flooding in the left over bank area, per post-fill conditions. The study*

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- *Conclusion: In my/our professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.*

Sincerely,

Signature and Title Block of Applicant



Signature of Owner (if applicable)

DEVELOPMENT SERVICES
 RECEIVED
 2009 MAR - 14 PM 3:38

Attachment(s): Photographs of existing adjacent developments, Subject property, Unnamed Tributary 2, and Southton Road.

For Office Use Only:		AEVR #:	_____	Date Received:	_____
<u>DSD - Director Official Action:</u>					
<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED W/ COMMENTS	<input type="checkbox"/>	DENIED
Signature:		_____		Date:	_____
Printed Name:		_____		Title:	_____
Comments:					

A photograph of a paved road stretching into the distance under a cloudy sky. A large white arrow is superimposed on the road, pointing towards the horizon. A small white arrow points to the road surface. A text label 'Southton Rd' is placed on the road. To the right, there is a grassy area with utility poles, a sign, and a white pickup truck.

Southton Rd

Southton Rd



Southton Rd

Southton Rd

9430 Southton Rd, San Antonio, TX, United States
Address is approximate

Southton Rd

Southton Rd



9490 **Southton Rd**, San Antonio, TX, United States
Address is approximate

Southton Rd

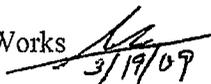
Southton Rd



CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS Interdepartmental Correspondence Sheet

TO: Cecilia Garcia, Chairperson
City of San Antonio Planning Commission

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

COPIES TO: Robert Browning, P.E., C. F. M., Chief Storm Water Engineer
3/19/09

SUBJECT: Floodplain Development Permit Variance Request –
Yousef & Dina CLOMR

DATE: March 19, 2009

Storm Water Engineering Division of Department of Public Works has reviewed the request for variance to the floodplain requirements as submitted by Seda Consulting Engineers, Inc. on behalf of their client Soloman Trading, Inc., Sulieman Ismail for the above mentioned project.

The variance requested is from UDC Appendix F- Subdivision C, Section A (f)(18) which states that 100 year floodplain reclamation is not allowed where the watershed drainage areas is greater than 320 acres.

Also, from UDC Appendix F-Subdivision C, Section A (E) which states that unflooded vehicular access must be available to the development from a public street.

Public Works supports the variances because the proposed reclamation is in the left overbank areas where shallow flooding occurs. The reclamation will not pose an adverse impact to downstream inhabitants.

Please contact Sabrina Santiago E.I.T., C.F.M at 207-5106 or Robert Browning, P.E., C.F.M. at 207-8084 if you should have any questions or require additional information.



CITY OF SAN ANTONIO

P.O. BOX 239966
SAN ANTONIO, TEXAS 78283 3966

March 5, 2009

Soloman Trading, Inc.
Suliman D. Ismail
2401 Willow Arbor
San Marcos, TX 78666

Re: Yousef & Dina CLOMR

Dear Mr. Ismail:

We have received the CLOMR for the proposed Dina Subdivision development located off Presa Road and Southton Road. Unfortunately, the proposed development is not in compliance with current floodplain ordinances as follows:

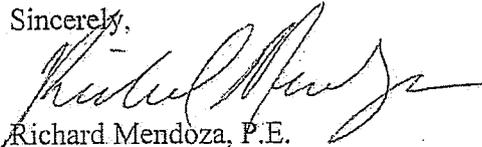
1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:
 - Appendix F, Subdivision C, Section A(f)(18) which states that 100-year floodplain reclamation is not allowed where the watershed drainage area exceeds 320 acres.
 - Appendix F, Subdivision C, Section A(E) which states that a proposed development must have unflooded vehicular access 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 CLOMR.
3. Public Works will support a variance from Appendix F, Subdivision C, Section A, (f) (21) and Section 35-F133 (c) because:
 - The project engineer of record has demonstrated that the proposed reclamation will not significantly impact either the predicted floodplain elevations in the project area or expected downstream peak runoff values.
 - The engineer has also demonstrated that the areas where fill is being proposed are in shallow flooding of the left over bank of the creek.
 - The access to the proposed development in its existing conditions is within the 100-year floodplain. The engineer has shown that the proposed improvements to the creek will not make the existing condition a dangerous road condition.

Suliman Ismail
March 5, 2009
Page 2 of 2

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Divisions hold on the CLOMR will be released and a floodplain development permit will be issued. If you have any questions, please contact Robert Browning, P.E. at 210-207-8084 or myself at 210-207-8025.

Sincerely,

23
3/9/09

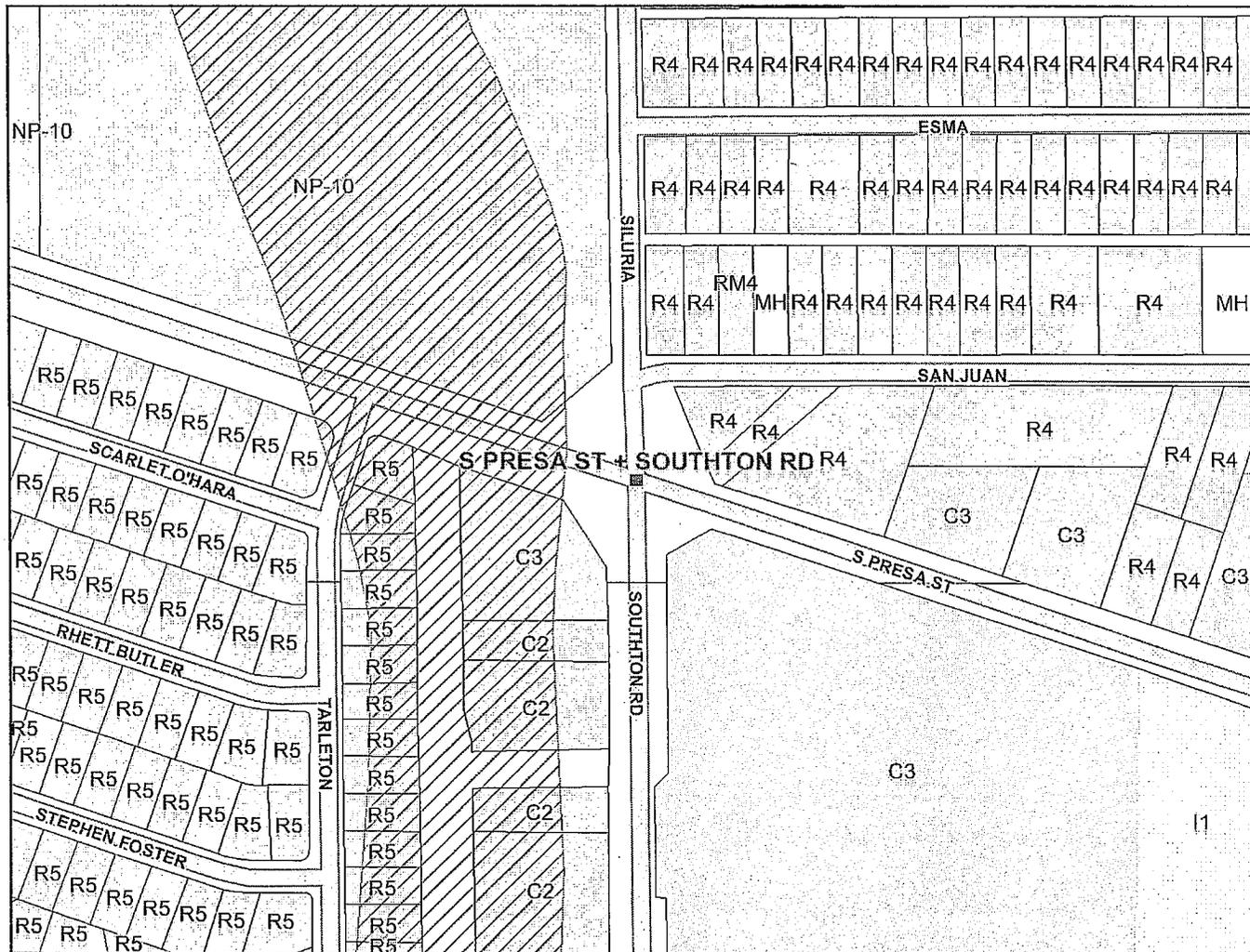
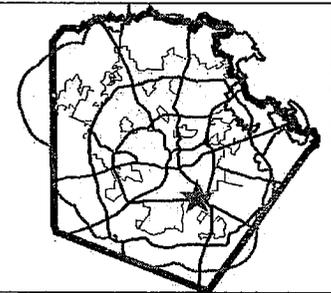


Richard Mendoza, P.E.
Public Works Assistant Director

MAA/RM:rb

cc: Salah Diab, P.E., Seda Consulting Engineers, Inc.
City of San Antonio, Planning Commission

S Presa St. @ Southton Rd.



Legend

- Parcels
- 100 YR Floodplain
- Lakes
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Zoning

- B2NA
- C1
- C2
- C2NA
- C3
- C3NA
- C3R
- D
- I1
- I2
- L
- MF25
- MF33
- MF40
- NC
- NP-10
- NP-15
- NP-8
- O1
- O2
- OCL
- R20
- R4
- R5
- R6

N

Scale: 1:3,000



Map center: 2149179, 13666694

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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

Plan Amendment Application Case No.: 09004

Council District: 1

City Council Meeting Date: 05/07/2009

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

ITEM 14

Summary:

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan**
The applicant requests to amend the Land Use Plan designation from **Urban Low-Density Residential to Community Commercial.**

Background Information:

Applicant: Gerardo Menchaca
Owner: Vernon A. Behrendt
Property Location: 1315, 1323, and 1327 W. Ridgewood Ct
Acreage: 0.4131 acre
Current Land Use of site: Urban Low Density Residential

Adjacent Land Uses:

N: 10 ft alley, Urban Low Density Residential on San Francisco St.
E: IH-10 ROW
S: Urban Low-Density Residential Neighborhood
W: Urban Low-Density Residential Neighborhood

Issue:

DEFINITIONS:

Urban Low-Density Residential Use: Mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Community Commercial: Includes medium and high intensity land uses that draw its customer base from a larger community. This classification can include a mix of uses in the same building or the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

LAND USE ANALYSIS:

The subject properties are located at 1315, 1323, 1327 W. Ridgewood Ct.; the properties are the first 3 parcels to the west of Interstate Highway 10. The existing structures on Lots 16 and 17 currently serve

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

as single-family residential dwellings; Lot 15 is currently vacant. The applicant is requesting a Plan Amendment and Zoning Change in order to establish a catering business. The current land use designation of the subject property is Urban Low-Density Residential and the applicant is seeking a Plan Amendment to change the land use to Community Commercial.

Adjacent uses to the subject property include IH-10 Access road to the east, and single family residential to the west and south. An alley separates the subject property from a single family residential property to the north.

The Community Commercial designation would bring a significant increase in activity to the neighborhood. Depending upon the various hours of operation, this could result in undesirable nuisances in the forms of increased light and noise concerns, odors, traffic, delivery trucks, and commercial refuse pick-up times.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Comments: Parking is proposed on the eastern most parcel (closest to IH-10) and would prove to have a slightly negative impact on the neighborhood. W. Ridgewood Ct. is not listed on the City of San Antonio Major Thoroughfare Plan but connects to IH-10 which is a Primary Arterial Type A. A high peak rate of traffic is not anticipated for the existing residential structures. Should the site be used in the future for any Community Commercial uses such as retail, the peak traffic would be between 1.56 to 4.97 trips per 1,000 square feet of the building size. Consequently, this would potentially have a greater traffic volume, and it is highly likely that traffic will cut through the residential neighborhood, due to the location and proximity to Hildebrand and IH-10 W. Additionally, it could increase traffic slowdowns on the IH-10 Access Road at peak times due to proximity of the parking lot to the intersection.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: NA

Comments: Subject properties are located to the west of IH-10 Access Road.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed Land Use change request from Urban Low-Density Residential to Community Commercial would make the subject property incompatible to the surrounding single family neighborhood. The Near Northwest Community Plan states: "Objective 3.3 – Protect and preserve the Near Northwest's unique housing character." "Action Step 2.2.2 – Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement."

This Plan Amendment is continued from prior Planning Commission Public Hearings; on January 28, 2009 and February 25, 2009. Two citizens spoke against the proposed amendment to the Near Northwest Community Plan: Mrs. Patricia Doria, President of the Los Angeles Heights-Keystone

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

Neighborhood Association and Mr. Thomas Sanchez, resident of the 1300 Block of W. Ridgewood Ct.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 25, 2009 (continued from 01/28/09 and 02/25/09)

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 1/9/2009

No. Notices mailed 10 days prior to Public Hearing: 60

No. of Noticed returned: 5

Registered Neighborhood Association(s) Notified: Los Angles Heights/Keystone Neighborhood Association

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning District: O2, R4

Proposed Zoning District: C-1

Zoning Commission Public Hearing Date: Date has not yet been determined

Approval Denial

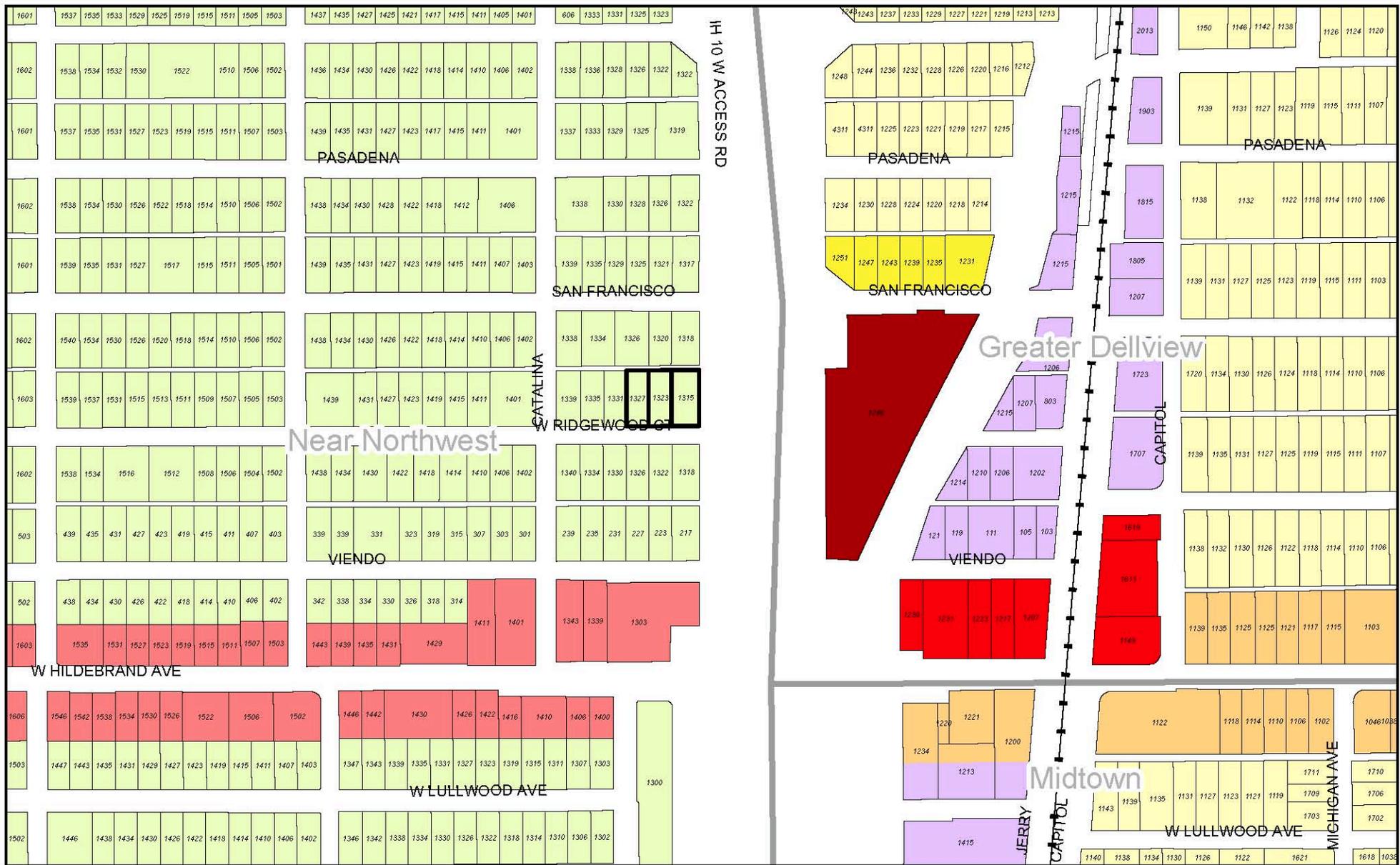
Planning Department Staff:

Roderick Sanchez, AICP, CBO, Director

Patrick Howard, AICP, Assistant Director

Nina Nixon-Mendez, AICP, Planning Manager

Case Manager: Sidra Maldonado, Planner



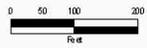
- Urban Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Mixed Use
- Light Industrial
- Parks/ Open Space
- Public Institutional

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 *Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodyw@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Preston Trinkle
 Map Creation Date: December 29, 2008
 Map File Location: Amend_09004.mxd
 PDF Filename: 0812GP14.pdf

Near Northwest Community Plan

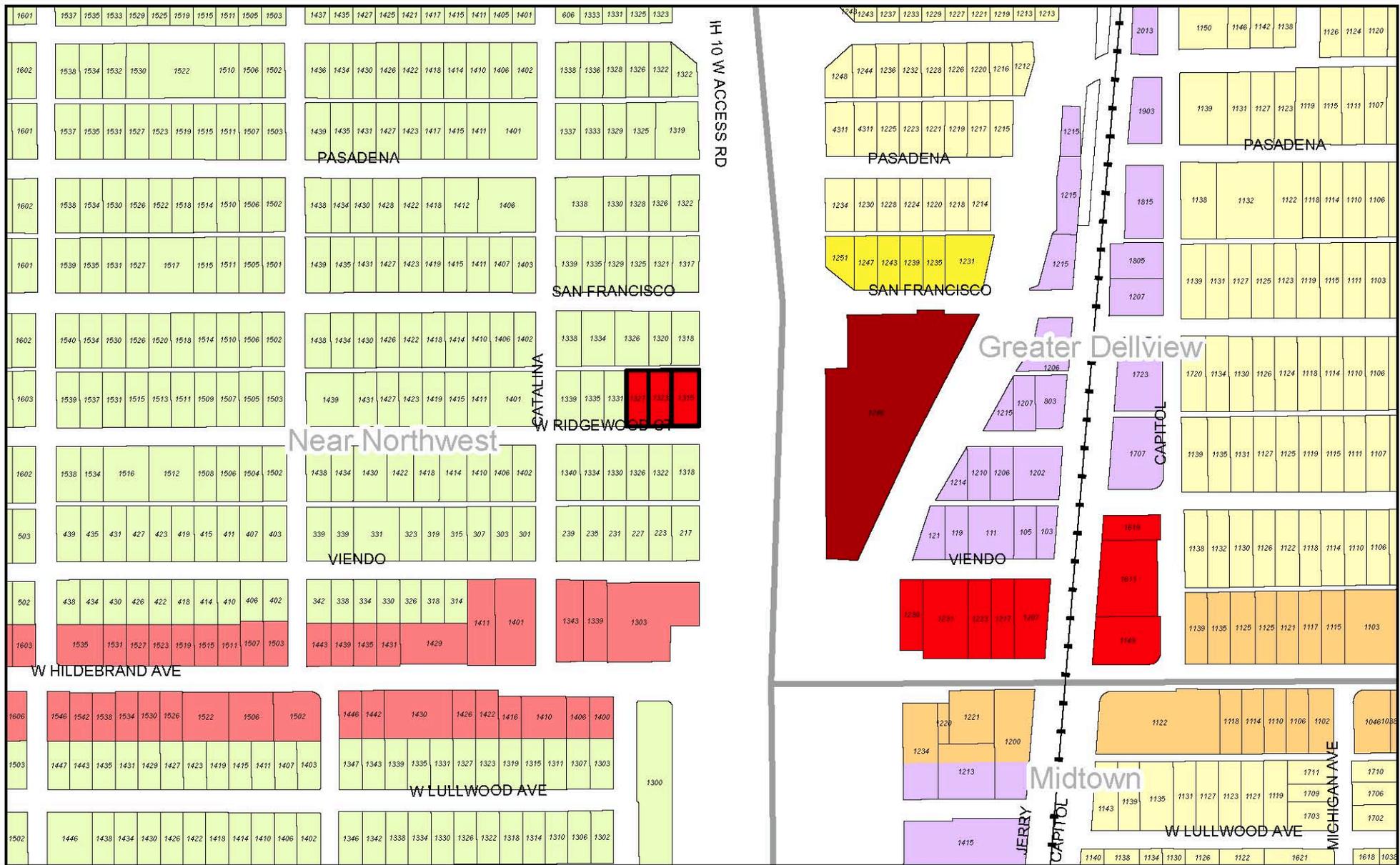
Adopted Plan Amendment 09004 Area



City of San Antonio
Planning and Development
Services Department

Roderick J. Sanchez, AICP, CBO,
 Director

Development Business
 Service Center
 1901 S. Alamo
 San Antonio, TX 78204

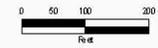


- Urban Low Density Residential
- High Density Residential
- Regional Commercial
- Parks/ Open Space
- Low Density Residential
- Neighborhood Commercial
- Mixed Use
- Public Institutional
- Medium Density Residential
- Community Commercial
- Light Industrial

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Map Created by: Preston Trinkle
 Map Creation Date: December 29, 2008
 Map File Location: Amend_09004.mxd
 PDF Filename: 0812GP15.pdf

Near Northwest Community Plan Proposed Plan Amendment 09004 Area



**City of San Antonio
 Planning and Development
 Services Department**

Roderick J. Sanchez, AICP, CBO,
 Director

Development Business
 Service Center
 1901 S. Alamo
 San Antonio, TX 78204

RESOLUTION NO.

RECOMMENDING TO APPROVE/DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW-DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.4131-ACRES LOCATED AT THE NORTHWESTERN CORNER OF W. RIDGEWOOD CT AND IH-10 ACCESS ROAD.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 25, 2009 and **APPROVED/DENIED** the amendment on March 25th; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF March 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

Master Plan Amendment 09004 Near Northwest Community Plan

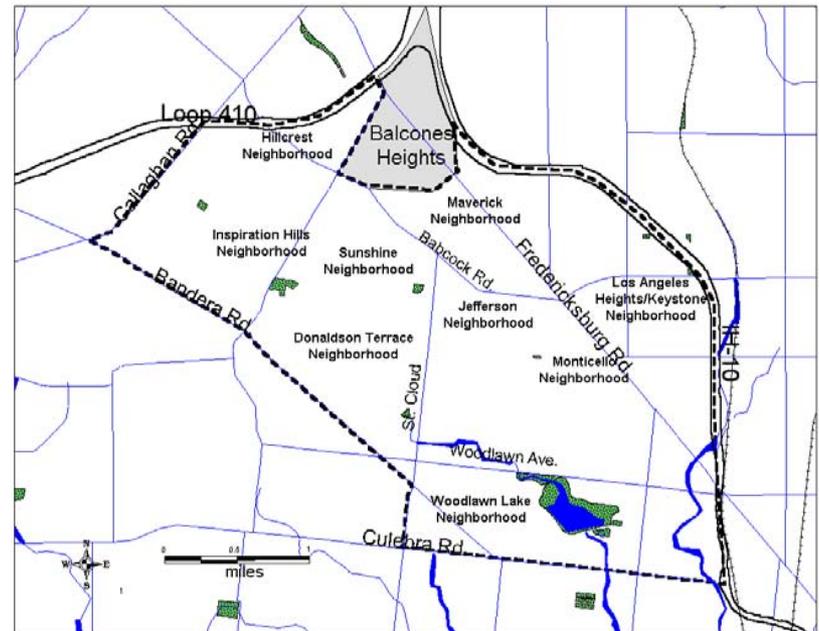
Planning Commission

March 25, 2009

Agenda Item No. 14

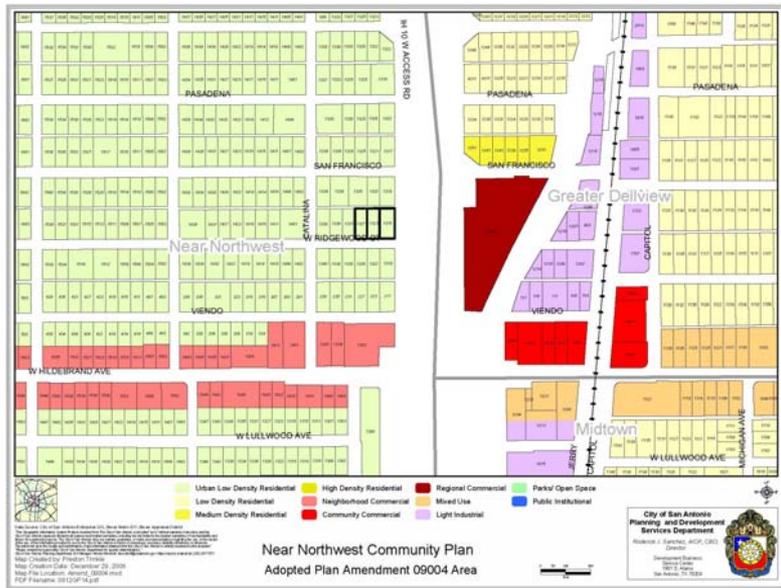
Planning Area

- North: Loop 410
- East: IH- 10
- South: Culebra, Saint Cloud and Bandera
- West: Callaghan
- Over 8 square miles
- City Council Districts 1 and 7

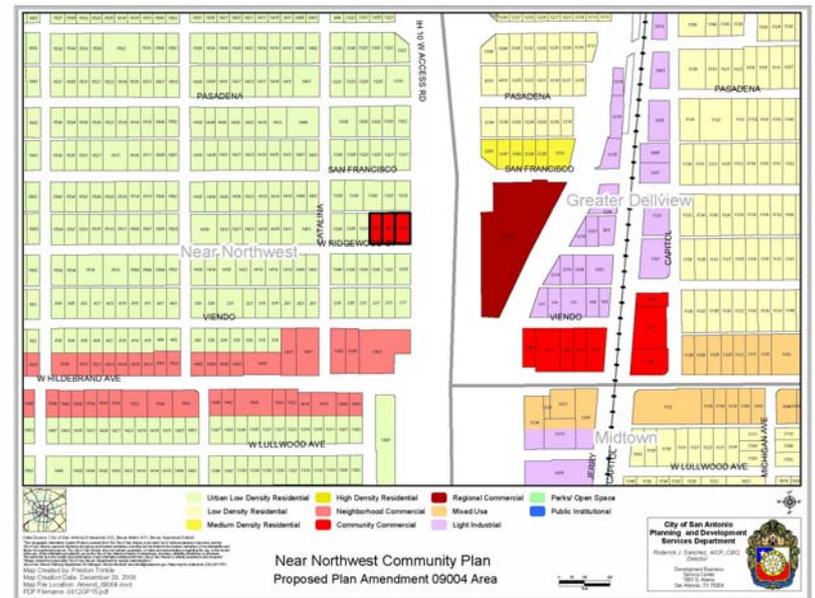


Amendment 09004

Plan as adopted:



Proposed amendment:



Amendment 09004

Aerial:



Photo of Subject Properties



**View of 1315 W. Ridgewood Ct.
facing north**

Photo of Subject Properties



**View of 1323 W. Ridgewood Ct.
facing north**

Photo of Subject Properties



**View of 1327 W. Ridgewood Ct.
facing north**

Photo of Subject Property



**View from site facing south
towards Hildebrand**

Photo of Subject Property



**View from corner of IH-10 Access
and W. Ridgewood Ct facing west**

Staff Recommendation

- Staff recommends denial of the Master Plan Amendment as it conforms to the criteria set forth in Sections 35-420 (g) (2) and 35-421 (d) (3) of the Unified Development Code.
- This Plan Amendment is continued from the prior Planning Commission Public Hearings; January 28, 2009 and February 25, 2009. Two citizens spoke against the proposed amendment to the Near Northwest Community Plan: Mrs. Patricia Doria, President of the Los Angeles Heights-Keystone Neighborhood Association and Mr. Arturo Sanchez, resident of the 1300 Block of W. Ridgewood Ct.

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

Plan Amendment Application Case No.: 09010 (Continued from February 25, 2009)

Council District: 1

City Council Meeting Date: **May 7, 2009**

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

ITEM IS

Summary:

Neighborhood/Community/Perimeter Plan: **Greater Dellview Area Community Plan**
The applicant requests to amend the Land Use Plan designation from **Parks/ Open Space to Community Commercial**

Background Information:

Applicant: Gerardo Menchaca

Owner: Guide Dogs of Texas, Inc.

Property Location: 1503 Allena Drive; Located west of the intersection of Allena and San Roman Drives

Acreage: 3.9750

Current Land Use of site: Administration offices and guide dog training facility

Adjacent Land Uses:

- N: Olmos Creek
- S: Unimproved Alley (Single-family residences beyond)
- E: Allena Drive (Single-family residences beyond)
- W: Unimproved Alley (Single-family residences beyond)

Issue:

LAND USE ANALYSIS:

The subject property is located in the northwestern section of the Greater Dellview Area Community Plan planning area and is sandwiched between a single-family residential neighborhood and Olmos Creek. The subject property is currently designated for Parks/ Open Space land use, but is privately held and lies outside of the 100-year floodplain. The parcels to the west and south are designated for Low Density Residential land use and are occupied by single-family residences. The parcels to the east (across Allena Drive) are designated for Parks/ Open Space land use; single-family residences were constructed on several of these parcels within the past 5 years. The applicant is requesting to change the land use designation on the subject property from Parks/ Open Space to Community Commercial to support a rezoning request to C-2 with a Conditional Use for "Dog Training – Outdoor Permitted."

The Parks/ Open Space land use category includes both parks and open space. Parks include public or private land uses that encourage passive or active outdoor recreation. Examples include public pocket, regional, or linear parks, hike and bike trails, as well as private parks associated with subdivisions and homeowner's associations. Open space includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights of way.

The Community Commercial land use category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community Commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto

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

repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.

While the existing land use category may reflect the desire of the community to create new parks or open space near Olmos Creek, this designation does not allow for an economically viable use of the subject property, which is privately held and not located in the floodplain. Consequently, a change in land use would be acceptable. However, the requested land use designation (Community Commercial) would allow for intense commercial activities that are incompatible with adjacent single-family residential uses. The requested conditional use, "Dog Training – Outdoor Permitted," may be compatible with adjacent properties given the size of the parcel, the location of the subject property along a creek and the separation from adjacent residences afforded by the undeveloped alleys to the west and south. However, the higher intensity commercial uses that would be permitted by right with a change in land use to community commercial and a subsequent rezoning to C-2 would not be compatible with the adjacent single-family residential uses.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Allena Drive is a local street

Comments: The subject property does not have sufficient access to transportation infrastructure to support community commercial uses. The subject property is located on a cul-de-sac with limited frontage along a local street.

The nearest VIA bus stop is one block south of the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Public Facilities: This established residential neighborhood is served by existing schools, parks, fire stations and other community facilities.

The subject property is located in the Northeast Independent School District. Olmos Elementary is located 3 blocks south of the subject property.

Comments: It is expected Community Commercial development would have little to no impact on community facilities.

Minimal Impact Impact can be mitigated Significant Impact

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Staff recommends **denial** of the requested land use change to Community Commercial and **approval** of a land use change to Low Density Residential. The existing Parks/ Open Space land use designation does not allow for an economically viable use of the subject property, which is privately held and not located in the floodplain. However, the Community Commercial land use category is

**City of San Antonio Planning and Development Services Department
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inappropriate given the proximity of the subject property to existing low density residential land uses and the lack of transportation infrastructure necessary to support the types of commercial uses allowed within the Community Commercial land use category. The Low Density Residential land use category is consistent with the existing adjacent Low Density Residential land use classifications and will allow for economically viable development on the subject property that is compatible with adjacent uses. With a low density residential land use designation, the applicant could apply for "RD" zoning with a Conditional Use for "Dog Training – Outdoor Permitted." This would allow for the applicant's planned use while ensuring the use of the property would return to low density residential should this conditional use expire.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 25, 2009; March 25, 2009

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

No. Notices mailed 10 days prior to Public Hearing: 42 to owners of land within 200 feet; 29 to the Greater Dellview Area Community Plan Planning Team

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

ZONING SUPPLEMENTAL INFORMATION:

Current zoning district: "R-4"

Proposed zoning district: "C-2" (CD- Dog Training – Outdoor Permitted)

Zoning Public Hearing Date: March 3, 2009

Approval Denial

Planning & Development Services Department Staff:

Roderick Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

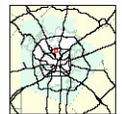
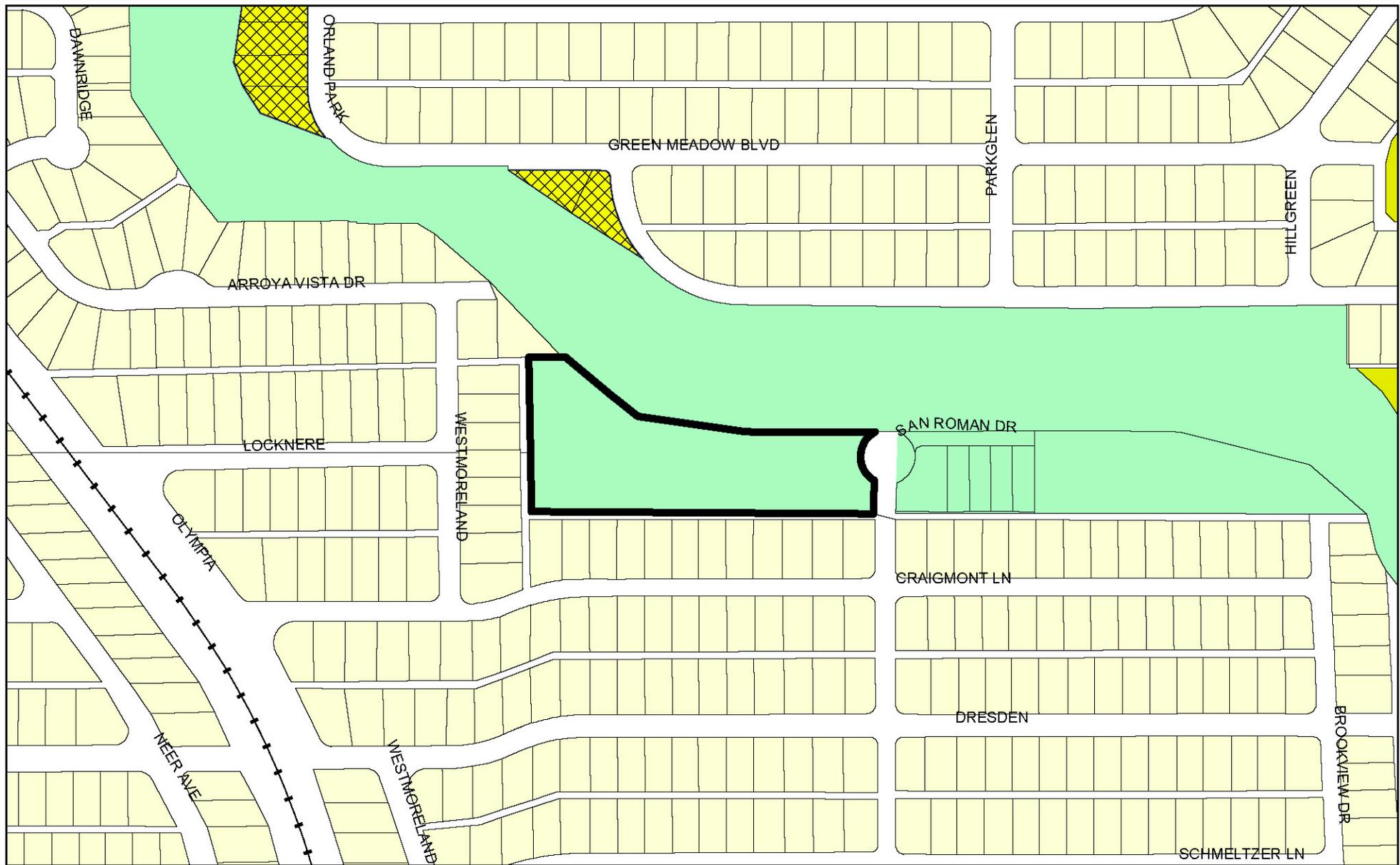
Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Michael Taylor, AICP

Senior Planner

Phone No.: 207-0145



- Low Density Residential
- High Density Residential
- Community Commercial
- Medium Density Residential
- Neighborhood Commercial
- Parks

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodyw@sanantonio.gov. Maps may be ordered at: (210) 207-7979

Map Created by: Preston Trinkle
 Map Creation Date: January 28, 2009
 Map File Location: Amend_09010.mxd
 PDF Filename: 0901GP22.pdf

Greater Dellview Area Community Plan

Adopted Plan Amendment 09010 Area

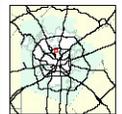
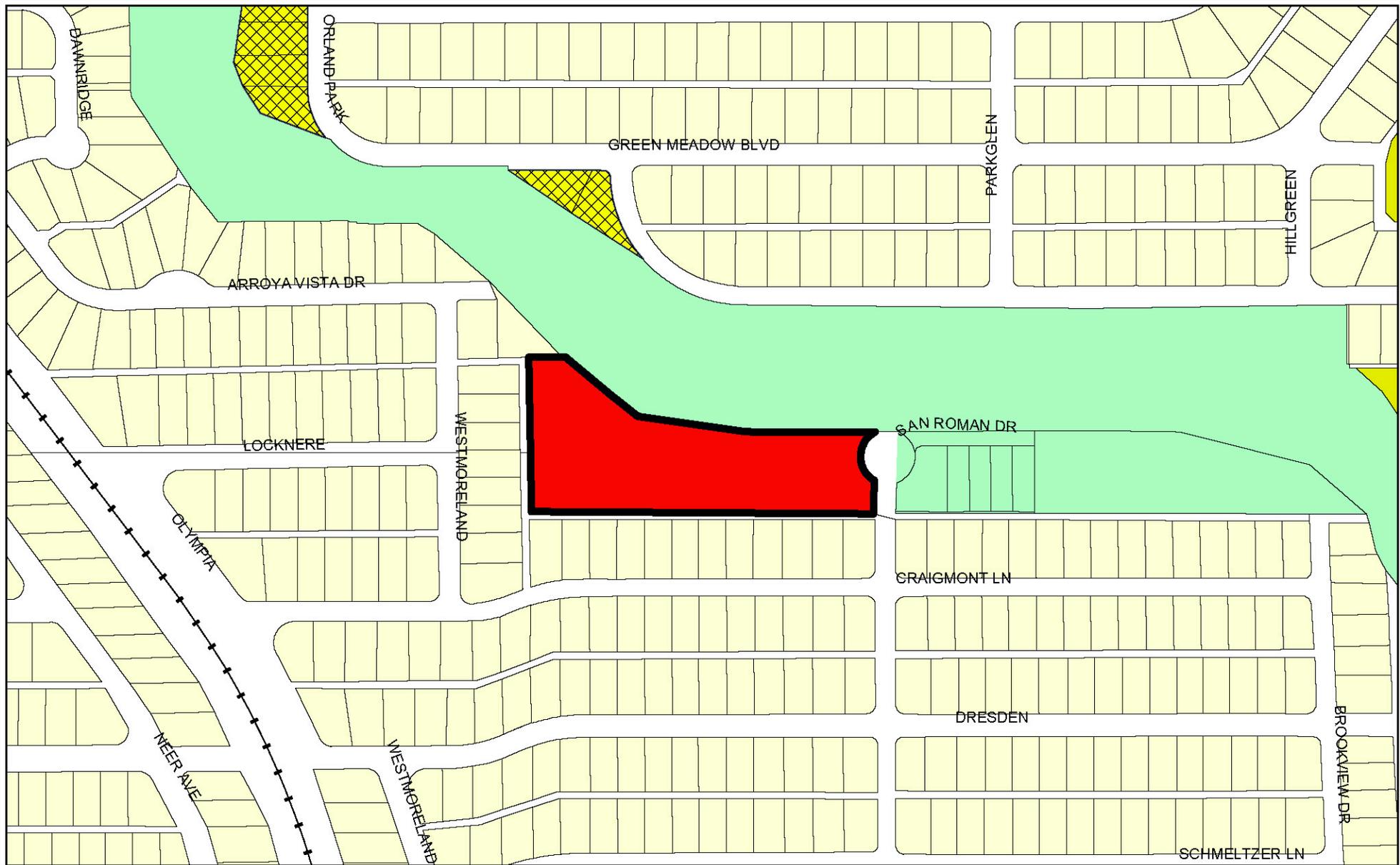


City of San Antonio
Planning and Development
Services Department

Roderick J. Sanchez, AICP, CBO,
Director

Development Business
 Service Center
 1301 S. Alamo
 San Antonio, TX 78204





- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Parks

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Greater Dellview Area Community Plan

Proposed Plan Amendment 09010 Area

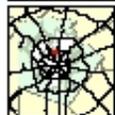


City of San Antonio
Planning and Development
Services Department

Roderick J. Sanchez, AICP, CBO,
Director

Development Business
 Service Center
 1301 S. Alamo
 San Antonio, TX 78204





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2008 Aerial

Greater Dellview Area Community Plan

Proposed Plan Amendment 09010 Area



City of San Antonio
 Planning and Development
 Services Department

Rodrick J. Sanchez, AICP, CBO,
 Director

Development Business
 Services Center
 1901 S. Alamo
 San Antonio, TX 78204



Master Plan Amendment 09010 Greater Dellview Area Community Plan

Planning Commission

March 25, 2009

Agenda Item No. 15

Amendment 09010

Plan as adopted:

Proposed amendment:



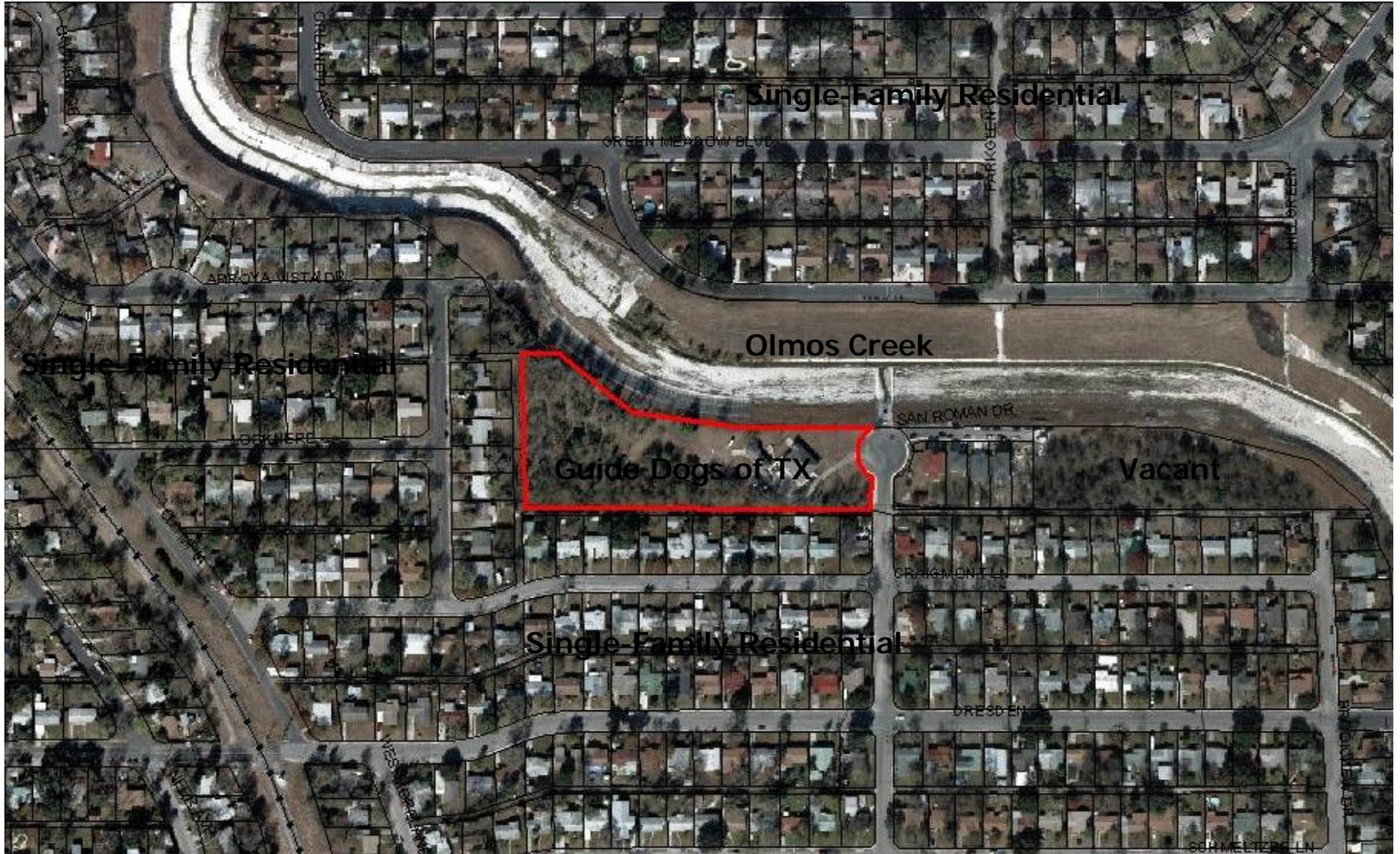
Subject Property



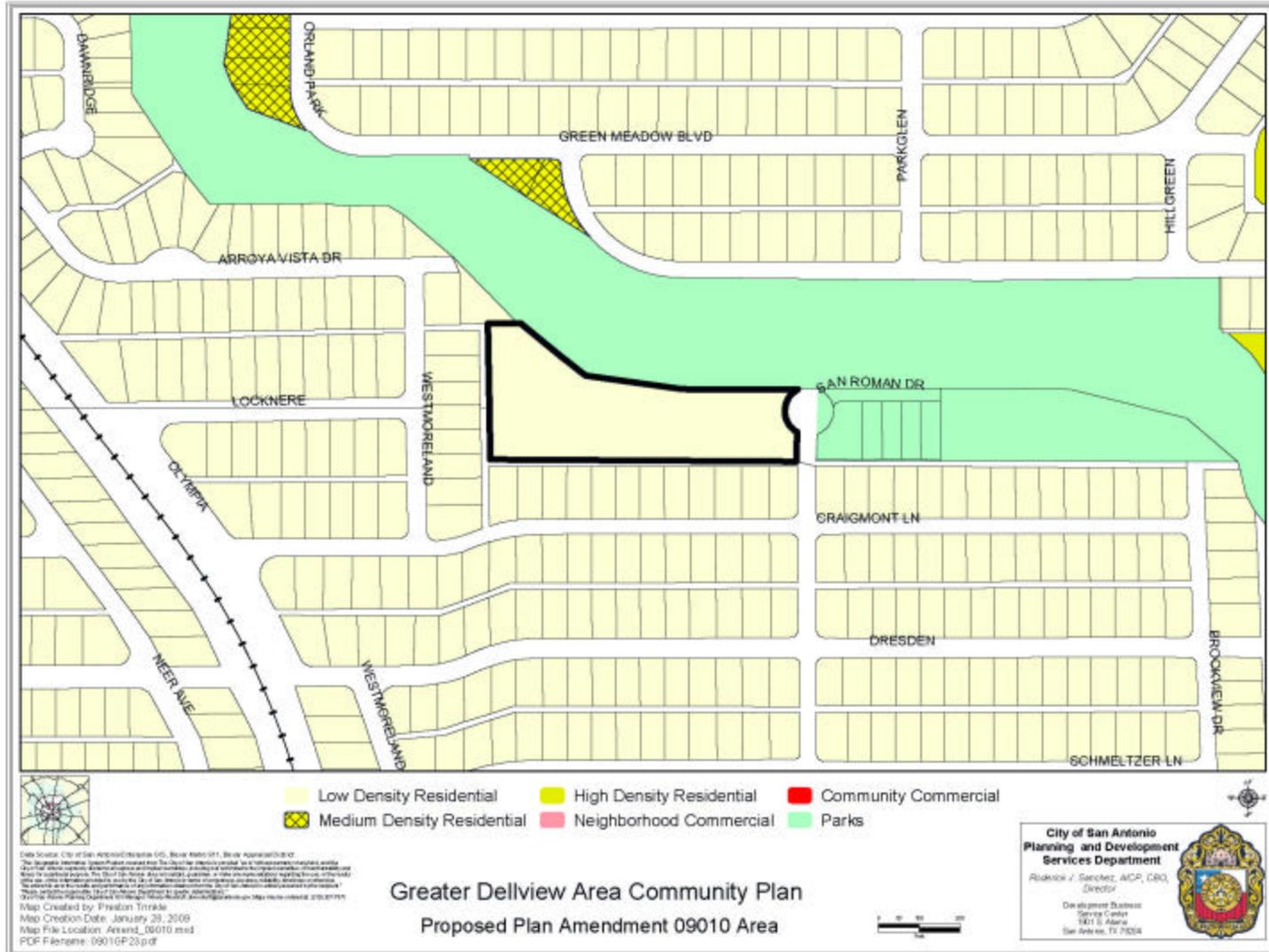
Adjacent Properties



Land Use



Alternate Recommendation



RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GREATER DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS/ OPEN SPACE LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 3.9750 ACRES LOCATED AT 1503 ALLENA DRIVE MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION: LOT 1, BLOCK 1, NCB 11692

WHEREAS, City Council approved the Greater Dellview Area Community Plan as an addendum to the Master Plan on September 29, 2005; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 25, 2009 and **APPROVED / DENIED** the amendment on March 25, 2009; and

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

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

SECTION 1: The amendment to the Greater Dellview Area Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25th DAY OF MARCH 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

