

SAN ANTONIO PLANNING COMMISSION AGENDA

April 8, 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, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the Eastern Triangle Community Plan (Planning and Development Services)
- Briefing on the Ingram Hill Neighborhood Plan (Planning and Development Services)
- Briefing on the TAC Establishing and Governance procedures (Planning and Development Services)
- Briefing regarding Municipal Boundary adjustment between City of San Antonio and City of Kirby (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 070475	275 W. Mandalay (On the north side of West Mandalay, east of San Pedro Avenue)	1	582 D-5
B. 090055	Iglesia Bethel (On the southeast corner of Poteet Jourdanton Freeway and Gillette Boulevard)	4	681 D-3

* Project is located in the Camp Bullis Notification Area.

C. 080524 **Rullo Subdivision No. 2** **10** **518 B-6**
(West of Bulverde Road, north of Quiet Meadow)

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

- | | | | | |
|-----------|---------------|--|-----------|----------------|
| 6. | 070475 | 275 W. Mandalay
On the north side of West Mandalay, east of San Pedro Avenue) | 1 | 582 D-5 |
| 7. | 090055 | Iglesia Bethel
(On the southeast corner of Poteet Jourdanton Freeway and Gillette Boulevard) | 4 | 681 D-3 |
| 8. | 080524 | Rullo Subdivision No. 2
(West of Bulverde Road, north of Quiet Meadow) | 10 | 518 B-6 |

PLATS:

- | | | | | |
|------------|---------------|---|------------|----------------|
| 9. | 070392 | Hills at Boerne Stage II, Phase I PUD *
(Near the northeast corner of Revine Pass and Revine Valley) | OCL | 479 B-3 |
| 10. | 070395 | Woodlake GVH, Unit 2 PUD
(Extending Pleasant Bay at Sunset Terrace) | 2 | 585 F-4 |
| 11. | 070396 | Villages at Bulverde, Unit 10
(On the east side of Bulverde Green, south of Texas Hawthorn) | OCL | 484 B-2 |
| 12. | 070623 | Southern Hills Phase III PUD
(West of Foster Meadows, north of Sinclair Road) | 2 | 652 C-3 |
| 13. | 080519 | Five Points Cottage Home Development PUD
(On the south side of West Euclid Avenue, east of Flores Street) | 1 | 616 D-3 |
| 14. | 090153 | Sunset Depot
(At the southwest corner of Commerce Street and Walnut Street) | 2 | 617 A-5 |

LAND TRANSACTIONS:

15. Consideration of a resolution to approve the acquisition of properties, originally purchased with federal grant funds and located at 1227 Brady and 8001 Village Oak, for the limited use authorized by the U.S. Department of Health and Human Services (HHS) in the City's Head Start program. (Department of Community Initiatives by, Dennis J. Campa, Director)
-

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

16. **SP. No. 1311** – Request to close, vacate and abandon a portion of Anita Street Public Right of Way (paper street) located between Rigsby and Kayton Avenues between NCBs 3186 and 3196. (Capital Improvements Management Services by Martha Almeria)

COMPREHENSIVE MASTER PLANS:

17. **09012:** Public hearing and consideration of a resolution amending the Land Use Plan contained in the Kelly South San PUEBLO Community Plan, a component of the Master Plan of the City, by changing the use of an approximately 0.377 acre tract of land located at 227 South US Highway 81, more specifically described by legal description NCB 8785 BLK LOT 5B, from Mixed Use land use to Business Park land use. (Planning and Development Services Department by John Osten, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

18. Briefing on a proposed amendment to the Unified Development Code related to Live Entertainment (Planning and Development Services Department by Chris Looney, Planning Manager)
19. Consideration of a proposed amendment to the Unified Development Code to create a new zoning district: "G" Golf Course District. (Planning and Development Services Department by Chris Looney, Planning Manager)
20. Public hearing and consideration of amendments to the Unified Development Code (UDC), to incorporate House Bill 1835 Proportionality requirements. (Planning and Development Services Department, by Thomas Carrasco, Chief Engineer)
21. Approval of the minutes for the March 25, 2009 Planning Commission meeting
22. 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

23. 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

24. ADJOURNMENT

Consent Agenda

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5A+6 April 8, 2009

275 W. MANDALAY
SUBDIVISION NAME

MINOR PLAT

070475
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 D-5

OWNER: John Sepich

ENGINEER: Sepich Enterprises, P.E., by John Sepich

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

Date filed with Planning Commission: April 8, 2009

Location: On the north side of West Mandalay, east of San Pedro Avenue

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 0.341 acres consisting of 2 single family lots.

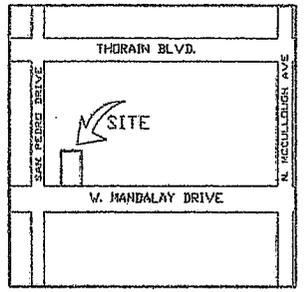
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 8, 2009. Thirteen notices were mailed to the adjacent property owners and as of this writing, three written oppositions have been submitted.

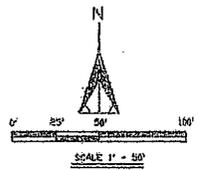
STAFF RECOMMENDATION:

Approval

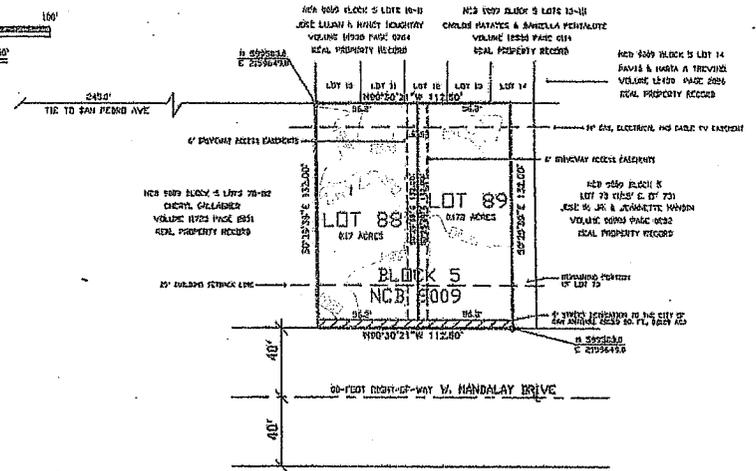
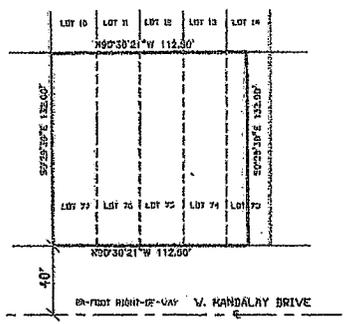
PLAT NO. 070475



SEPICH ENTERPRISES, LLC
4007 McCullough #469, San Antonio, TX 78212
530 New L.A. Aves. Suite 115/200 Macpark, GA 30321
jsepich@gmail.com (213) 500-0425



DEVELOPMENT SERVICES RECEIVED 2009 JAN 26 PM 1:40



STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A duly AUTHORIZED AGENT, HEREBY certifies to the use of the PUBLIC EXCEPT AREA IDENTIFIED AS PRIVATE, HOWEVER ALL STRIPS, ALICHS, PERS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN KNOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

STATE OF TEXAS COUNTY OF BEAR BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPROVED AND AFFIRMED ASHENT, HEREBY TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC STATE OF TEXAS BEAR COUNTY, TEXAS

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



2009 MAR 11 10:26 AM CIVIL ENGINEER

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

REPLAT ESTABLISHING

275 W. MANDALAY

275 W. MANDALAY

THE AREA BEING REPLATTED CONSISTS OF ALL OF LOTS 74-77 AND THE WEST 125 FEET OF LOT 79, BLOCK 5, NDB 3009, OUT OF THE CLONDA TERRACE SUBDIVISION, AS RECORDED IN VOLUME 900 PAGES 288-293 BUT OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

BEING A TOTAL OF 0.341 ACRES, OF ESTABLISHING LOTS 88 AND 89 BLOCK 5, NDB 3009, OUT OF THE CLONDA PARK TERRACE SUBDIVISION, RECORDED IN VOLUME 900, PAGE 288-289 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED IN THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SERVICE EASEMENT", "SEWERAGE EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POWER HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, TOGETHER WITH ANY NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT OR OTHER CONSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS HEREBY UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WITH BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

THE BEARINGS FOR THIS SURVEY ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WHICH IS RECORDED IN VOLUME 900 PAGES 288-293, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER

STATE OF TEXAS COUNTY OF BEAR

SWORN TO AND SUBSCRIBED BEFORE ME BY ON THIS THE DAY OF 2000 TO CERTIFY WHICH WITNESS BY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER SEPICH ENTERPRISES 4007 MCCULLOUGH AVE. #469 SAN ANTONIO, TX 78212 TEL. NO. (213) 500-0425

THIS PLAT OF 275 W. MANDALAY 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 CHAIRPERSON

STATE OF TEXAS COUNTY OF BEAR

I, COUNTY CLERK OF BEAR COUNTY TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON DAY OF A.D. 20 AT

AND DULY RECORDED THE DAY OF A.D. 20 AT

IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

THIS DAY OF A.D. 20

COUNTY CLERK, BEAR COUNTY, TEXAS BY DEPUTY

PROJECT ID: J054 DATE 12/4/2008

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B/7 April 8, 2009

IGLESIA BETHEL
SUBDIVISION NAME

MINOR PLAT

090055
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 D-3

OWNER: Iglesia Bethel, by David Perez II

ENGINEER: Jacobs Engineering, by Steven Granado, P.E.

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

Date filed with Planning Commission: April 8, 2009

Location: On the southeast corner of Poteet Jourdanton Freeway and
Gillette Boulevard

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-4 Residential Single Family District

Proposed Use: Church

Major Thoroughfare: Poteet Jourdanton Freeway. is a primary arterial type A,
minimum R.O.W. 120 feet and Gillette Boulevard is a secondary arterial type A,
minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 13.572 acres consisting of 1 non-single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 8, 2009. The public hearing notice was mailed to the property owner.

STAFF RECOMMENDATION:

Approval

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

AGENDA ITEM NO: 5C/8 April 8, 2009

RULLO SUBDIVISION NO. 2 MAJOR PLAT 080524
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-6

OWNER: Chris Rullo

ENGINEER: Rosin Group, Inc., by Roy R. Rosin, P.E.

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

Date filed with Planning Commission: April 8, 2009

Location: West of Bulverde Road, north of Quiet Meadow

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District
 L Light Industrial District

Proposed Use: Light Industrial

Major Thoroughfare: Bulverde Road is a primary arterial, type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat 2.693 acres consisting of 1 non-single family lot.

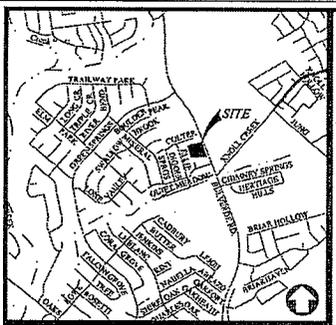
STAFF RECOMMENDATION:

Approval

REPLAT AND SUBDIVISION PLAT ESTABLISHING
RULLO SUBDIVISION NO. 2

BEING 0.739 ACRES OUT OF LOUIS KNEIPP SURVEY NUMBER 11, ABSTRACT NUMBER 301, BLOCK 4, NEW CITY BLOCK 18890, SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING 1.934 ACRES CONSISTING OF ALL OF LOT 102, BLOCK 4, N.C.B. 18890 RECORDED IN VOLUME 9594, PAGE 218, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOTS 1 - 2.69 ACRES



LOCATION MAP
1" = 200'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS TRAILS, FOREVER ALL STREETS, ALLIES, PARKS, WAYS, COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CHRIS RULLO

DULY AUTHORIZED AGENT

ADDRESS: 15279 INALVERDE ROAD

SAN ANTONIO, TEXAS 78244

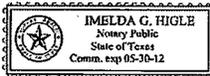
STATE OF TEXAS
COUNTY OF BEXAR

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR



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

LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

RG Rosin Group, Inc.
ENGINEERING & PROJECT MANAGEMENT
REGISTERED PROFESSIONAL LAND SURVEYOR

19239 STONE OAK PARKWAY, SUITE 100
SAN ANTONIO, TEXAS 78258
(210) 490-6001 • (210) 492-9580
info@rosingroup.com

AREA BEING REPLATED
BEING 1.934 ACRES CONSISTING OF ALL OF LOT 102, BLOCK 4, N.C.B. 18890 RECORDED IN VOLUME 9594, PAGE 218, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

GENERAL NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) ZONES.
 2. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE, NAD 83) ZONES.
 3. IRON PINS FOUND OR SET AT EACH CORNER.
 4. DEVELOPER WILL PERFORM STREETSCAPING AT TIME OF CONSTRUCTION.
 5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE. (D-35-04-02)(P-5-4)(F) IN FLOOD PLAIN (NOTE WITH 1)
 6. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDS 35-06-05(A).
 7. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. (UDC 25-50-04)(3).
8. NO STRUCTURE, FENCE 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPLICABLE, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
9. THE MAINTENANCE OF THE DETENTION FUND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR TRAVEL BASIN) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
10. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR RIGHTS IN LESSER THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
14 GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT VOLUME 9522, PAGE 197 DEED AND PLAT RECORDS.

FORM OF REPLAT CERTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED IN PLAT RULLO SUBDIVISION WHICH IS RECORDED IN VOLUME 9522, PAGE 197, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (OR) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL. (NOTE NOTATION ON THE LAST LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

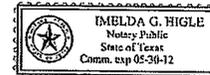
OWNER _____

OWNER DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

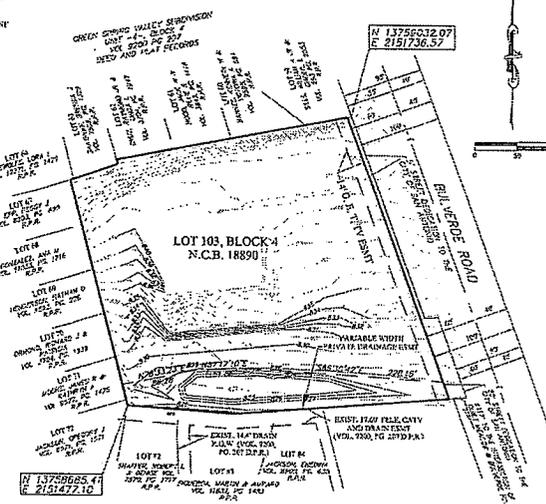
MY COMMISSION EXPIRES: _____



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

LEGEND

ST	EXISTING CONTOUR (HAYDEN 2005)
BL	REAL PROPERTY RECORDS
DR	DEED RECORDS
D.P.R.	DEED AND PLAT RECORDS
UNIMPAVED	UNIMPAVED
OBJ.FV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
ESM	EASEMENT
V.E.A.	VEHICULAR EASEMENTS
ES	HOUSING SET BY VELLOW CAP MARKET ADMINISTRATION
ES	HOUSING SET
ESL	WELLBORE RETRADE LIMIT



CPS NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS ORIGINATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POLES, TOWERS, OR HAVING WIRES, CABLES, CONDUITS, HEADLINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER OR ACROSS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR IMPAIR THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF SAID AGREED AND ENDORSED THAT FENCED WELLBORE 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 OTHER ELEVATION ALTERATION SHALL BE CARRIED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER ELEVATION ALTERATION.

THIS PLAT OF RULLO SUBDIVISION NO. 2 HAS BEEN SUBMITTED 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. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IS TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__, SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 20__, BY _____ DISPLAY

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT
AGENDA ITEM NO: 9 April 8, 2009

HILLS AT BOERNE STAGE
II. PHASE 1, PUD
SUBDIVISION NAME

MAJOR PLAT

070392
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 479 B-3
OWNER: Laredo Boerne Stage, Ltd., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso R. Chua, Jr.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: March 26, 2009

Location: Near the northeast corner of Revine Pass and Revine Valley

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 035-07, Hills at Boerne Stage II, accepted September 22, 2008
PUD 07-031, Hills at Boerne Stage II, approved October 8, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **135.39** acres consisting of **55** single family lots, **3** non-single family lots and **8,400** linear feet of private streets.

DISCUSSION:

The Bexar County Infrastructure Services has cited: Section 35-515 (b) (3), of the UDC regarding Excessive Block Lengths. The applicant's engineer has submitted a request for an Administrative Exception, as per Section 35-436, of the UDC. Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned exception as indicated in the attached Administrative response.

Additionally, Lots 1, 3, 10 & 11, Block 5, County Block 4730, and Lot 1, Block 6, County Block 4730 are subject to Bexar County's approval of any modifications within the limits of the drainage easement including a driveway.

Moreover, 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:

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

The developer acknowledged receipt of Camp Bullis' response letter and indicated that they will conform to the Military's request as recognized via email.

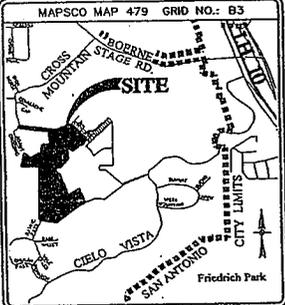
The City and Camp Bullis have been working on a joint effort to coordinate the development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County at (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance 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



CLEAR VISION EASEMENT: CLEAR VISION EASEMENT MUST BE MAINTAINED AT ALL TIMES... UNLESS NOTED OTHERWISE...

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR BENCH MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE... 2. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE YEAR COORDINATE SYSTEM ESTABLISHED BY THE SOUTH CENTRAL ZONE...

IMPACT FEE BASED ON DISCHARGE WATER AND WASTEWATER IMPACT FEE... UNLESS SET AND/OR WASTEWATER SERVICE CONNECTION... UNPLATTED 62.0 & 85.87 ACRES (VOL. 12505, PGS. 1454-1461, O.P.R.)

Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for various lots and blocks.

Table with columns: LOT, AREA, BEARING, DISTANCE. Lists lot areas and boundary measurements for lots 14 through 22.

- GENERAL NOTES: 1. NONE OF THE AREAS DESIGNATED ON THIS PLAN AS PRIVATE STREETS SHALL BE OPENED TO THE PUBLIC IN PUBLIC STREET PURPOSE... 2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT THE VIEW OF THE BRIDGE CASSEMENT... 3. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM...



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

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED before me the undersigned authority 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.

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED before me the undersigned authority 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.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STRUCTURE, FENCES, WALLS, AND OBSTRUCTIONS TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIATIONS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

- LEGEND: TELC. = TELEPHONE; T.E. = TELEPHONE EASEMENT; C.T. = CABLE TELEVISION; ESWIT = EASEMENT; B.S.L. = BUILDING SETBACK LINE; F.L.R. = FOUND 1/2" IRON ROD; O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; D.A.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; E.V. = CLEAR VISION; E.C.A.T.V. = ELEC. GAS, TELE. & C.A.T.V. ESWIT; E.L.C.G. = ELEC. GAS, TELE. & C.A.T.V. ESWIT; * - SEE NOTE 11

OWNER/DEVELOPER: LAREDO BOERNE STAGE, LTD. 18618 TUSCANY STONE, SUITE 100 SAN ANTONIO, TEXAS 78258 PHONE: (210) 497-3385

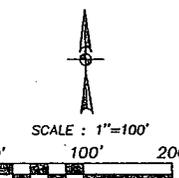
PAPE-DAWSON ENGINEERS 523 EAST RAINLEY | SAN ANTONIO TEXAS 78214 | PHONE: 210.273.0000 FAX: 210.273.0000

REPLAT AND SUBDIVISION PLAT ESTABLISHING HILLS AT BOERNE STAGE II, PHASE I (PLANNED UNIT DEVELOPMENT)

A 135.39 ACRE TRACT OF LAND BEING OUT OF A 62.00 ACRE TRACT AND AN 85.87 ACRE TRACT CONVEYED TO LAREDO BOERNE STAGE, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12505, PAGES 1454-1461 AND BEING OUT OF A 131.50 ACRE TRACT CONVEYED TO LAREDO BOERNE STAGE, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12505, PAGES 1462-1468 AND BEING OUT OF A 20.821 ACRE TRACT CONVEYED TO TALLY-HO VENTURES, LTD. AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12505, PAGES 1490-1495 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND OUT OF THE FRANCISCO CARRENS SURVEY NUMBER 301, ABSTRACT 157, COUNTY BLOCK 4713 AND THE TYLER TAP RAILROAD COMPANY SURVEY NUMBER 331, ABSTRACT 875, COUNTY BLOCK 4730 ALL IN BEAR COUNTY, TEXAS.

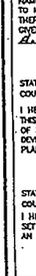
THIS PLAT OF HILLS AT BOERNE STAGE II, PHASE I (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ___ DAY OF ___ A.D. 20__

BY: _____ CHAIRMAN BY: _____ SECRETARY

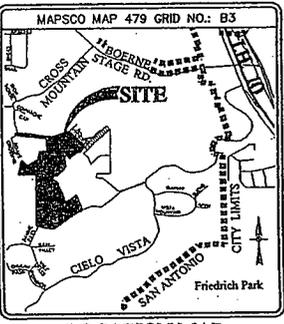


CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS COVERING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

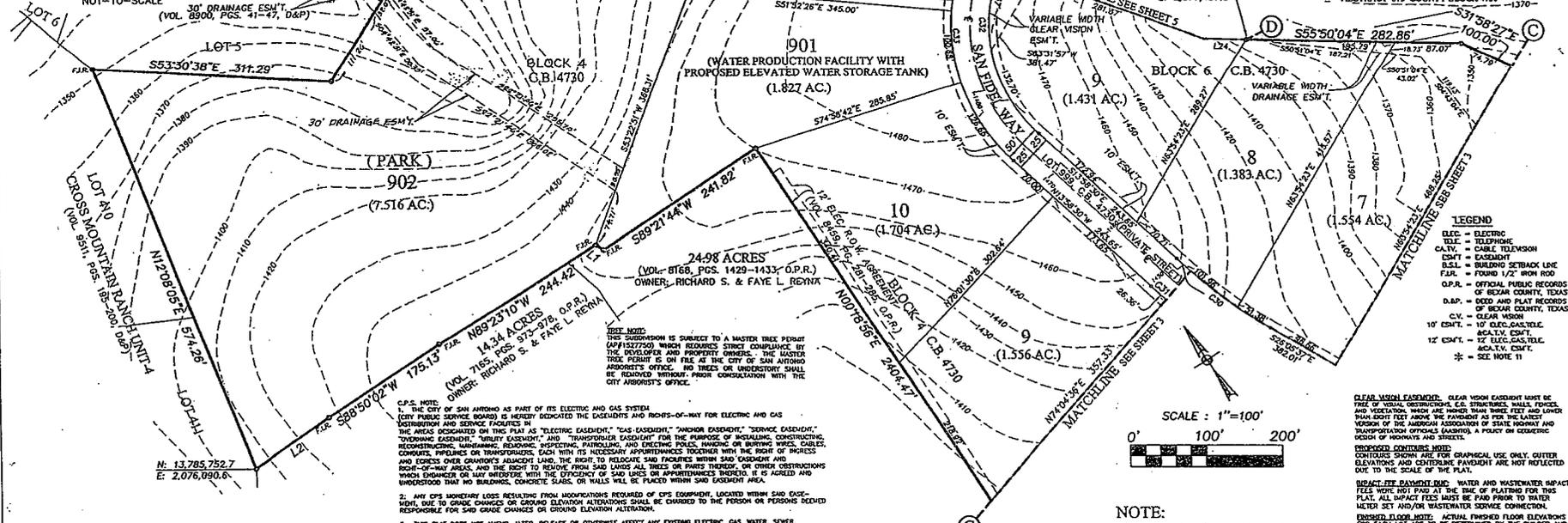
DATED THIS ___ DAY OF ___ A.D. 20__ COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEAR COUNTY CLERK OF BEAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___ A.D. ___ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___ A.D. ___ AT ___ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___ A.D. 20__ COUNTY CLERK, BEAR COUNTY, TEXAS



PLAT NO. 070392



LOCATION MAP NOT-TO-SCALE



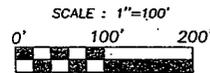
SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. BOUNDARIES SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

GENERAL NOTES:

- 1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DESIGNATED BY THE PUBLIC SERVICE BOARD...
2. NO STRUCTURAL, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED OR BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS...
3. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BOERNE COUNTY...
5. THE MAINTENANCE OF THE PRIVATE STREETS, LOT 898, AND ALL DRAINAGE...
6. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...
7. UNLESS OTHERWISE SPECIFIED, ALL UTILITIES SHALL BE PLACED AT THE BOTTOM OF THE LOT...
8. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARDS...
9. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...
10. LOT 10, BLOCK 4, COUNTY BLOCK 4730 SHALL BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM...
11. LOTS WITH A RECORDED DEED OR DEEDS APPROVAL OF ANY MODIFICATIONS...
12. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...

GENERAL NOTES (CONTINUATION)
1. LOT 898, COUNTY BLOCK 4730 IS A PRIVATE STREET AND ALSO SERVED AS ELECTRIC, GAS, TELEPHONE, CABLE, TELEVISION, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.
2. UNLESS OTHERWISE SPECIFIED, ALL UTILITIES SHALL BE PLACED AT THE BOTTOM OF THE LOT...
3. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BOERNE COUNTY...
5. THE MAINTENANCE OF THE PRIVATE STREETS, LOT 898, AND ALL DRAINAGE...
6. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...
7. UNLESS OTHERWISE SPECIFIED, ALL UTILITIES SHALL BE PLACED AT THE BOTTOM OF THE LOT...
8. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARDS...
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11. LOTS WITH A RECORDED DEED OR DEEDS APPROVAL OF ANY MODIFICATIONS...
12. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION OF THE ANY MATURE WITHIN THE AREA...



NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 2 OF 6



HILLS AT BOERNE STAGE II, PHASE I (PLANNED UNIT DEVELOPMENT)

A 135.39 ACRE TRACT OF LAND BEING OUT OF A 62.00 ACRE TRACT AND AN 85.87 ACRE TRACT CONVEYED TO LAREDO BOERNE STAGE, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12505, PAGES 1454-1461 AND BEING OUT OF A 121.50 ACRE TRACT CONVEYED TO LAREDO BOERNE STAGE, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12505, PAGES 1462-1468 AND BEING OUT OF A 20.82 ACRE TRACT CONVEYED TO TALLY-HO VENTURE, LTD. AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12505, PAGES 1490-1495 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND OUT OF THE FRANCISCO CARDESA SURVEY NUMBER 381, ABSTRACT 157, COUNTY BLOCK 4713 AND THE TYLER TAP RAILROAD COMPANY SURVEY NUMBER 331, ABSTRACT 873, COUNTY BLOCK 4730 ALL IN BEAR COUNTY, TEXAS.

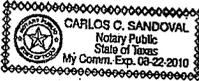
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CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON... AND THAT AFTER DELIBERATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20__
COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEAR
COUNTY CLERK OF BEAR COUNTY, TEXAS
DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010
OWNER: LAREDO BOERNE STAGE, LTD.
STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...
NOTARY PUBLIC BEAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN...
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...
STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...
NOTARY PUBLIC BEAR COUNTY, TEXAS
OWNER/DEVELOPER:
LAREDO BOERNE STAGE, LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE: (210) 497-3385





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 20, 2008

RECEIVED
08 NOV 20 PM 2:47
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Roderick Sanchez
Assistant Director
City of San Antonio
Department of Development Services
P. O. Box 839966
San Antonio, TX 78283-3966

Re: Hills at Boerne Stage II, Phase I
Plat No. 070392
Subdivision Administrative Exception

Dear Mr. Sanchez:

The Department of Bexar County Public Works has reviewed the above mentioned plat and indicated that the referenced plat is not in conformance with the City of San Antonio's Unified Development Code, Section 35-515(b)(3) as it pertains to maximum street lengths for San Fidel Way. In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified Development Code, we hereby request approval of the exception from the street compliance of the Code. We offer the following reasons based on the outlined approved criteria requirements of the Unified Development Code

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

The strict use and compliance of the provision of these regulations will deprive the applicant of making use of his property reasonably. The streets currently follow the natural topographic characteristics of the land and to create additional streets to comply with the maximum requirement length prescribed by the Unified Development Code would only create more streets at steeper slopes causing excessive cut and fills over the already excessive cuts of 20-30 feet and causing the remainder of the land to be unbuildable.

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

Due to the unique topographical nature of the development, a low density land planning was adapted. This caused the streets to be longer than the maximum requirement. The complications of the natural characteristics and other constraints

to provide a good neighborhood pattern, we have to slightly depart restrictions of the code.

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

The adaption of traffic calming device in order to supplement and enhance the excessive street length per Section 35-506 (t) cannot be supported by the Bexar County speed hump guidelines. However, the county engineer expressed no objection to the excessive street length without speed humps due to considerations and similar condition in the neighborhood.

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

The design was made for the most feasible approach to the project without compromising and sacrificing other code compliance that will impact the safety and orderly role of land development.

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

The street design was reviewed and accepted by the Bexar County Fire Marshal. The street is a private street within a low density residential dwelling that generates only 79 peak hour trip. Under these scenarios we believe the non-conformance of street length requirement will not impede safe access and egress by emergency vehicles, and therefore granting this variance request will not prevent the orderly subdivision of a land development.

Your consideration of this variance request is greatly appreciated. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
Pape-Dawson Engineers, Inc.



Alfonso Chua, P.E.
Vice President, Land Development

cc Robert Brach, Bexar County Public Works

P:\66\80\02\Word\Letters\081119A1.doc



INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Hills at Boerne Stage II, Phase I
Address:	Near the intersection of Boerne Stage and Cross Mountain Trail Ferguson Map Grid 479/B-4; 479/C-4
A/P #/PPR #/Plat#:	070392
AEVR #:	
AEVR Submittal Date:	November 20, 2008
AEVR Submitted by:	Alfonso Chua, P.E., Pape-Dawson Engineers, Inc.
Issue:	Excessive Block Lengths
Code Sections:	2007 Unified Development Code (UDC), Section 35-515 (b)(3)
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Chua's letter dated November 20, 2008. At issue is the maximum street lengths allowed without requiring traffic calming.

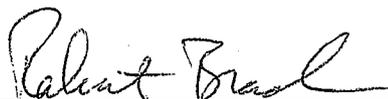
The Unified Development Code (UDC) – Article V, Section 35-515 (b)(3), requires street lengths to not exceed twelve-hundred (1200) feet if the anticipated traffic volume at the midpoint of the street is less than or equal to 500 vehicles per day. Maximum street lengths may be exceeded in accordance with Article V, Section 35-506(t) for traffic calming. The request was evaluated in accordance with 35-436(e) as follows:

- 1. *Is the exception contrary to spirit and intent of the code and specific regulations from which the exception is requested?*** No. The streets currently follow the natural topographic characteristics of the land to the maximum extent possible. Due to the topography within the development, several segments of the roadways have a slope of 12%. Creating additional streets to comply with the UDC would create more streets with excessive slopes. The roadways also have several vertical curves. Traffic calming on roadways with these grades and vertical curves may also create more of a hazardous condition. The development is proposing a total of 126 lots which is equivalent to 1,261 vehicles per day. The development has three access points, so it is unlikely the anticipated traffic volume at the midpoint of the street will exceed 500 vehicles per day.
- 2. *Has the applicant taken all practicable measures to minimize any adverse impact on the public health, safety and public welfare?*** Yes. Due to the unique topographical nature of this development, low density land planning was adopted along with streets following the natural curvature of the land.

3. *Does the public interest underlying the proposed exception outweigh the public interest underlying the particular regulation for which the exception is granted?* Yes. This area of Bexar County has many topographic features which limit the type of development that can be achieved. Alternative plans that would comply with the UDC could result with residential lots that have steep slopes entering the street which is a greater hazard.
4. *Does the proposed exception comply with all applicable standards of 35-432(e) to the extent practicable?* Yes.

The proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMMENDATION: APPROVAL OF EXCEPTION

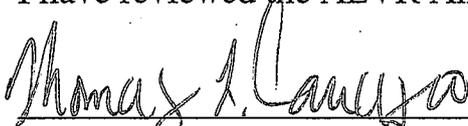


Robert Brach, P.E.
Development Services Manager
Bexar County

12/16/08

Date

I have reviewed the AEVR Analysis and concur with the recommendation.



Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

1/5/09

Date



Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

1/5/09

Date



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

AUG 25 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. Brodnax and Mr. Murdock,

This letter responds to your staff's August 19, 2008 notification on the plat (MDP 035-07) for a 270 acre development (also referred to as the Boerne Stage II MDP-PUD) about 2 miles west of Camp Bullis (located just to the west of Interstate 10, north of Cielo Vista Road and Friedrich Wilderness Park). We provide the following comments.

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

Developing this tract should also be sufficiently protective of the Edwards Aquifer and karst features which may be inhabited by endangered species. These species are indicator species for the health of the aquifer. The Draft Bexar County Karst Invertebrates Recovery Plan (US Fish & Wildlife Service, March 2008) discusses the Stone Oak Karst Faunal Area within which this tract is located. This tract is also in the Edwards Aquifer Contribution Zone. See enclosed map from which it appears that much of the tract is in karst zone 2 of the UTSA KFA. Zone 2 areas have a high probability of containing habitat suitable for listed invertebrate karst species. If many of the areas identified by USFWS in this Recovery Plan for Bexar County are



developed, then further restrictions may be placed on Camp Bullis' caves and karst features in order for the region to still meet species recovery goals.

Placing a large housing development in this location 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, including adjacent to this area.

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

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

Sincerely,



Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosures

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 10 April 8, 2009

WOODLAKE GVH UNIT 2, PUD
SUBDIVISION NAME

MAJOR PLAT

070395
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 585 F-4

OWNER: RH of Texas, Limited Partnership, by Scott Brian Teeter, Agent

ENGINEER: AECOM, by John M. Elorriaga, P.E.

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

Date filed with Planning Commission: March 26, 2009

Location: Extending Pleasant Bay at Sunset Terrace

Services Available: SAWS Water San Antonio River Authority Sewer

Zoning: R-6 Residential Single-Family
PUD Planned Unit Development

Plat is in accordance with:

MDP 170A, Woodlake GVH, accepted December 23, 2003

PUD 02-010, Woodlake GVH, approved January 14, 2004

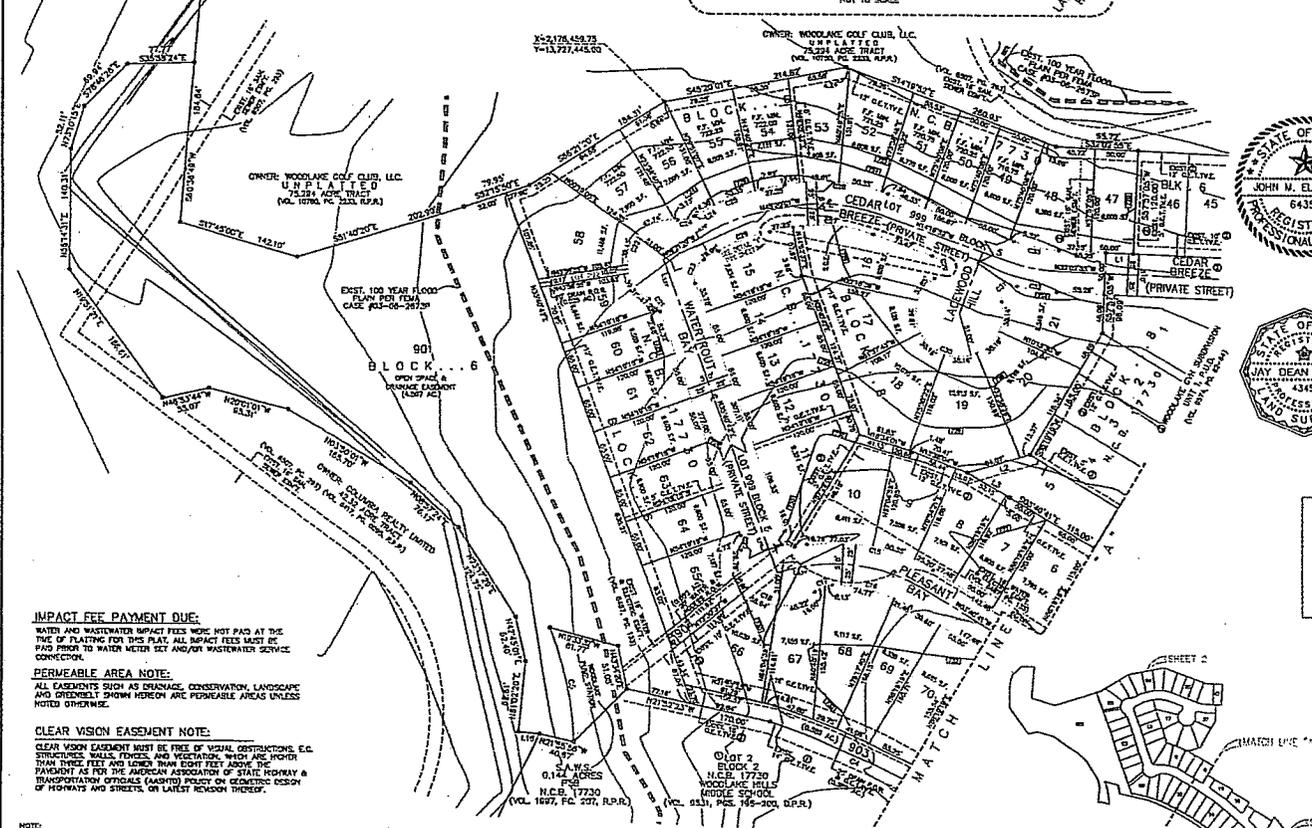
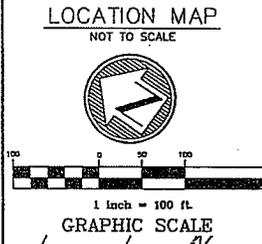
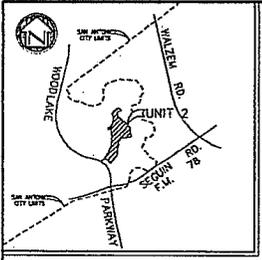
Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **20.269** acres consisting of **68** single family lots, **5** non-single family lots and **2,388** linear feet of private streets.

STAFF RECOMMENDATION:

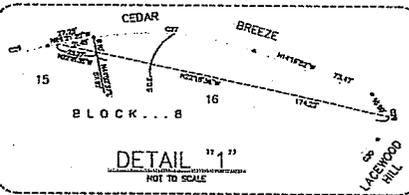
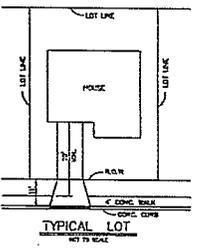
Approval



- "LEGEND NOTES"**
- BUILDING SETBACK LINE — D.S.L.
 - ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT — E.T.V.C.
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.V.C.
 - EMERGENCY VEHICLE ACCESS RIGHT OF WAY — E.V.A.R.W.
 - BUILDING SETBACK LINE & EMERGENCY VEHICLE ACCESS EASEMENT — D.S.L. & E.V.A.E.
 - BLANK
 - EXISTING
 - EASEMENT — EMT
 - PROPOSED FINISHED CONTOUR — F.C.
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS — R.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS — D.P.R.

- "GENERAL NOTES & LEGEND"**
- THE POSITION OF WASTEWATER EQUIPMENT DRIVING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - THE WALLS OF THE TUBES OF THE IMPROVED SEWER HEREIN WERE CONSTRUCTED WITH GALVA. PIPING RESISTING WITH NOTICES TO STATION SAN ANTONIO R.W. PLAN 847517 STATE PLANE COORDINATES ARE GRID COORDINATES. (SEE SHEET 1) ROTATION ANGLES TO PLAT IS "000000"
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - ALL PRIVATE STREETS SHOWN HEREIN ARE ALSO WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
 - LOT 90A, BLOCK 6 INCLUDES ALL PRIVATE STREETS BLANK AC THIS UNIT) AND ALSO WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. LOTS 90A AND 90B BLOCK 6 DRAINAGE, GAS, & OPEN SPACES, & OPEN SPACE, BLOCK 6 WATER, ELECTRIC, ACCESS EASIS. & OPEN SPACE.
 - SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER AUTHORITY THE SAN ANTONIO WATER AUTHORITY WILL OPERATE AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
 - MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF AECOM, INC. TO MONUMENT ALL CORNERS OF IMPROVED SEWER DIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A PLASTIC CAP (M) INDICATES A FOUND 1/2" IRON ROD WITH RED "OVERSIGHT" CAP.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN LOTS ARE JOINED ONLY BY REAR LOT UNDERGROUND WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.
 - HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF OPEN SPACES SHOWN HEREIN.

- "C.P.S. 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 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT" AND "TRANSMISSION EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, OPERATING AND DRECTING POLES, RANCHES OR BURNING WIRES, CABLES, CONDUITS, TUBES, TRANSFORMERS, EQUIPMENT, SUCH AS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH CHANGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OF WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR CHANGING ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DENIED RESPONSIBILITY FOR SAID GRADE CHANGES OR ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS OR RIGHTS OF WAY WITH SANITARY SEWER, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE OTHERWISE INDICATED BELOW.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN LOTS ARE JOINED ONLY BY REAR LOT UNDERGROUND UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.



"A PLANNED UNIT DEVELOPMENT" SUBDIVISION PLAT OF WOODLAKE GVN SUBDIVISION UNIT 2 P.U.D.

BEING 20.269 ACRES OF LAND OUT OF THE REMAINDER OF A CALLED 44.058 ACRE TRACT OF LAND RECORDED IN VOLUME 12545, PAGE 1070, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JOHN M. MILLER SURVEY NO. 41, ABSTRACT NO. 487, COUNTY BLOCK 5075 AND THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, NEW CITY BLOCK 17730, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)
OWNER _____
DULY AUTHORIZED AGENT _____
STATE OF TEXAS)
COUNTY OF BEXAR)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DECURED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
GEORGE R. MARTIN
MY COMMISSION EXPIRES
FEBRUARY 16, 2013

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

STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE USPOBNA STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF AECOM, INC. UNDER MY SUPERVISION.
REGISTERED PROFESSIONAL LAND SURVEYOR



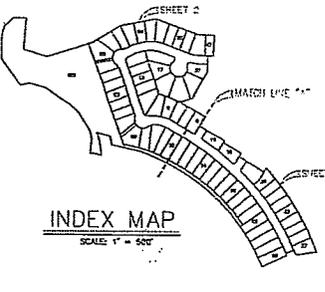
AECOM
AECOM USA GROUP, INC.
6800 PARK TEN BLVD., SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
WWW.AECOM.COM
TBPB REG. NO. F-3082
DRAWN BY: G.M. JOB ORDER NO. 60072596 DATE: 03/17/09

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

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, LANDSCAPE AND OPENNESS SHOWN HEREIN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURE WALLS, FENCES, AND VEGETATION, WHICH INTERFERE WITH THE DRIVABLE AND VISIBILITY FROM 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 INGRESS AND EGRESS OVER GRANTORS' ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENTS OR WITHIN THE FLASH 100 YEAR FLOOD PLAIN.

OWNER/DEVELOPER:
RYLAND HOMES
807 E. SONTERRA BLVD. STE. 108
SAN ANTONIO, TEXAS 78258
(210) 489-4884



THIS PLAT OF WOODLAKE GVN SUBDIVISION UNIT 2, P.U.D., 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., 2020.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: _____ CHAIRMAN
BY: _____ SECRETARY
STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D., AT _____ M., IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
_____ A.D.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ CLERK

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: // April 8, 2009

VILLAGES AT BULVERDE UNIT 10 MAJOR PLAT 070396
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 484 B-2

OWNER: Centex Real Estate, by Damon Lyles

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

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

Date filed with Planning Commission: March 24, 2009

Location: On the east side of Bulverde Green, south of Texas Hawthorn

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 749-A, Indian Springs was accepted August 13, 2004.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

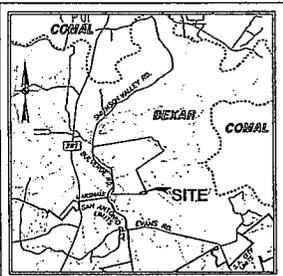
To plat 20.73 acres consisting of 96 single family lots and 8 non-single family lots.

DISCUSSION:

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

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP 484 GRID B2

GENERAL NOTES:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO ENLARGING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OR DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, CITY OF SAN ANTONIO & BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT & EXCESS OVER CROFTER'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS & TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER & ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN & MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE SHOWN ON THIS PARTICULAR SUBDIVISION PLAN.
3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
4. BEAR COUNTY WILL NOT MAINTAIN PRIVATE FACILITIES INCLUDING: STREETS, DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE AREAS, EASEMENTS & LOTS.
5. BEAR COUNTY & THE CITY OF SAN ANTONIO WILL NOT MAINTAIN THE VEGETATION ON GREENBELTS & EASEMENTS OF ANY KIND. E. LOTS 101-106 BLOCK 67 AND LOTS 101-103 BLOCK 68 OTHERWISE SHALL BE INCORPORATED AS NON-RESIDENTIAL LOTS AND VARIABLE WITH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

TELECHARGE ZONE NOTES:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE DEVELOPED WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 8 OF THE SAN ANTONIO CITY CODE. ENHANCED "ANCHOR RECHARGE ZONE & WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS ANCHOR PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 71.6 OF THE TEXAS WATER CODE OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE & THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
WASTE WATER EDP NOTE:
THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU'S) FOR THIS SUBDIVISION ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICE DEPARTMENT.
FRONT SETBACK NOTES:
THE SETBACK IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER, BEAR COUNTY & THE CITY OF SAN ANTONIO. TO BE ENFORCED BY THE CITY OF SAN ANTONIO.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC & GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS & RIGHT-OF-WAY FOR ELECTRIC & GAS DISTRIBUTION & SERVICE FACILITIES IN THE AREAS DEICATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," & "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REMOVING, INSPECTING, MAINTAINING & ELECTRIC POLES, MASTS OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRENCHES, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF RELOCATE SAID FACILITIES WITHIN SAID EASEMENT & RIGHT-OF-WAY AREAS, & THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OF PART THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCED OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED & UNDERSTOOD THAT NO BUILDINGS, SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR DRAINAGE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR DRAINAGE ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES & STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC & GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC & GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE	LENGTH	BEARING
L1	86.61'	N85°40'22"E
L2	81.62'	N86°1'23"E
L3	139.33'	N72°18'39"E
L4	19.31'	N23°22'40"W
L5	24.71'	N23°29'40"W
L6	35.50'	S85°30'20"W
L7	55.50'	N65°20'00"E
L8	18.56'	N34°43'28"W
L9	59.26'	N51°36'34"E
L10	59.30'	S34°43'28"W
L11	13.80'	N15°00'00"E
L12	27.42'	N42°54'03"W
L13	48.05'	S67°34'32"E
L14	84.63'	N46°12'30"E
L15	39.84'	N45°30'00"E
L16	66.91'	S46°12'30"E
L17	29.12'	S44°30'11"E
L18	48.05'	S67°34'32"E
L19	75.47'	S39°21'17"E
L20	94.16'	N89°23'08"E
L21	71.76'	N00°34'52"E
L22	74.67'	S00°14'52"E
L23	38.74'	N89°23'08"E
L24	29.36'	N86°21'23"E
L25	76.51'	N72°23'24"E
L26	146.70'	N72°20'46"E

CURVE	LENGTH	RADIUS	TANGENT		DELTA	CHORD	CHORD BEARING
			TO POINT	FROM POINT			
C1	342.21'	1470.00'	174.42'	174.42'	133°15'59"	348.40'	N16°34'15"W
C2	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	N45°45'28"W
C3	100.89'	51.00'	72.50'	72.50'	113°20'29"	85.22'	N10°19'07"W
C4	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N68°19'40"W
C5	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S40°09'30"W
C6	254.03'	51.00'	38.86'	38.86'	285°23'23"	61.82'	N23°29'40"W
C7	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S26°53'27"W
C8	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N21°30'20"E
C9	44.16'	225.00'	22.12'	22.12'	113°13'48"	44.03'	N29°06'34"W
C10	20.62'	15.00'	12.31'	12.31'	78°46'17"	19.04'	N74°06'34"W
C11	228.84'	51.00'	84.22'	84.22'	255°31'49"	79.90'	N14°56'17"E
C12	20.12'	15.00'	11.90'	11.90'	75°51'46"	18.65'	S75°03'46"E
C13	27.26'	15.00'	19.24'	19.24'	104°07'16"	23.66'	N14°26'42"E
C14	124.21'	1050.00'	62.18'	62.18'	06°46'40"	124.14'	N41°00'15"W
C15	160.37'	1100.00'	80.39'	80.39'	09°33'42"	160.17'	S39°29'10"E
C16	53.90'	275.00'	27.04'	27.04'	113°14'48"	53.01'	S39°04'12"E
C17	100.89'	51.00'	72.50'	72.50'	113°20'29"	85.22'	S27°18'13"E
C18	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S02°51'11"W
C19	16.98'	15.00'	11.00'	11.00'	72°29'51"	17.74'	S54°19'57"E
C20	12.31'	889.00'	6.16'	6.16'	90°42'48"	12.31'	N89°46'32"E
C21	23.56'	15.00'	15.00'	15.00'	90°42'48"	21.24'	N44°46'32"E
C22	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	N26°53'27"E
C23	254.03'	51.00'	38.86'	38.86'	285°23'23"	61.82'	N89°23'08"E
C24	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S23°45'28"W
C25	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C26	22.94'	15.00'	14.39'	14.39'	87°36'51"	20.77'	N44°23'17"E
C27	41.64'	1000.00'	20.82'	20.82'	102°23'09"	41.64'	S89°23'17"E
C28	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C29	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C30	254.03'	51.00'	38.86'	38.86'	285°23'23"	61.82'	N89°23'08"E
C31	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S25°45'28"W
C32	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C33	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C34	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	N26°53'27"E
C35	254.03'	51.00'	38.86'	38.86'	285°23'23"	61.82'	N89°23'08"E
C36	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S25°45'28"W
C37	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	S45°34'52"E
C38	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C39	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	N26°53'27"E
C40	254.03'	51.00'	38.86'	38.86'	285°23'23"	61.82'	N89°23'08"E
C41	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	S25°45'28"W
C42	23.56'	15.00'	15.00'	15.00'	90°00'00"	21.21'	N44°25'08"E
C43	39.27'	25.00'	25.00'	25.00'	90°00'00"	35.36'	N44°25'08"E
C44	69.58'	175.00'	35.47'	35.47'	225°44'48"	69.52'	N120°21'16"W
C45	89.98'	225.00'	45.60'	45.60'	225°44'48"	89.36'	S120°21'16"W
C46	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	N26°53'27"E
C47	173.52'	51.00'	37.74'	37.74'	195°23'23"	101.00'	N44°25'08"E
C48	13.80'	15.00'	7.43'	7.43'	52°41'41"	13.31'	N64°19'02"W
C49	27.20'	15.00'	18.16'	18.16'	105°53'41"	23.62'	S37°28'17"W
C50	92.56'	1470.00'	46.29'	46.29'	03°30'27"	92.54'	N1616'47"W

SURVEYOR NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1983) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORIS BASE STATION P01.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-51-02.
NOTE FOR PROPOSED CONTIGUOUS:
CONTIGUOUS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS & CONTIGUOUS PLACEMENT ARE NOT REPLICATED DUE TO THE SCALE OF THE PLAN.
IMPACT FEE PAYMENT NOTE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING. IF ALL IMPACT FEES AT THIS AREA IS EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Mary A. Gimon
MARY A. GIMON
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

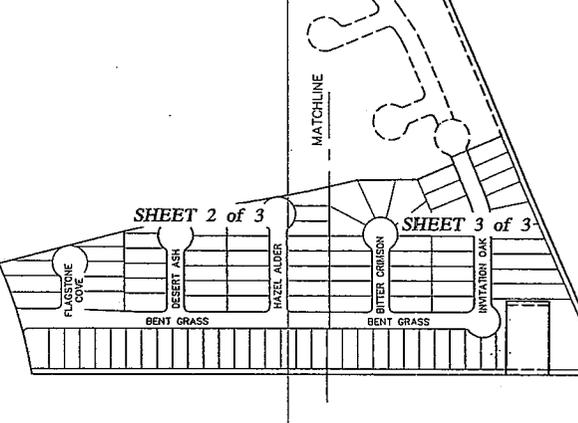
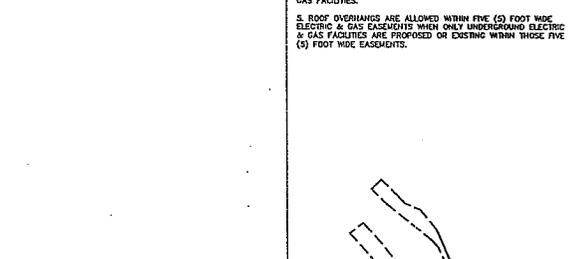
STATE OF TEXAS
COUNTY OF BEAR
THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
Mary A. Gimon
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF MARCH A.D. 2012.

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, ITS MANAGING GENERAL PARTNER, BY: *Damon Lyles* DAMON LYLES DIVISION PRESIDENT
CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, BY: *Damon Lyles* DAMON LYLES DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Damon Lyles*, 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 16 DAY OF OCTOBER A.D. 2012.
Rose Portillo
ROSE PORTILLO
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE AND THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
Eric Wood
ERIC WOOD
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.
Paul J. Pape
PAUL J. PAPE
REGISTERED PROFESSIONAL LAND SURVEYOR

TELECHARGE ZONE NOTES:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE DEVELOPED WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 8 OF THE SAN ANTONIO CITY CODE. ENHANCED "ANCHOR RECHARGE ZONE & WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS ANCHOR PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 71.6 OF THE TEXAS WATER CODE OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE & THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
WASTE WATER EDP NOTE:
THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU'S) FOR THIS SUBDIVISION ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICE DEPARTMENT.
FRONT SETBACK NOTES:
THE SETBACK IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER, BEAR COUNTY & THE CITY OF SAN ANTONIO. TO BE ENFORCED BY THE CITY OF SAN ANTONIO.
UTILITY NOTES:
IN ACCORDANCE WITH SECTION 35-506(1) OF THE UDC, SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL INTERNAL STREETS & ON THE SUBDIVISION SIDE OF ALL ADJACENT OR FRONTIER STREETS.
CONCRETE DRIVEWAY APPROACHES & STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC & GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC & GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



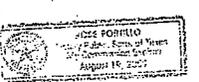
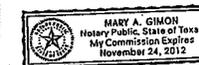
INDEX MAP
NOT-TO-SCALE

SUBDIVISION PLAT OF
VILLAGES AT BULVERDE, UNIT-10

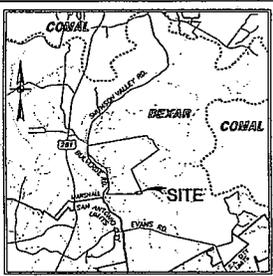
A 20.73 ACRE TRACT OF LAND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 AND A 0.69 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERBERG'S INVESTMENT CORPORATION (NOW KNOWN AS FORESTAR U.S.A. REAL ESTATE GROUP, INC.) AND NORTH LOGG VENTURE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF THE W.M. BRISBEN SURVEY NUMBER 89 1/2, BEAR COUNTY BLOCK 4909, THE ROUNDEL (KUCH & VOICES SURVEY NUMBER 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND THE E. MAERY SURVEY 89, ABSTRACT 522, COUNTY BLOCK 4909 OF BEAR COUNTY, TEXAS.

THIS PLAT OF VILLAGES AT BULVERDE, UNIT-10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATE: _____ DAY OF _____, A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS _____ DAY OF _____, 20____
ATTEST: _____ COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK
BEAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M., IN THE OFFICIAL AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND DEED SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.
BY: _____ DEPUTY



VILLAGES AT BULVERDE, UNIT-10



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

TECHNICAL ZONE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 31, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE...

LOCATION MAP NOT-TO-SCALE MAPSCO MAP 484 GRID B2

SURVEYOR NOTES: 1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.

STREETScape NOTE: STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH MDC 35-512.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROJECT...

STATE OF TEXAS COUNTY OF BEAR: THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

STATE OF TEXAS COUNTY OF BEAR: BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Linda A. Gordon...

STATE OF TEXAS COUNTY OF BEAR: THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

STATE OF TEXAS COUNTY OF BEAR: BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Damon Lyles...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

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

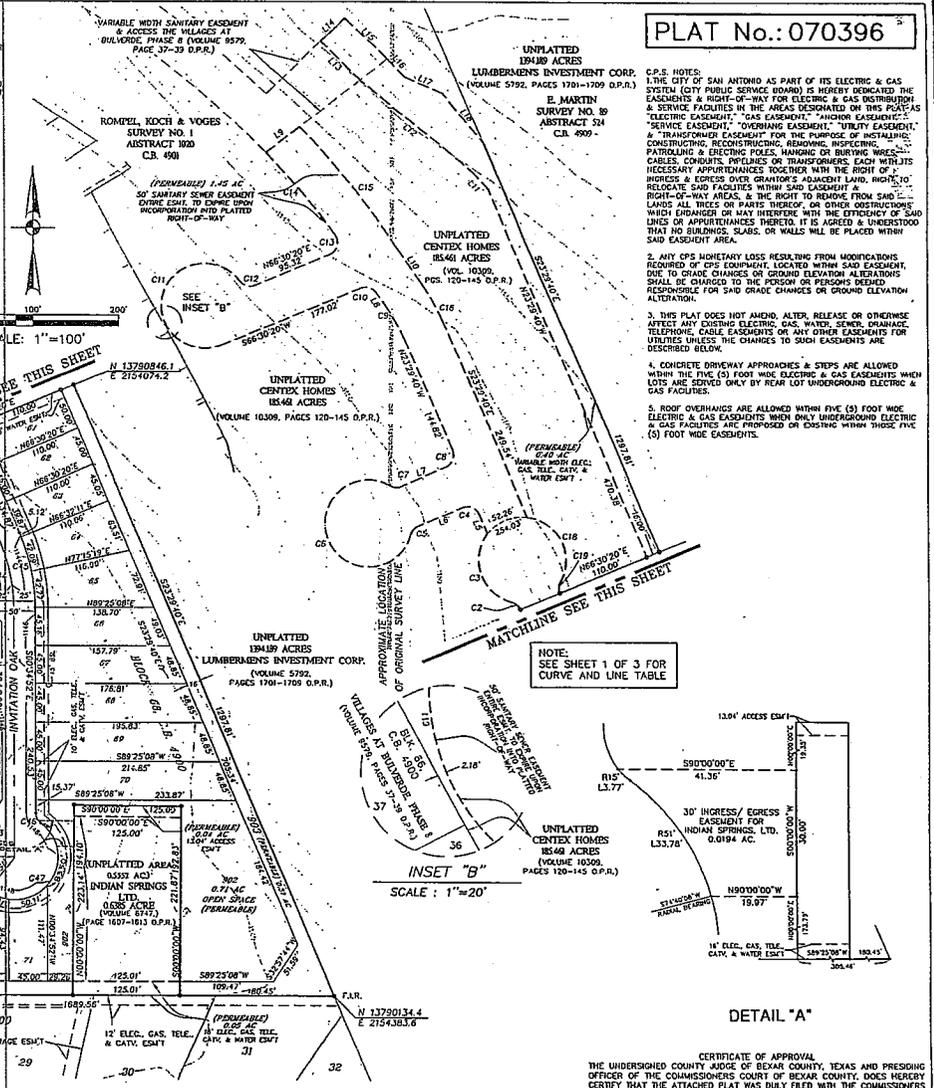
FRONT BUILDING SETBACK NOTE: THE SETBACK IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER, BEAR COUNTY & ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SIDEWALK NOTE: IN ACCORDANCE WITH SECTION 35-506(2)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS & ON THE SUBDIVISION SIDE OF ALL ADJACENT OR FRONTAGE STREETS.

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

FRONT BUILDING SETBACK NOTE: THE SETBACK IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER, BEAR COUNTY & ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SIDEWALK NOTE: IN ACCORDANCE WITH SECTION 35-506(2)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS & ON THE SUBDIVISION SIDE OF ALL ADJACENT OR FRONTAGE STREETS.



SUBDIVISION PLAT OF VILLAGES AT BULVERDE, UNIT-10

A 20.73 ACRE TRACT OF LAND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 AND A 0.04 OF AN ACRE TRACT OF LAND OUT OF A 1,394.189 ACRES TRACT OF LAND CONVEYED TO LUMBERMEN'S INVESTMENT CORPORATION (NOW KNOWN AS FORESTAR U.S.A. REAL ESTATE GROUP, INC.) AND NORTH LOOP VENTURE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709...

THIS PLAT OF VILLAGES AT BULVERDE, UNIT-10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

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

ATTESTED: COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR: I, [Signature], COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE [Day] DAY OF [Month], A.D. 20 [Year] AT [Time] P.M.

IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME [Number] ON PAGE [Number] BY INSTRUMENT NUMBER, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS [Day] DAY OF [Month], A.D. 20 [Year] COUNTY CLERK, BEAR COUNTY, TEXAS

BY: [Signature] DEPUTY

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

STATE OF TEXAS W.R. WOOD 65364 PROFESSIONAL ENGINEER

STATE OF TEXAS JOHN NOEL NICHOLLS 4402 LICENSED PROFESSIONAL LAND SURVEYOR

Order: Oct 02, 2008, 4:54pm User: JG: jones File: P:\510\100\Design\Civil\Plat\070396.dwg

PAPE-DAWSON ENGINEERS 205 EAST RANGER | 504 WARDEN TEXAS 78784 | PHONE: 214.232.4200 FAX: 214.232.4200



DEVELOPMENT SERVICES
RECEIVED

September 21, 0007

2009 MAR 19 AM 11:33

Mr. Richard W. Gray, III, P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

RE: **Correction on Acreage**

File No. 0709001 - Request for review of **Villages at Bulverde Unit 10, Plat No. 070396** located on Bulverde Green off Bulverde Oaks and Bulverde Road.

Dear Mr. Gray:

On September 4, 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 residential and consists of approximately **18.88 acres** located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1667. 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 January 3, 2005. 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 Villages at Bulverde Unit 10, Plat No. 070396.

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

RECEIVED
09 MAR 20 PM 3:52
LAND DEVELOPMENT
SERVICES DIVISION

KMN/GDJ:LRD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 April 8, 2009

SOUTHERN HILLS PHASE III PUD MAJOR PLAT 070623
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 652 C-3

OWNER: En Seguido, Ltd., by Ronald Brazell

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

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

Date filed with Planning Commission: March 24, 2009

Location: West of Foster Meadows, north of Sinclair Road

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District
PUD Planned Unit Development

Plat is in accordance with:

MDP 172-C, Foster Meadows was accepted on November 3, 2000.

PUD 070-30, Southern Hills Phase III was approved on December 19, 2008.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

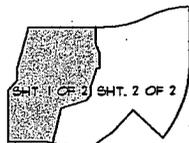
To plat **22.240** acres consisting of **88** single family lots, **2** non-single family lots and **4,000** linear feet of private streets.

STAFF RECOMMENDATION:

Approval



OWNER/SUBDIVIDER: EN SEGUIDO, LTD. 8620 N. NEW BRAUNFELS STE. 400 SAN ANTONIO, TEXAS 78217 (210) 805-9402



LOCATION MAP SCALE: NOT TO SCALE

KEY MAP SCALE: NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES...

ANY CPS MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

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

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

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

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

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VEHICLE AREA IN ACCORDANCE WITH UDC 35-504(6)(5).

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

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS COUNTY OF BEXAR

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

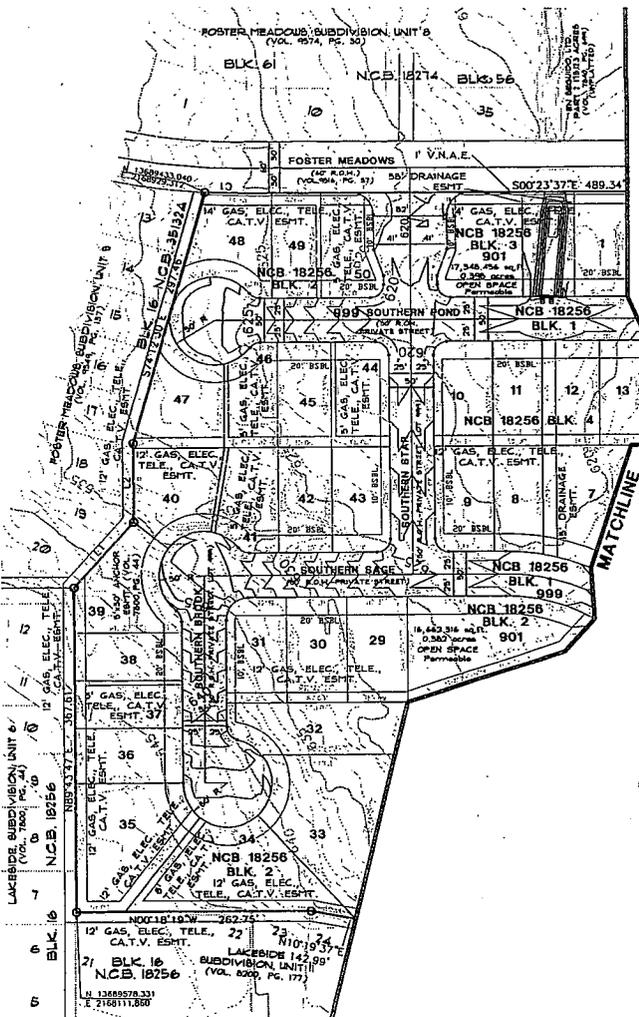
OWNER

STATE OF TEXAS COUNTY OF BEXAR

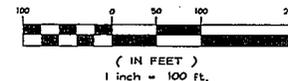
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2009

NOTARY PUBLIC BEXAR COUNTY, TEXAS



GRAPHIC SCALE



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

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



REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF SOUTHERN HILLS PHASE 3, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING SOUTHERN HILLS PHASE 3, P.U.D.

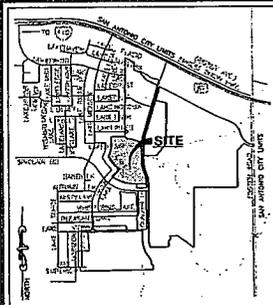
ESTABLISHING SOUTHERN HILLS PHASE 3, P.U.D. (22,240 ACRES) SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF PART 1 (53,773 ACS.) OUT OF TRACT NO. 811, A 288,785 ACRE TRACT AS DESCRIBED IN VOLUME 8892, PAGE 1025, BEXAR COUNTY REAL PROPERTY RECORDS, OUT OF THE N. MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, C.B 5132, BEXAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES Engineers • Planners • Consultants

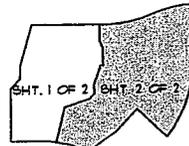
307 West Rhapsody San Antonio, TX 78216-3109 (210) 737-3417 (210) 737-3417 Fax (210) 733-5384

108 Del Court Laredo, TX 78041-2276 (354) 791-8155 (354) 791-8155 Fax (354) 791-3155 Fax

Z:\06035\dwg\06035.plt.dwg, 3/19/2009 1:57:58 PM, \Hjansen\KV4030, NLM, NLM



OWNER/SUBDIVIDER:
EN SEGUIDO, LTD.
8620 N. NEW BRAUNFELS STE. 400
SAN ANTONIO, TEXAS 78217
(210) 805-9402



LOCATION MAP
SCALE: NOT TO SCALE

KEY MAP
SCALE: NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AIR-INSULATED OVERHEAD EASEMENT", "UTILITY EASEMENT", "TRANSFORMER CASING" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, RELOCATING, OR REMOVING ANY ELECTRIC, TELEPHONE, CABLE, TELEVISION, OR GAS SERVICE FACILITIES, INCLUDING WIRING, HANGING OR BURNING WIRES, CABLES, CONDUITS, BUNDLES, PIPING, AND SERVICE LINES, AND/OR APPURTENANCES, TOGETHER WITH THE RIGHT OR TRANSFORMERS, LOCATED WITHIN THE BOUNDARIES OF SAID EASEMENTS, FROM SAID LANDS OR ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND THE ADJACENT AREAS AND TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAFETY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CITY SCHEDULED LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPSS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY SEWER OR UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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

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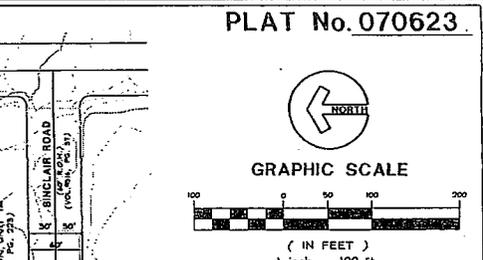
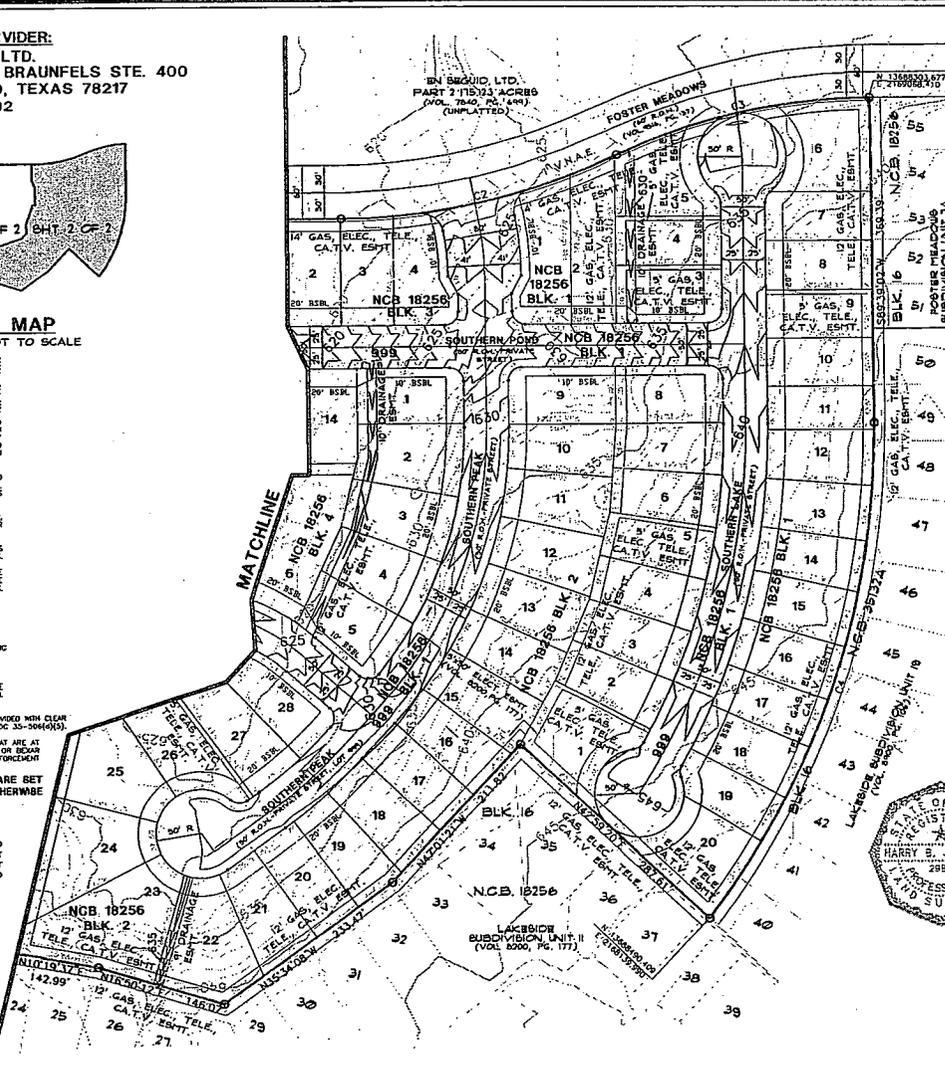
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2009 MAR 19 PM 4:00
DEVELOPMENT SERVICES
RECEIVED



STATE OF TEXAS
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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COUNTY CLERK, BEAR COUNTY, TEXAS

SUBDIVISION PLAT

ESTABLISHING

SOUTHERN HILLS PHASE 3, P.U.D.

ESTABLISHING SOUTHERN HILLS PHASE 3, P.U.D. (22.240 ACRES) SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF PART 1 (53,773 ACS.) OUT OF TRACT NO. 811, A 288.785 ACRE TRACT AS DESCRIBED IN VOLUME 8892, PAGE 1025, BEAR COUNTY REAL PROPERTY RECORDS, OUT OF THE N. MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, C.B 5132, BEAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES
Engineers • Planners • Consultants

307 West Rhapsody
San Antonio, TX 78216-9109
(210) 793-3407
(210) 793-3407
Fax (210) 793-5384

108 Del Court
Laredo, TX 79041-2276
(956) 791-3515
(956) 791-3155
Fax (956) 791-3155 Fax

OWNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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

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

NOTARY PUBLIC
BEAR COUNTY, TEXAS

Z:\06035\dwg\06035plc.dwg, 3/19/2009 1:58:31 PM, \hjaserv\k\4030, NLM, NLM

**PLANNING COMMISSION
VACATING DECLARATION**

AGENDA ITEM NO: 14 April 8, 2009

**SUNSET DEPOT
SUBDIVISION NAME**

**090153
PLAT #**

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 617 A-5

OWNER: Roland A. Lozano

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

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

Date filed with Planning Commission: May 20, 2009

Location: At the southwest corner of Commerce Street and Walnut Street

Services Available: SAWS Water and Sewer

**Zoning: D Downtown District
 H Historic Overlay
 HE Historic Exceptional**

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To vacate a portion of a variable width utility easement and a 10 foot water easement within Lot 4, Block 2, N.C.B. 14082, recored in volume 9540, page 128.

STAFF RECOMMENDATION:

Approval

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A QUALIFIED AUTHORIZED AGENT HAS DECLARED TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC UTILITIES SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

G. L. Buzby
 REALTOR
 QUALIFIED AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF MAY, A.D. 1998.

[Signature]
 COUNTY CLERK
 STATE OF TEXAS

SUNSET DEPOT SUBDIVISION
 BEING 9.447 ACRES OUT OF A 56.645 ACRE TRACT ESTABLISHING LOT 4, BLOCK 2, N.C.B. 14082, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE PLAN OF THE SUNSET DEPOT SUBDIVISION HAS BEEN PREPARED AND SUBMITTED TO THE COUNTY CLERK OF BEXAR COUNTY, TEXAS AND IS HEREBY APPROVED FOR RECORD.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 17TH DAY OF MAY, A.D. 1998.

[Signature]
 COUNTY CLERK
 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

ERIK T. DAHLER
 Notary Public
 State of Texas
 Commission Expires 06/30/01

STATE OF TEXAS
 COUNTY OF BEXAR

AMIE M. BAKER, L.S.
 1469
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
 COUNTY OF BEXAR

GERY KICKHOFF
 COUNTY CLERK OF SAO COUNTY, DO NOTARY COUNTY, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

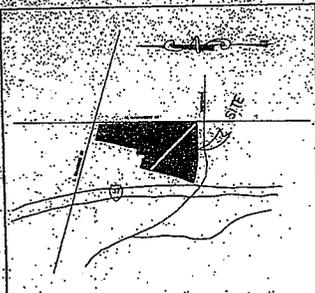
GERY KICKHOFF
 COUNTY CLERK, BEXAR COUNTY, TEXAS

PORTION OF VARIABLE WIDTH UTILITY EASEMENT AND 10' WATER EASEMENT TO BE VACATED

DETAIL F: 20' PEDESTRIAN AND UTILITY EASEMENT
 1" = 100'

WALNUT STREET (S.P. R.R. TRACKS)
 991.10'

INTERSTATE HIGHWAY 37
 (VARIOUS 110' WIDTH R.O.W.)
 (VARIABLE WIDTH R.O.W.)



LOCATION MAP

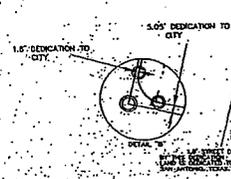
NOTE: ALL DIMENSIONS WITH DIMENSION SURVEYING. PLASTIC CAPS ARE SET AT ALL CORNERS.

ALICES, TEXAS, 11/11/97

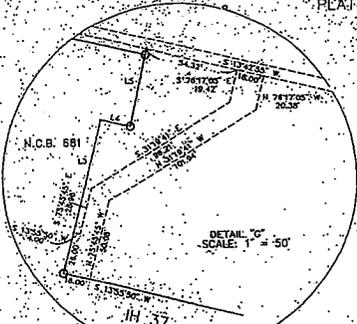
ELECTRIC, TELEPHONE AND CABLE UTILIZATION EASEMENT

BASES OF BEARINGS: THE COORDINATES SHOWN HERE ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.

Horizontal: UTM zone 18, number of westing meter equivalent marking units (Easting) and the scale, according to the report on the site plan showing level control, under the plan number, issued by the Planning Department.



DETAIL: 5.65' DEDICATION TO CITY



DETAIL: 10' SCALE 1" = 50'



DETAIL: 10' SCALE 1" = 50'

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	N 80°31'57" W	84.38'
L2	N 22°30'21" E	107.24'
L3	S 75°45'45" E	95.59'
L4	S 32°41'20" W	117.84'
L5	S 76°57'20" E	43.31'
L6	N 13°13'01" E	91.00'
L7	S 76°27'44" E	30.44'

AND DEVELOPMENT SERVICES DIVISION

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6.00'	9.43'	6.00'	8.49'	S 44°43'22" W	90°00'22"
C2	20.00'	6.80'	3.43'	6.00'	N 80°31'55" W	19°29'04"
C3	560.95'	139.08'	69.90'	138.72'	N 75°30'11" W	14°12'21"
C4	151.00'	19.83'	11.67'	18.42'	S 38°09'16" E	75°44'54"
C5	15.00'	23.53'	14.98'	21.19'	N 59°02'26" E	89°51'42"
C6	24.00'	110.68'	26.54'	35.60'	N 61°42'07" E	26°41'24"

- NOTE:
- FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SET-BACK, AND/OR SEWARD ABATEMENT MEASURES FOR FUTURE UNDER WIDENING.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY SHALL BE PLATED AND BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS OPENINGS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A HANDBOOK COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATING FROM FRONT TO REAR. ANY OPENINGS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
 - PERMIT APPLICATIONS ALONG WITH PLANS FOR STREET, UTILITY, SEWER, AND DRAINAGE CONSTRUCTION MUST BE SUBMITTED TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL BEFORE WORKING ON THE HIGHWAY RIGHT-OF-WAY.
- OTHER COMMENTS: LIMITED ACCESS PERMITTED TO LOCAL FRONTAGE ROAD.

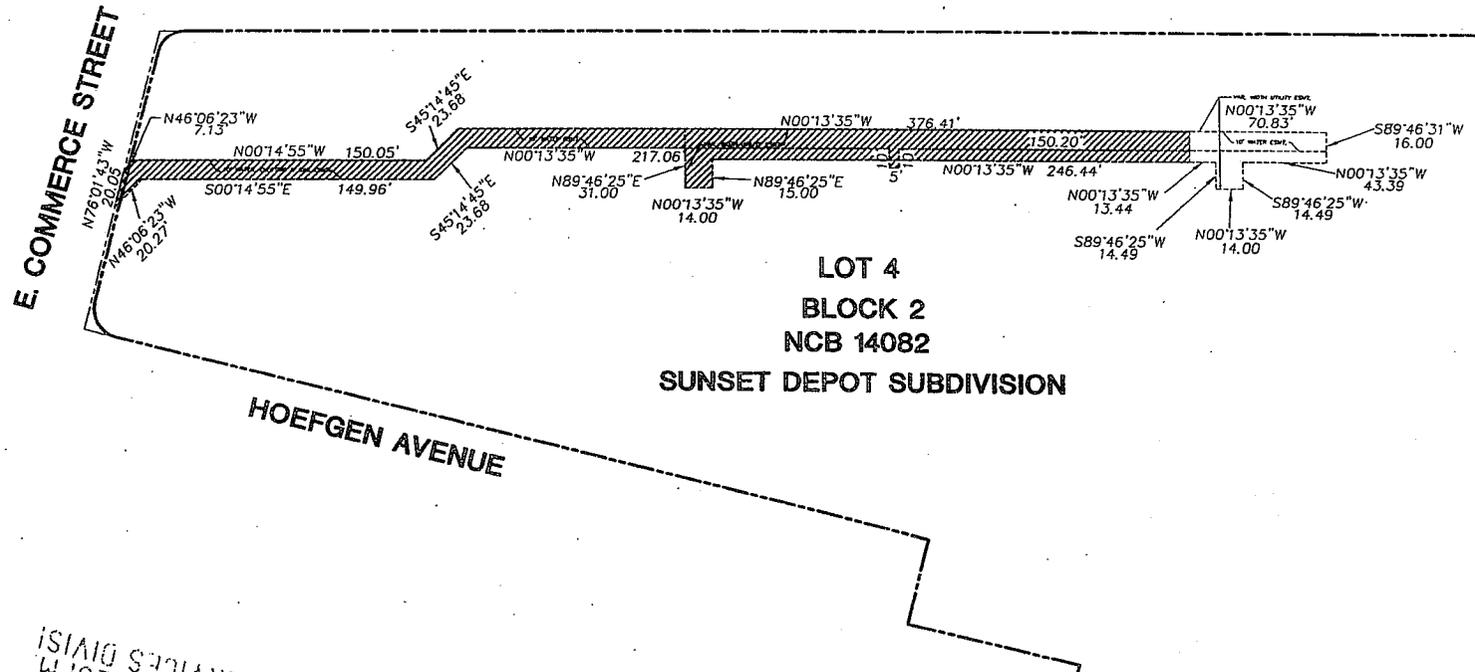
BAKER SURVEYING, INC.
 1791 (210) 453-2270
 FAX: (210) 453-2942
 11003 WYE DRIVE
 SAN ANTONIO, TEXAS 78217

981-5

VACATING DECLARATION EXHIBIT "B"

SCALE 1"=100'

NOTE: THE HATCHED 10' WATER ESMT. AND VARIABLE WIDTH UTILITY ESMT. SHALL BE VACATED FROM PLAT #960313



RECEIVED
09 FEB 26 PM
LAND DEVELOPMENT
SERVICES DIVISION

Item 15

**CITY OF SAN ANTONIO
COMMUNITY INITIATIVES
PLANNING COMMISSION
INTERDEPARTMENTAL MEMORANDUM**

TO: Planning Commission
FROM: Dennis J. Campa, Director, Department of Community Initiatives
CC: Frances A. Gonzalez, Assistant City Manager
SUBJECT: Head Start Program Property
DATE: April 8, 2009

SUMMARY:

Briefing and consideration of a resolution authorizing acceptance of real property purchased (listed below) with federal funds, the filing of notices of federal interest and all related actions. Use of this property is limited to Head Start program operations and disposition of the property is subject to the approval of the Department of Health and Human Services (HHS).

- 1227 Brady, San Antonio, Texas (30,000 square foot facility)
- 8001 Village Oak, San Antonio, Texas (4,940 square modular building)

BACKGROUND:

The City of San Antonio is the Head Start Program grantee for San Antonio and Bexar County. Since 1979, direct program services had been provided through Parent/Child, Incorporated as the City of San Antonio's delegate agency. On June 10, 2008, the City issued a Request for Proposal (RFP) for Head Start Program services at the direction of the Quality of Life Committee. The RFP was designed to identify quality program improvements and potential cost efficiencies. The Director of DCI presented recommendations on the new Head Start program model and proposed providers to City Council on August 7, 2008. These recommendations were based on an evaluation made by an outside review panel. City Council passed a resolution which acted on those recommendations and authorized the negotiation of contracts and action regarding appeals to the City in accordance with City procedures and federal regulations.

On January 16, 2009, HHS provided notification of its decision to uphold the City's decision to implement a new program model for the Head Start program. In communications dated March 10, 2009, HHS provided clarification on fixed and non-fixed assets and property that will be retained by the City of San Antonio for continued Head Start program services.

POLICY ANALYSIS:

On April 9, 2009, the City Council will consider approval of ordinances relating to authorization to ratify and execute contracts; acceptance of fixed and non-fixed assets and property; execution of documents and leases for Head Start program operations; and submission of documents, as required, to HHS. Upon City Council approval, the City intends to provide access to existing fixed and non-fixed assets and property to the new Head Start program providers for ongoing use in program operations. All assets and property will be dispersed prior to August 24, 2009, the start date for the new contractors. By approving recommended actions, the City will ensure continuity of care and maximize current program resources for the new service year.

FISCAL IMPACT:

None

COORDINATION:

This item has been coordinated with the City Attorney's Office.

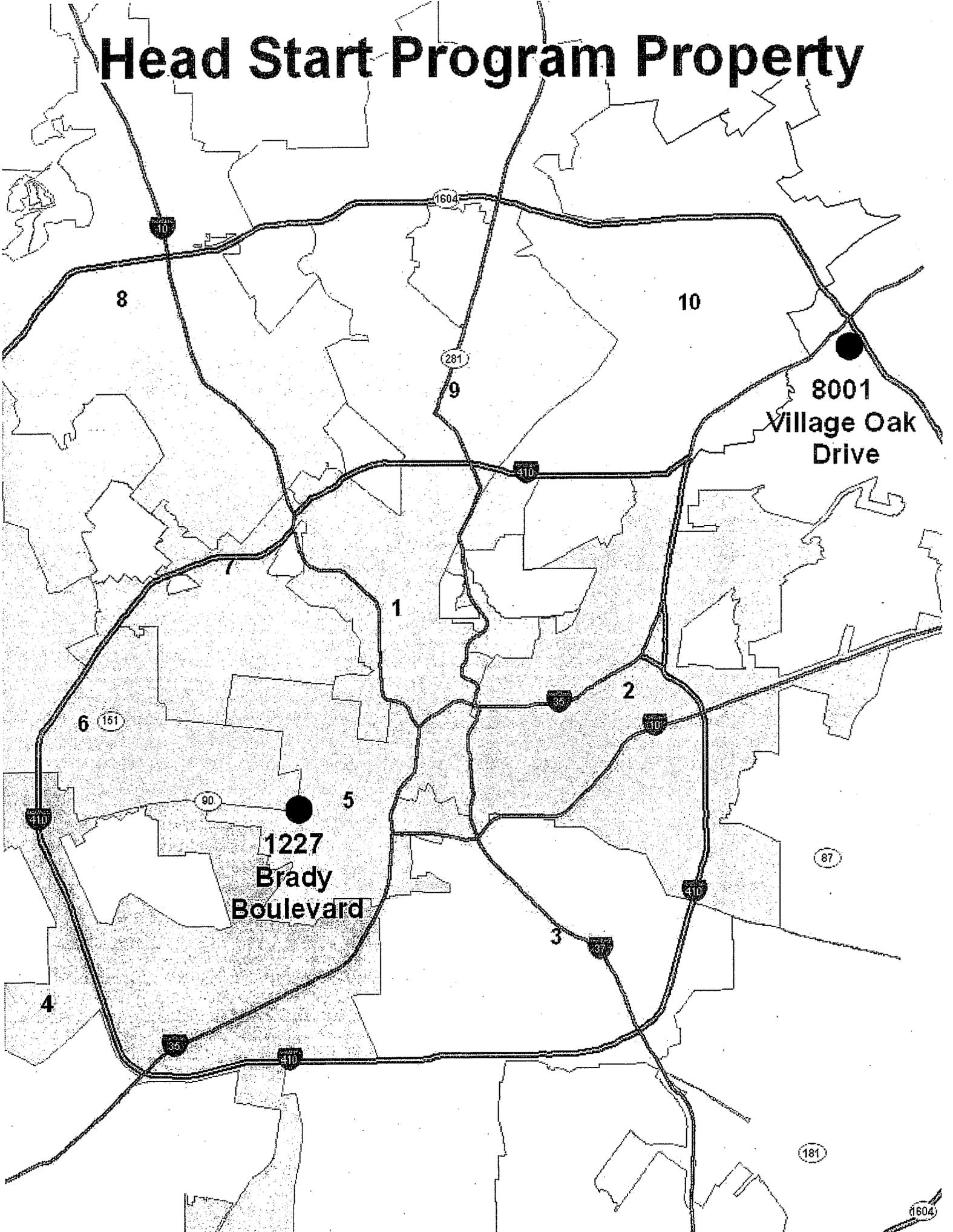
RECOMMENDATION:

Staff recommends approval and requests that the Planning Commission notify City Council of the action taken in this matter.



Dennis J. Campa, Director
Department of Community Initiatives

Head Start Program Property



Individual Consideration

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**
FROM: George Rodriguez, Assistant Director, Real Estate Section
COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services
SUBJECT: S. P. No. 1311—Request to close, vacate and abandon a portion of Anita Street Public Right of Way (paper street) located between Rigsby and Kayton Avenues between NCBs 3186 and 3196

DATE: March 23, 2009

PETITIONER: Tek-SA, Ltd.,
Ramon Quintero & Ricardo Quintero
142 Ninth St.
San Antonio, TX 78215

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on April 8, 2009.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of a portion of Anita Street Public Right of Way (paper street) located between Rigsby and Kayton Avenues between NCBs 3186 and 3196 as shown on attached Exhibit "A." The petitioner, Tek-SA inadvertently built a house on the subject right of way fronting Kayton Avenue and in order to remedy this encroachment, the proposed vacation of Anita Street is necessary. The two abutting property owners fronting Kayton Avenue have quitclaimed their interest in the proposed closure, and all other abutting property owners have consented to the closure.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

OKA

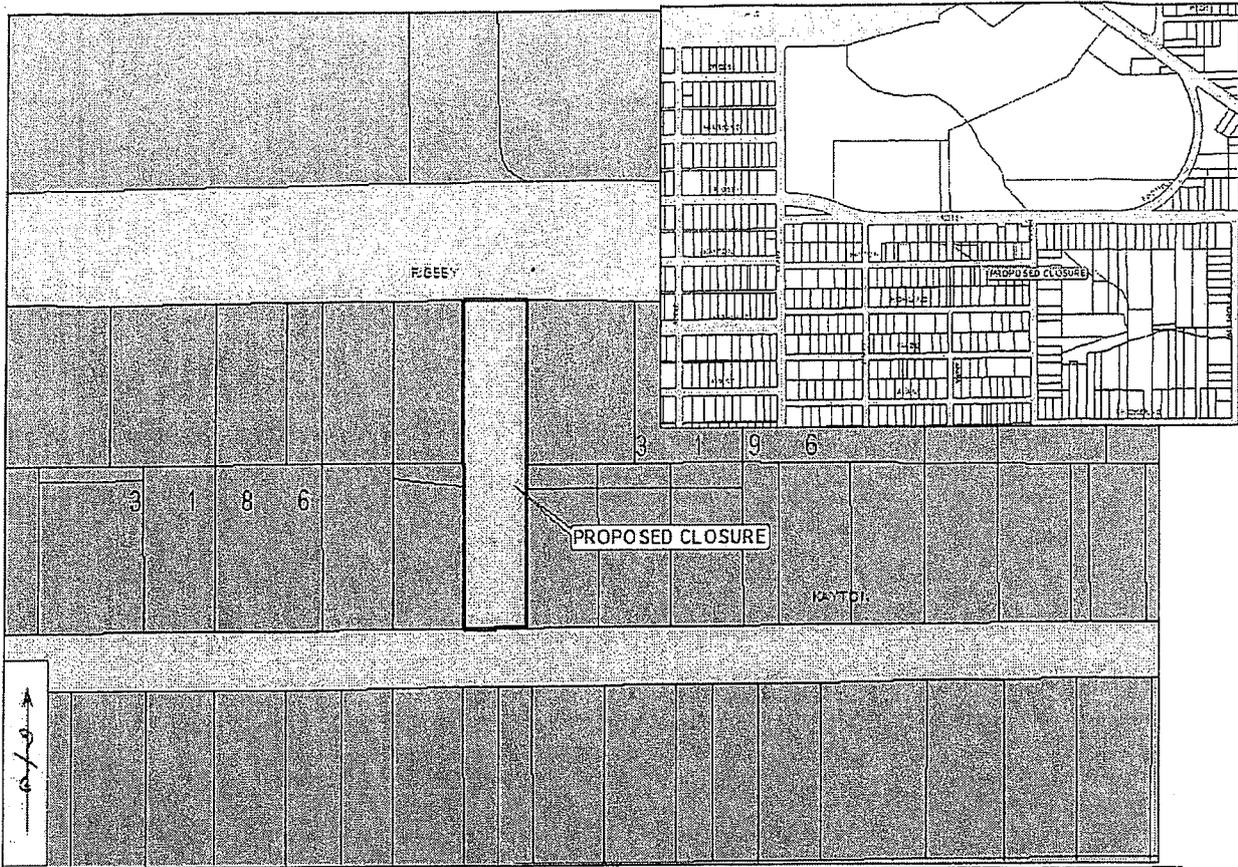
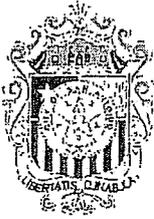


Exhibit "A"

S. P. No. 1311 Petitioner: Tek-SA, et al



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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

February 2, 2009

Tek-SA, Ltd.
c/o Eddie Johnson
Ramon Quintero &
Ricardo Quintero
142 Ninth St.
San Antonio, TX 78215

Re: S. P. No. 1311—Request to close, vacate and abandon a portion of Anita Street Public Right of Way located between Rigsby and Kayton Streets adjacent to NCB 3186

Dear Mr. Johnson:

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

DEVELOPMENT SERVICES DEPARTMENT

There is an apartment complex across Rigsby Street with two access points on Rigsby. Rigsby is a Type "A" Primary Arterial (120' ROW). As such, any approaches on Rigsby must comply with the Unified Development Code for spacing and alignment.

CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner. Must allow access to existing CPS poles on SW corner of Kayton & Anita Streets and SE corner of Rigsby & Anita Streets.

SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

DEPARTMENT OF ASSET MANAGEMENT

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.

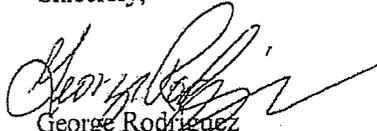
Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the

- express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- *Petitioner agrees to remit a closure fee of \$13,030.00*, which includes the appraised value of \$13,000.00 for the Public Right of Way and \$30.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

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

If you concur with the above mentioned conditions including the closure fee, please countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address.

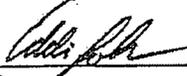
Sincerely,


George Rodriguez
Assistant Director
Real Estate Section

CERTIFIED MAIL 7002 2030 0005 8524 4945

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Tek-SA, Ltd. (Eddie Johnson)

By  Title Partner
Print Name Eddie Johnson Date 2-25-09

PETITIONER: Ramon Quintero

By  Title _____
Print Name _____ Date 2-25-09

PETITIONER: Ricardo Quintero

By  Title _____
Print Name Ricardo Quintero Date 2-25-09

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

Plan Amendment Application Case No.: 09012

/Hem 17

Council District: 5

City Council Meeting Date: 5/07/2009

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

Summary:

Neighborhood/Community/Perimeter Plan: **Kelly/South San PUEBLO Community Plan**
The applicant requests to amend the Land Use Plan designation from **Mixed Use** to **Business Park**.

Background Information:

Applicant: Chuck Christian
Owner: Randall Vail
Property Location: 227 South US Hwy 81
Acreage: 0.377
Current Land Use of site: Commercial
Adjacent Land Uses:
N: Industrial
E: Industrial
S: Industrial
W: Port San Antonio/Industrial

Issue:

LAND USE ANALYSIS:

Existing surrounding land uses include mostly industrial and industrial oriented commercial. Across railroad tracks from the site is the East Kelly Rail Port where many industrial and warehousing facilities are located.

The Kelly/South San PUEBLO Community Plan designates the subject property *Mixed Use* land use. Mixed Use allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure and other related uses at increased densities. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

The proposed Business Park land use category encompasses medium to large sized buildings in a low raise format that house professional, administrative, light manufacturing and warehousing functions. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. The uses allowed under O-2, C-3 and L zoning districts are typically allowed under Business Park land use. These uses should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

Page 41 of the Kelly/South San PUEBLO Community Plan states as "As Port San Antonio's industrial operations expand, older industrial areas in the community should transition to business/office parks, and community commercial and mixed uses." The area where the subject property is located would be ideal for transition from industrial uses to the south and west of the property to the potential mixed uses to the east of the property. The subject property is also located next to the railroad track which is an at grade crossing on New Laredo Highway. This makes it very difficult and potentially dangerous for pedestrians and at the same time, it provides easy access to the rail freight transportation. A

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

Business Park use would be an appropriate Transitional use. A Mixed Use land use is more appropriate at the corner of Zarzamora and New Laredo Highway which is located just northeast of the subject property.

The Future Land Use of the sites directly to the south and southeast along New Laredo Highway are Business Park and Community Commercial Land Uses. Changing the future land use of the subject portion of the parcel from Mixed Use to Business Park is compatible with the Future Land Use Plan. A Business Park land use is justifiable in this kind of surroundings. With a comprehensive large area rezoning, staff will update the Land Use Plan to change the adjacent parcels to Business Park.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: New Laredo Highway – US Highway 81 is a Secondary Arterial Type B with 70' - 86' of ROW

Other streets:

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: none

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 08, 2009

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 03/20/2009

No. Notices mailed 10 days prior to Public Hearing: 53

Registered Neighborhood Association(s) Notified: Quintana Community Neighborhood Association

Comments: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: I-1 Proposed zoning district: L

Zoning Commission Public Hearing Date:

Approval Denial

Planning Department Staff:

Roderick Sanchez, AICP

Planning Director

Patrick Howard, AICP

Assistant Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: John Osten

Sr. Planner

Phone No.: 207-2187

**Master Plan Amendment 09012
Kelly/South San P.U.E.B.L.O.
Community Plan**

Planning Commission

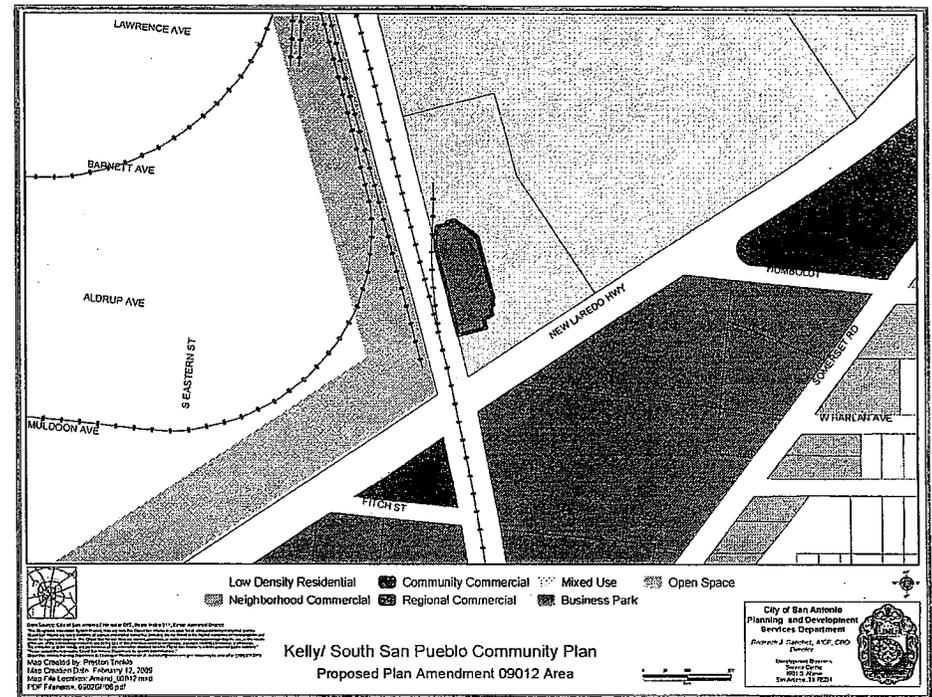
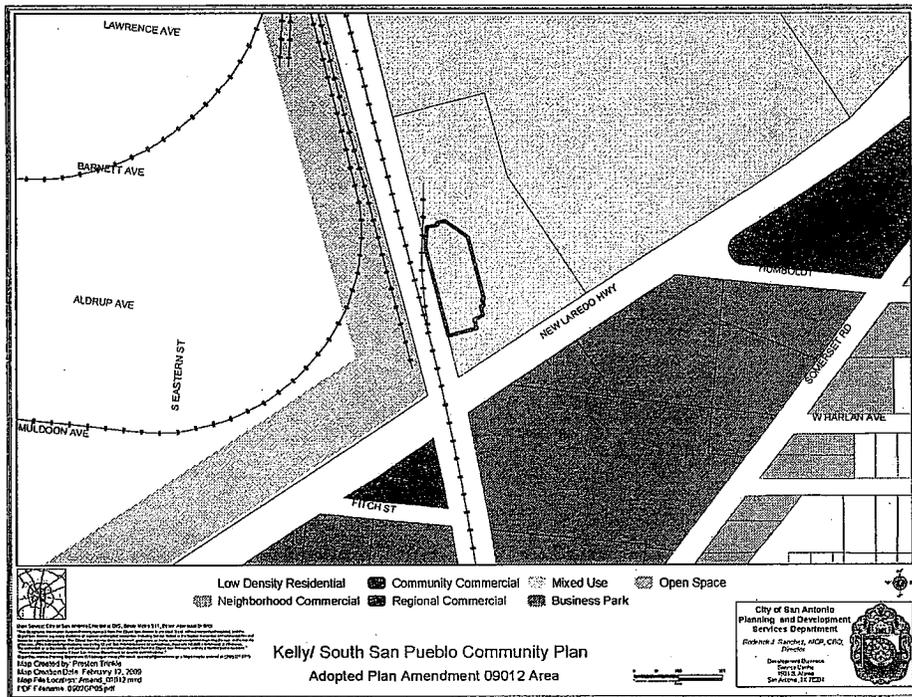
April 22, 2009

Agenda Item No. 17

Amendment 09012

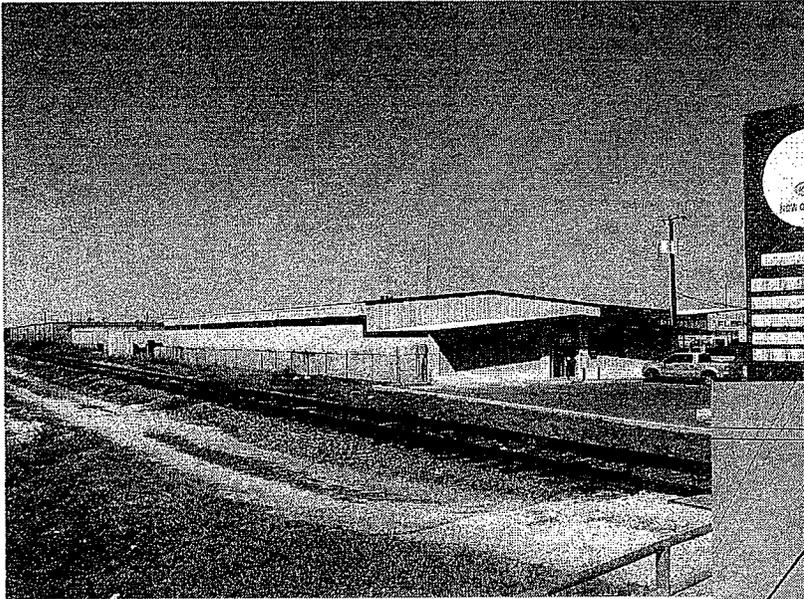
Plan as adopted:

Proposed amendment:



Land Use





Subject Property Facing West



Subject Property

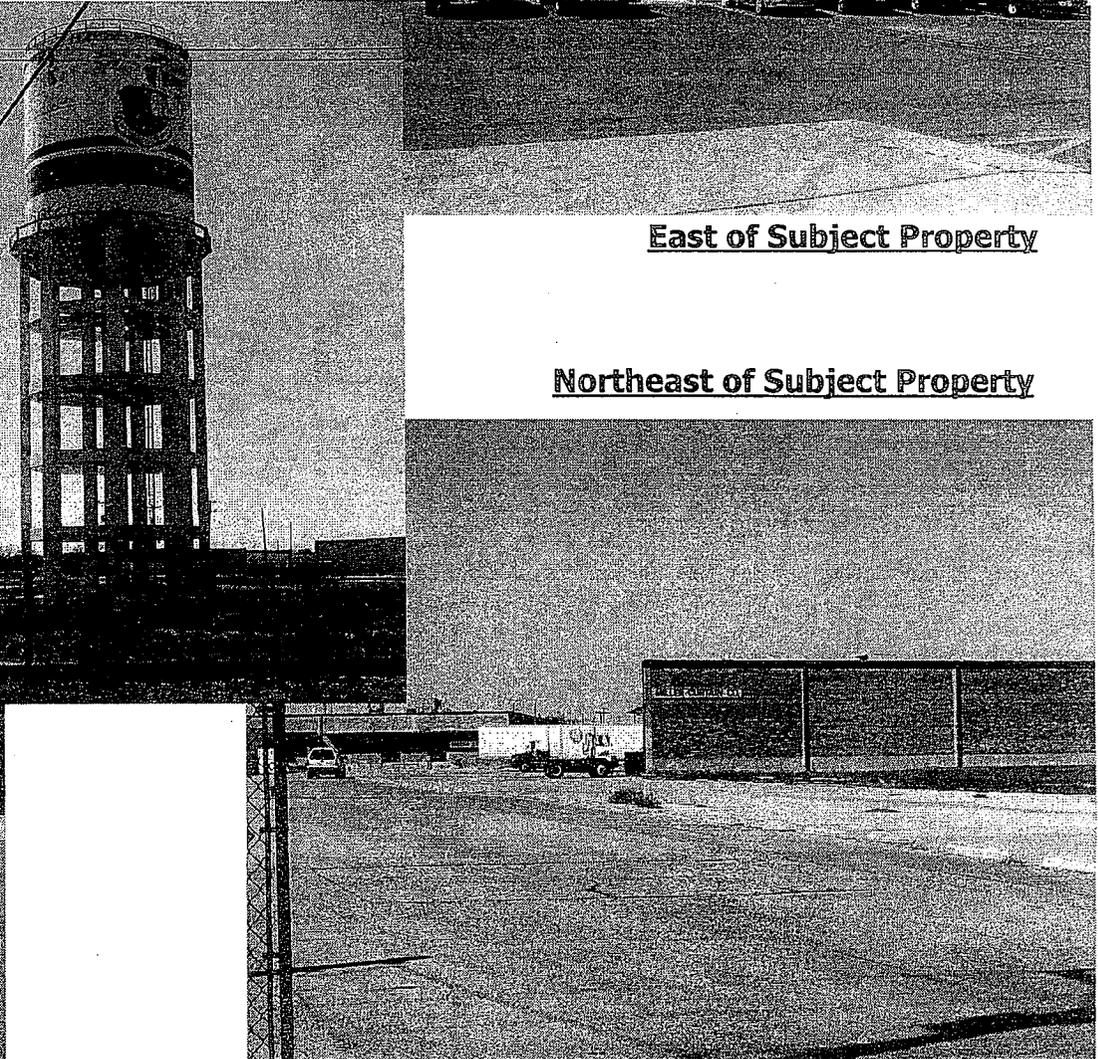
West Of Subject Property

East of Subject Property

South of Subject Property

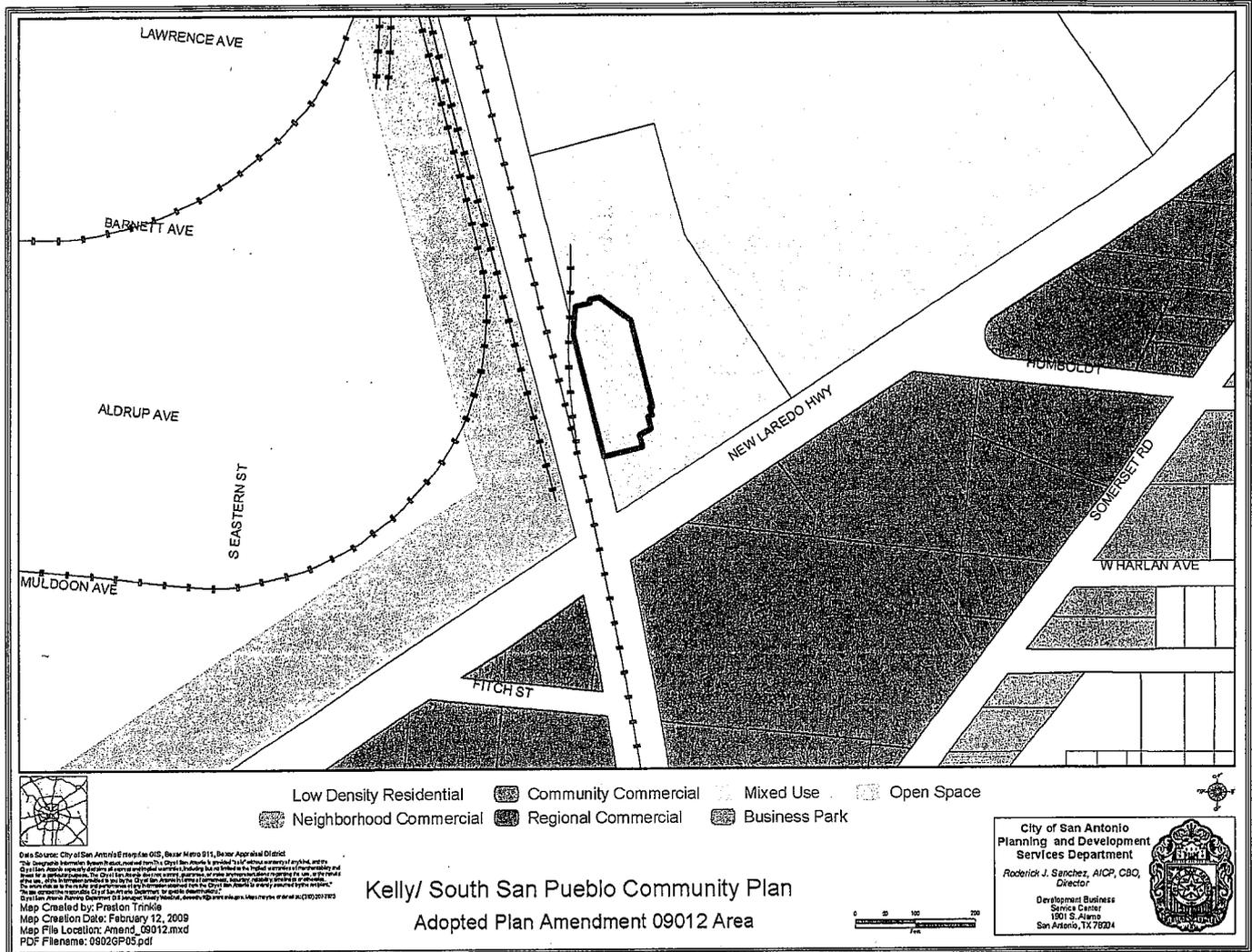


Northeast of Subject Property

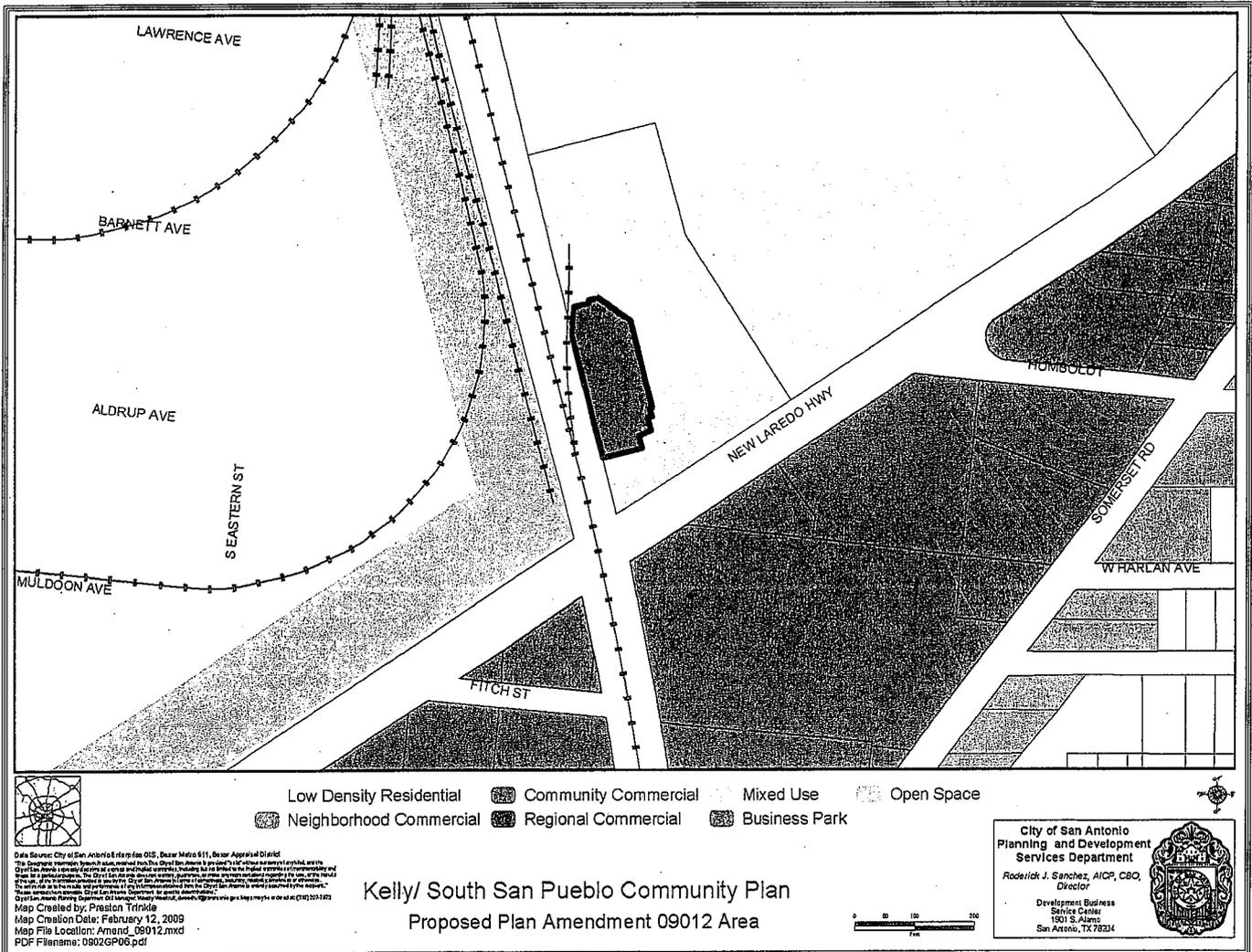




Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE LAND USE TO BUSINESS PARK LAND USE FOR AN AREA OF APPROXIMATELY 0.377 ACRE LOCATED AT THE 227 SOUTH US HWY 81.

WHEREAS, City Council approved the Kelly/South San PUEBLO Community Plan as an addendum to the Master Plan on December 4, 2003; 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 April 8, 2009 and **APPROVED / DENIED** the amendment on April 8; 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 Kelly/South San PUEBLO 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 8th DAY OF APRIL 2009.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Cecilia G. Garcia, Chair
San Antonio Planning Commission

Item 18

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

TO: San Antonio Planning Commission
FROM: Roderick J. Sanchez, AICP, CBO, Director
COPY: T.C. Broadnax, Assistant City Manager
SUBJECT: Briefing on a proposed Unified Development Code amendment related to live entertainment
DATE: April 8, 2009

Summary

A City Council Member request for an amendment to the Unified Development Code (UDC) to better address "live entertainment".

Background:

On January 27, the Planning and Development Services Department received a Council Consideration Request (CCR) asking staff to prepare a modification to zoning regulations in the UDC to include locational criteria for, and to properly define, "live entertainment". The CCR specifically asked staff to identify appropriate zoning districts for live entertainment when coupled with a cover charge levied three or more days per week.

On February 4, City Council's Governance Committee voted to direct staff to develop an appropriate amendment for consideration. The Zoning Commission recommended denial of the proposed amendment at their meeting on March 17 out of concern for the bi-ennial update process, and the additional regulation. The City Council's Infrastructure and Growth Committee considered the draft amendment language on March 18 and requested an update at their meeting on April 15. The City South Management Authority (CSMA) Board was briefed on March 24. City Council will make a final decision on the amendment in April.

Issue

San Antonio's UDC indicates in which zoning districts individual land uses are allowed or not allowed. Currently, a variety of land uses that often include live entertainment activities in their operation are included; however, there is not a separate use category or definition for live entertainment. Live entertainment often has adverse impacts on adjacent or nearby uses.

Policy Analysis

The proposed UDC amendment, with the modification of existing and addition of new definitions and use matrix entries, would assist the City in protecting properties that are situated in close proximity to planned live entertainment activities. Requiring a specific use authorization in the "C-3" General Commercial District would provide an additional level of review to ensure negative impacts are limited. With a specific use authorization through the rezoning process, City Council may impose conditions on the intended use to make it more compatible with nearby uses, or the City Council could deny the rezoning request. Allowing the use by right in the "D" Downtown District would be consistent with development currently permitted Downtown and on the downtown segments of the Riverwalk.



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2009 JAN 27 PM 4:22

TO: Mayor & City Council

FROM: Councilwoman Diane G. Cibrian

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Executive Assistant to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Live Entertainment Specific Use Authorization

DATE: January 22, 2009

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully request that the Planning and Development Services Department take appropriate steps in bringing forward to the City Council for final action an amendment to Article III of the Unified Development Code (UDC) to require a specific use authorization in appropriate commercial zoning districts for the following use:

- live entertainment when coupled with the levying of a cover charge three (3) or more days per week.

Brief Background

The purpose of a specific use authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization by the City Council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. Requiring a specific use authorization in certain zoning districts for the aforementioned land use would allow the City Council, through a zoning change process, to determine if the proposed uses are appropriate at the proposed locations, based on the site plan provided by the applicant and made a part of the ordinance for the specific use authorization.

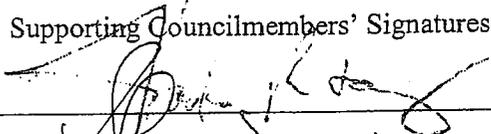
Submitted for Council consideration
by:

Diane G. Cibrian

Councilwoman Diane Cibrian, District 8

Supporting Councilmembers' Signatures (4 only)

District No.

- 1. 
- 2. 
- 3. 
- 4. 

7
2
9
9

CLERK
CITY OF SHELBY COUNTY
CITY CLERK

2009 JAN 27 PM 4:22

**Proposed Amendments to the Unified Development Code
(Chapter 35 of the City Code)**

35-311 Use Regulations

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
		Alcohol	Alcohol – Bar And/Or Tavern <u>without Cover Charge 3 or more days per week</u>			S	S	S	P	P	P		
Alcohol	Alcohol – Bar and/or Tavern <u>with Cover Charge 3 or more days per week</u>						S	P				P	
Alcohol	Alcohol – Nightclub <u>without Cover Charge 3 or more days per week</u>						P	P	P				
Alcohol	Alcohol – Nightclub <u>with Cover Charge 3 or more days per week</u>						S	P					
Amusement	Live Entertainment <u>without Cover Charge 3 or more days per week (not including Food Service Establishments)</u>						S	P				P	
Amusement	Live Entertainment <u>with Cover Charge 3 or more days per week (not including Food Service Establishments)</u>						S	P				P	
Service	Food Service Establishment <u>without Cover Charge 3 or more days per week – Restaurant, Cafeteria, Delicatessen, Ice Cream Parlor, Buffet, Bar-B-Que (With or Without Ancillary Catering Services) (with or without accessory live entertainment)</u>		R	P	P	P	P	P	P	P		P	
Service	Food Service Establishment <u>with Cover Charge 3 or more days per week (with or without accessory live entertainment)</u>						S	P				P	

APPENDIX A: DEFINITIONS AND RULES OF INTERPRETATION

Sec. 35-A101. Generally.

Bar. See "Tavern".

Cover Charge. A fee levied by a food service establishment, nightclub or tavern in addition to the charge for food and/or drink.

Live Entertainment. A use which includes any or all of the following activities, either principal or accessory: performance by musicians, dancers, stand-up comedians or other performance artists; karaoke; live bands or musical acts; or the amplification of recorded music/entertainment by live disk jockeys.

Nightclub. A tavern with more than two thousand (2,000) square feet of building area excluding kitchen, restrooms and storage areas. A nightclub use may include, in addition to the provision of alcohol, a dance hall, a ~~dance floor~~, food services, ~~live bands~~, ~~disk jockey~~ and/or live entertainment as an accessory use.

Tavern. Any use in which seventy-five (75) percent or more of its gross revenue is derived from the on-premises sale and consumption of alcoholic beverages. A tavern use may include, in addition to the provision of alcohol, a ~~dance floor~~, food services, ~~live bands~~, ~~disk jockey~~ and/or live entertainment as an accessory use.

DRAFT

Item 19

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

TO: San Antonio Planning Commission
FROM: Roderick Sanchez, AICP, CBO, Director
COPY: T.C. Broadnax, Assistant City Manager
SUBJECT: Proposed amendment to the Unified Development Code regarding zoning for golf courses
DATE: April 8, 2009

Summary:

A City Council Member request for an amendment to the Unified Development Code (UDC) that would change which zoning districts allow golf courses, and would create a new zoning district.

Background:

Early last year, the Planning and Development Services Department received a Council Consideration Request (CCR) asking staff to explore the creation of a new zoning district specifically for golf courses and parks. On April 2, 2008, the City Council's Governance Committee voted to direct staff to move this item forward through the commission/committee review process. On June 2, 2008, the Planning Commission's Technical Advisory Committee (TAC) reviewed staff's initial research and recommended an amendment that would create a new zoning district.

The City South Management Authority (CSMA) Board was briefed on this proposed amendment on March 24, and the TAC recommended approval on March 23. The Zoning Commission is scheduled to consider this item on April 7. The City Council's Infrastructure and Growth Committee will consider it for a recommendation prior to final consideration by City Council.

Issue:

San Antonio's UDC indicates in which zoning districts individual uses are allowed or not allowed. Currently:

- a golf course accessory to a residential subdivision is allowed in all of the residential zoning districts, save for the R-6, R-5, and R-4 districts which require a specific use authorization as does the ERZD overlay;
- **private** golf courses are allowed in the RD zoning district and with approval of a specific use authorization in the C-2, C-3, UD, FR and MI-1 zoning districts, as well as in the ERZD overlay; and
- **public** golf courses are allowed in the RD zoning district and with approval of a specific use authorization in the O-1, O-2, NC, C-1, C-2, C-3, D, L, UD, FR and MI-1 zoning districts, as well as in the ERZD overlay.

Currently, when golf courses are planned to meander about a residential subdivision, then are closed or never developed as planned, other uses potentially incompatible with the

abutting residences could develop on this available land. Some of these incompatible uses could include high density apartments or commercial establishments, depending on the zoning. If a zoning change were required before more dense residential or commercial development could occur, a public hearing process would allow for the neighboring property owners to express their opinions about any new adjacent development.

Policy Analysis and Recommendation:

The intent of this request is to streamline the designation for golf courses. It would alleviate issues that arise when planned golf courses are abandoned and other uses develop in their place. If new development is proposed for land formerly designated for golf courses, the rezoning public hearing process would provide a level of protection for surrounding properties.

The proposed new golf course district would allow for redevelopment of abandoned golf course property with park land or with compatible residential development. It would also allow a variety of recreational uses with approval of a specific use authorization.

Existing golf courses in other conventional zoning districts would be considered nonconforming uses (*grandfathered*) and could continue to exist pursuant to State Law and Article VII of the UDC. Any new golf courses would require the appropriate zoning before being established. Golf courses would continue to require a specific use authorization over the Edwards Recharge Zone Overlay District. Any existing golf courses of concern could potentially be addressed through the rezoning process.

The Planning and Development Services Department recommends approval of the draft amendment language included in this packet.



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2008 JAN -2 PM 3:43

TO: Mayor & City Council

FROM: City Councilman John G. Clamp

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Jelynn Burley, Deputy City Manager; Roderick Sanchez, Director of Development Services; Chris Callanen, Assistant to the City Council

SUBJECT: New Zoning Classification for Golf Courses and Parks

DATE: December 26, 2007

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in directing the Department of Development Services to create a designation for golf courses and park land.

Currently, **Private Golf Courses** can be built in zoning designations Resource Protection District (RP), Residential Estate District (RE), R-20 Residential Single Family District, Residential Single Family Districts (RM-6, RM-5 and RM-4), and Multi-Family (MF-25, MF-33, MF-40, MF-50). **Public Golf Courses** can be built in zoning designations Office District (O-1 and O-2), Neighborhood Commercial District (NC), Commercial District (C-1, C-2 and C-3), Downtown District (D), Light Industrial District (L), and Edwards Recharge Zone District (ERZD).

In an effort to streamline the land use designation for golf courses and park lands, I respectfully request that staff study this issue to determine the feasibility of a zoning specific designation for golf courses and park land and provide a recommendation for council consideration.

Brief Background

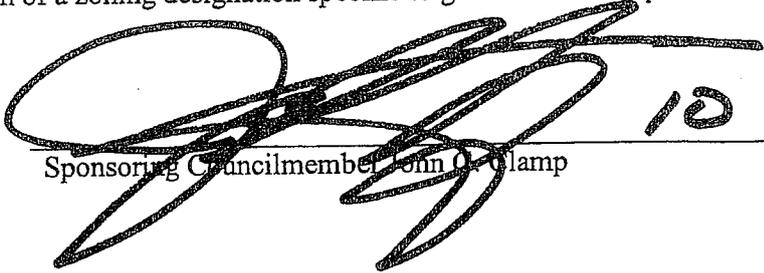
The purpose of this request is to create a specific zoning classification for golf courses and park land. Streamlining the use for private and public golf courses will lessen any confusion about zoning requirements for future golf course development.

Golf courses and parks tend to be built next to residential communities. A specific zoning designation can provide a means for the surrounding neighborhoods to have a voice in the development of the land if it were to change uses. For instance, a neighborhood can be established with a golf course as part of the original land use plan and have the land sold after time. The zoning of the land can be any number of different designations which could possibly allow for a land use that is not consistent with the surrounding area.

In order to streamline the land use for golf courses and provide the community an opportunity

to have some input into potential land use changes, I respectfully request that staff study this issue to determine the creation of a zoning designation specific to golf courses and park land.

Submitted for Council consideration
by:

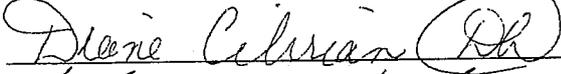
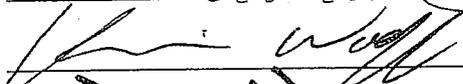
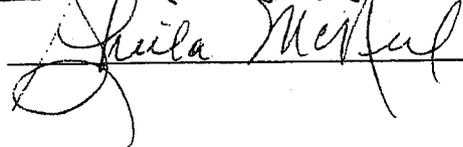


10

Sponsoring Councilmember John O. Clamp

Supporting Councilmembers' Signatures (4 only)

District No.

- | | | |
|----|---|---|
| 1. |  | 8 |
| 2. |  | 9 |
| 3. |  | 6 |
| 4. |  | 2 |

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Proposed Amendments to the Unified Development Code
(Chapter 35 of the City Code)

35-311 Use Regulations

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LCBS FUNCTION	LCBS STRUCTURE
Golf Course (Accessory To A Residential Subdivision)(see 35-346 "G" district)	P	P	P	P	P	P	S	P	S	P	S	P	P	P	P	P	S	5370	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX														
PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	LCBS Function		
Recreation Golf Course - Private (See Residential Use Table)(see 35-346 "G" district)					S	S					S	5370		
Recreation Golf Course - Publicly Owned	S	S	S	S	S	S	S	S			S			

35-346. Repealed: "G" Golf Course District.

STATEMENT OF PURPOSE

A golf course district "G" is a special zoning district permitting the operation of a private or public golf course, including accessory uses and activities. Golf courses can be "stand alone" or in association with a residential subdivision/community or a commercial, office or business park. Golf courses shall be allowed only within "G" Golf Course districts in order to achieve compatibility with adjacent uses through the provisions of this section.

(a) Permitted Uses:

- (1) Golf courses, public or private. Accessory uses for a golf course may include the following:
 - a. Clubhouse facilities which may include, but not be limited to a pro shop, administrative offices for the golf course, tavern, meeting rooms, and a food service establishment.
 - b. Driving ranges.
 - c. Maintenance facilities: outdoor storage of equipment and materials shall be screened from any adjacent residential zoning districts.
- (2) Parks.

- (3) Conservation Subdivisions, which shall meet the requirements of Section 35-203. For a conservation subdivision within a "G" District, golf courses with accessory uses may serve as an alternative use to meet the parks and open space requirements set forth in 35-203(j).
- (4) The following uses may be permitted within the "G" District only with approval of a specific use authorization by City Council:
 - a. Archery range
 - b. Athletic fields – noncommercial
 - c. Clubhouse – private including lodges and meeting halls
 - d. Golf driving range
 - e. Neighborhood recreational facility
 - f. Neighborhood swimming pool
 - g. Tennis, racquetball, handball, volleyball or basketball courts – noncommercial

(b) Setback Requirements.

- (1) The perimeter setback for all buildings and structures shall be twenty-five (25) feet when abutting a residentially developed tract or a residential zoning district.
- (2) No perimeter setback is required where the golf course does not abut a residentially developed tract or residential zoning district.
- (3) Internal to this district there are no zoning setback requirements, however building and fire code requirements must still be met.
- (4) For uses requiring a specific use authorization, stricter setbacks may be governed by the required site plan.

(c) Height Requirements.

- (1) The height of buildings shall not exceed thirty-five (35) feet at the required perimeter setbacks as specified in subsection (b).
- (2) The height of buildings may be increased two (2) feet for each one (1) foot they are set back beyond the required perimeter setback.
- (3) For uses requiring a specific use authorization, stricter height limits may be governed by the required site plan.

(d) Lighting.

- (1) Lights illuminating an accessory driving range shall be arranged so that the source of light is deflected away from and not directed toward any abutting residential uses or residential zoning districts, and shall meet the requirements of Section 35-392(a).
- (2) All other lighting shall be in accordance with Section 35-392.
- (3) For uses requiring a specific use authorization, stricter lighting standards may be governed by the required site plan.

(e) Signs.

- (1) No sign, display or other exterior indications of accessory uses shall be visible from a public thoroughfare.
- (2) All other signage shall be in accordance with Chapter 28 of the City Code.
- (3) For uses requiring a specific use authorization, stricter sign standards may be governed by the required site plan.

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

TO: Planning Commission Technical Advisory Committee
FROM: Roderick Sanchez, AICP, CBO, Director, Planning & Development Services Department
COPIES: T.C. Broadnax, Assistant City Manager
SUBJECT: Unified Development Code 2008 Biennial Update Program
DATE: April 8, 2009

SUMMARY:

The Planning and Development Services Department was directed to prepare amendments to Chapter 35 of the Municipal Code, the Unified Development Code ("UDC"), for consistency with House Bill 1835 (Rough Proportionality).

BACKGROUND:

In 2005, the 79th Session of Texas Legislature Passes House Bill 1835 amending Section 212 of the Local Government Code (LGC).

HB 1835 states that "If a municipality requires as a condition of approval for a property development project that the developer bear a portion of the costs of municipal infrastructure improvements by the making of dedications, the payment of fees, or the payment of construction costs, the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the proposed development as approved by a professional engineer who holds a license issued under Chapter 1001, Occupations Code, and is retained by the municipality."

To amend the UDC for consistency with state law, numerous amendments to the code have been proposed. Amendments were received from staff of the following City Departments: Planning & Development Services Department, the City Attorney's Office, and Public Works. In addition, amendments were submitted by Bexar County who is a partner with the City of San Antonio in the development review process.

The current UDC requires developers/owners, if conditions are met, to mitigate or provide improvements to the roadway adjacent to the property being developed regardless of their traffic impact. For example, a shopping center adding 2,000 peak hour trips to a roadway may only be required to provide a right turn deceleration lane and a left turn lane into their development. In turn, a residential development located on a major thoroughfare and adding 400 peak hour trips may need to construct 2 miles of a 4 lane arterial. The proposed ordinance would require

developers/owners to provide both on and off-site improvements based on the findings of their traffic impact analysis. The traffic impact analysis will identify potential traffic issues directly related to the proposed development within a 1 ½ mile radius. A developer will be required to provide a preliminary cost estimate for the improvements identified in the TIA and a dollar figure impact that his development will have on the city's roadway system. If the dollar impact of his development is greater than the cost estimate of the TIA improvements, then he will be required to provide all of the TIA improvements. If the dollar impact of his development is less than the cost estimate of the TIA improvements, then he will only be responsible for doing the improvements equal to his developments dollar impact.

FISCAL IMPACT:

Due to many sections of the UDC subject to change by this ordinance, staffing impacts may be expected for the TIA Section of the Planning and Development Services Department.

RECOMMENDATION:

Staff requests action from the Technical Advisory Committee to forward the proposed UDC amendments to the Planning Commission to make a recommendation to the City Council.

ATTACHMENTS:

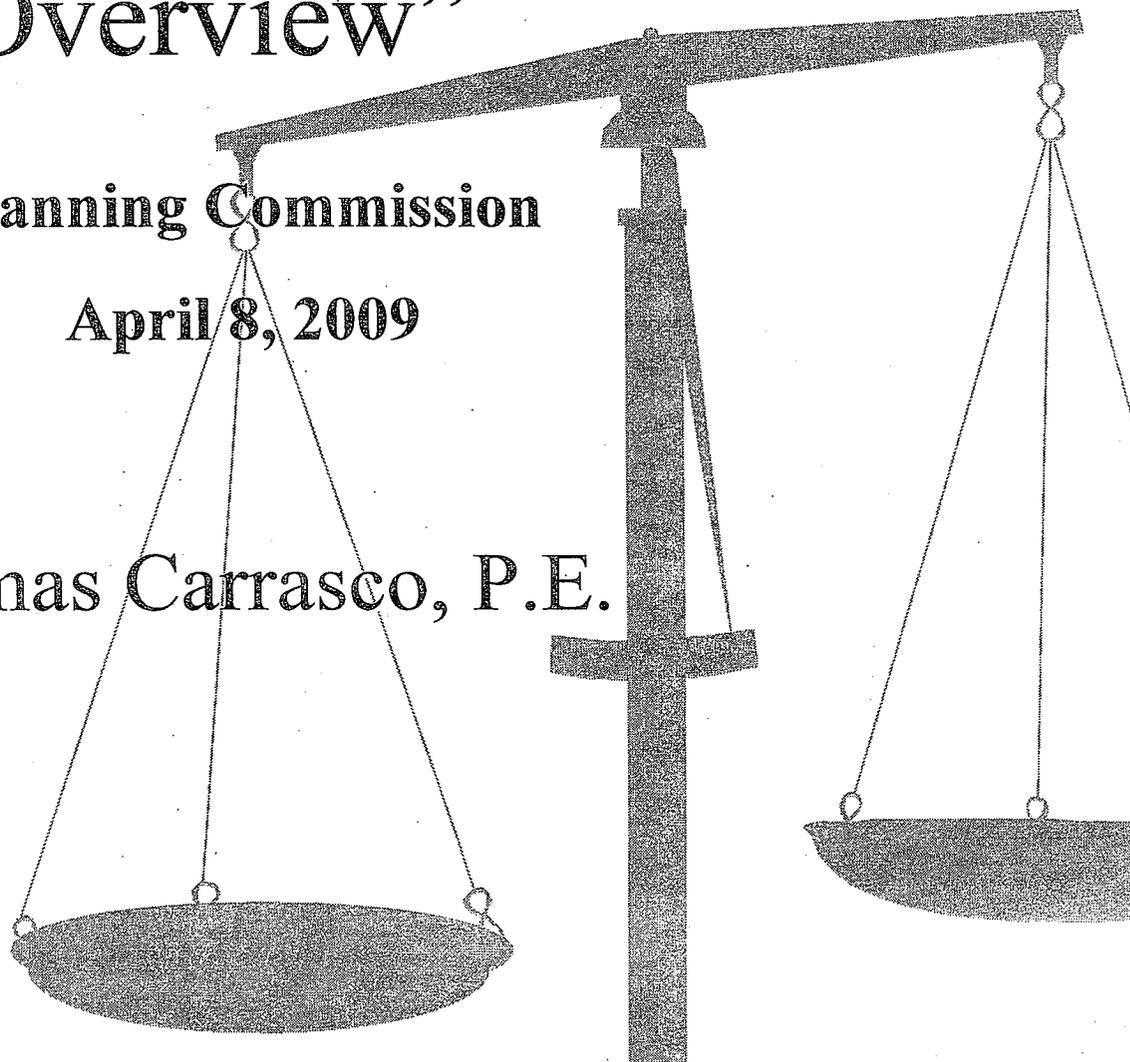
Proposed UDC Amendments: Rough Proportionality

HB 1835: Rough Proportionality “Overview”

Planning Commission

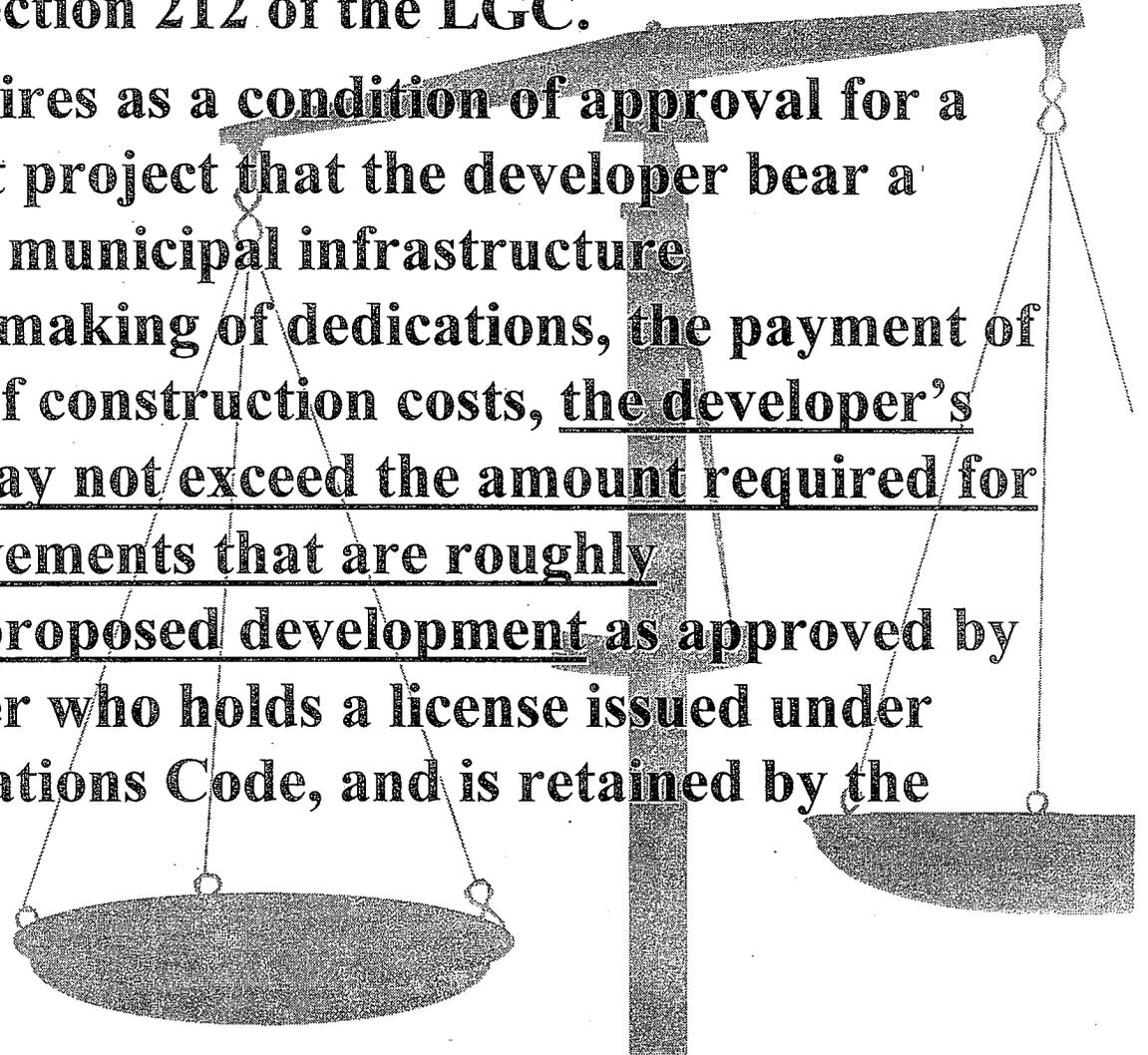
April 8, 2009

Thomas Carrasco, P.E.



What is House Bill 1835?

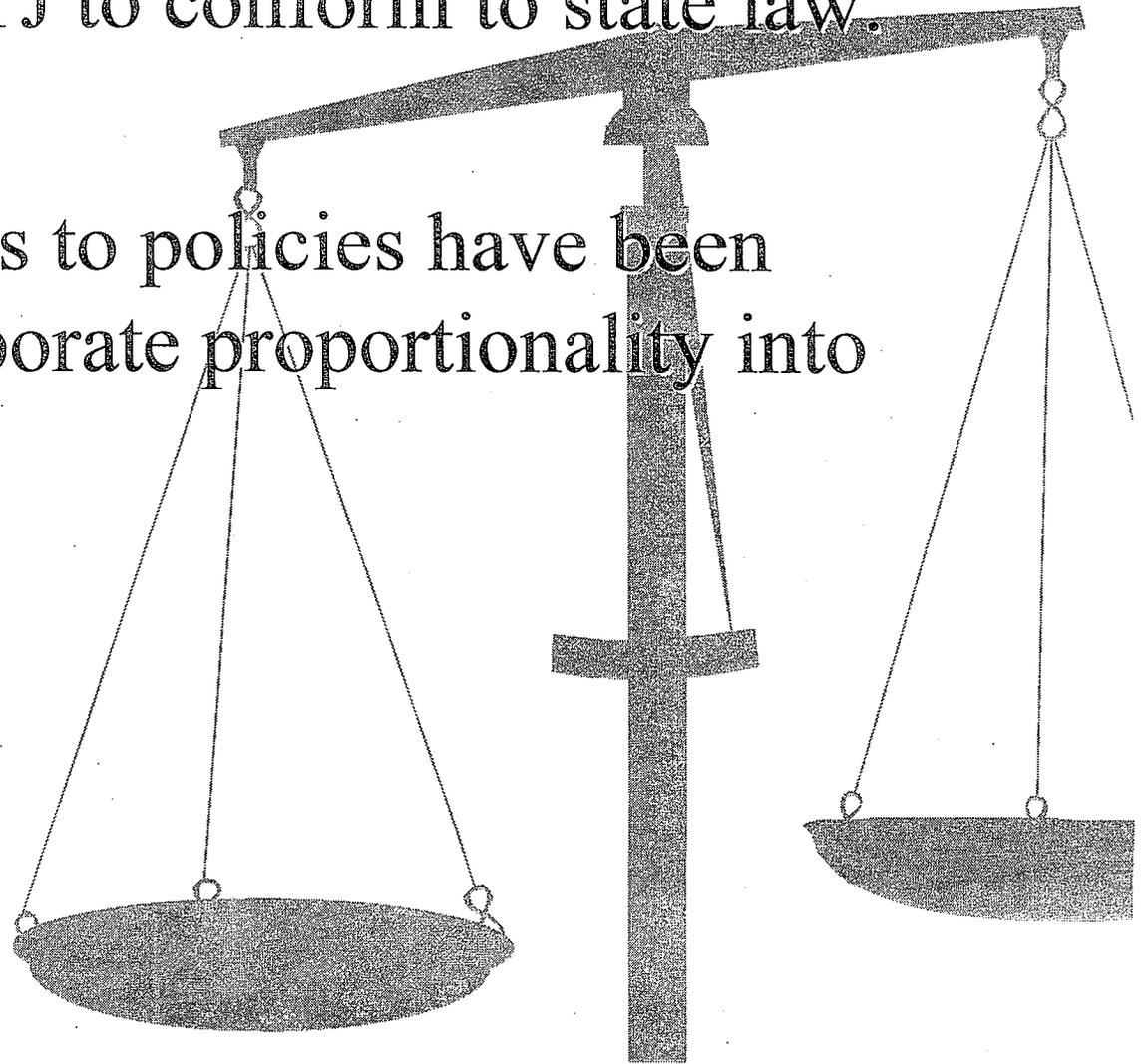
- September 2005 – 79th Session of Texas Legislature Passes HB 1835 amending Section 212 of the LGC.
- If a municipality requires as a condition of approval for a property development project that the developer bear a portion of the costs of municipal infrastructure improvements by the making of dedications, the payment of fees, or the payment of construction costs, the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the proposed development as approved by a professional engineer who holds a license issued under Chapter 1001, Occupations Code, and is retained by the municipality.



Purpose

To propose an ordinance for the City of San Antonio and its ETJ to conform to state law.

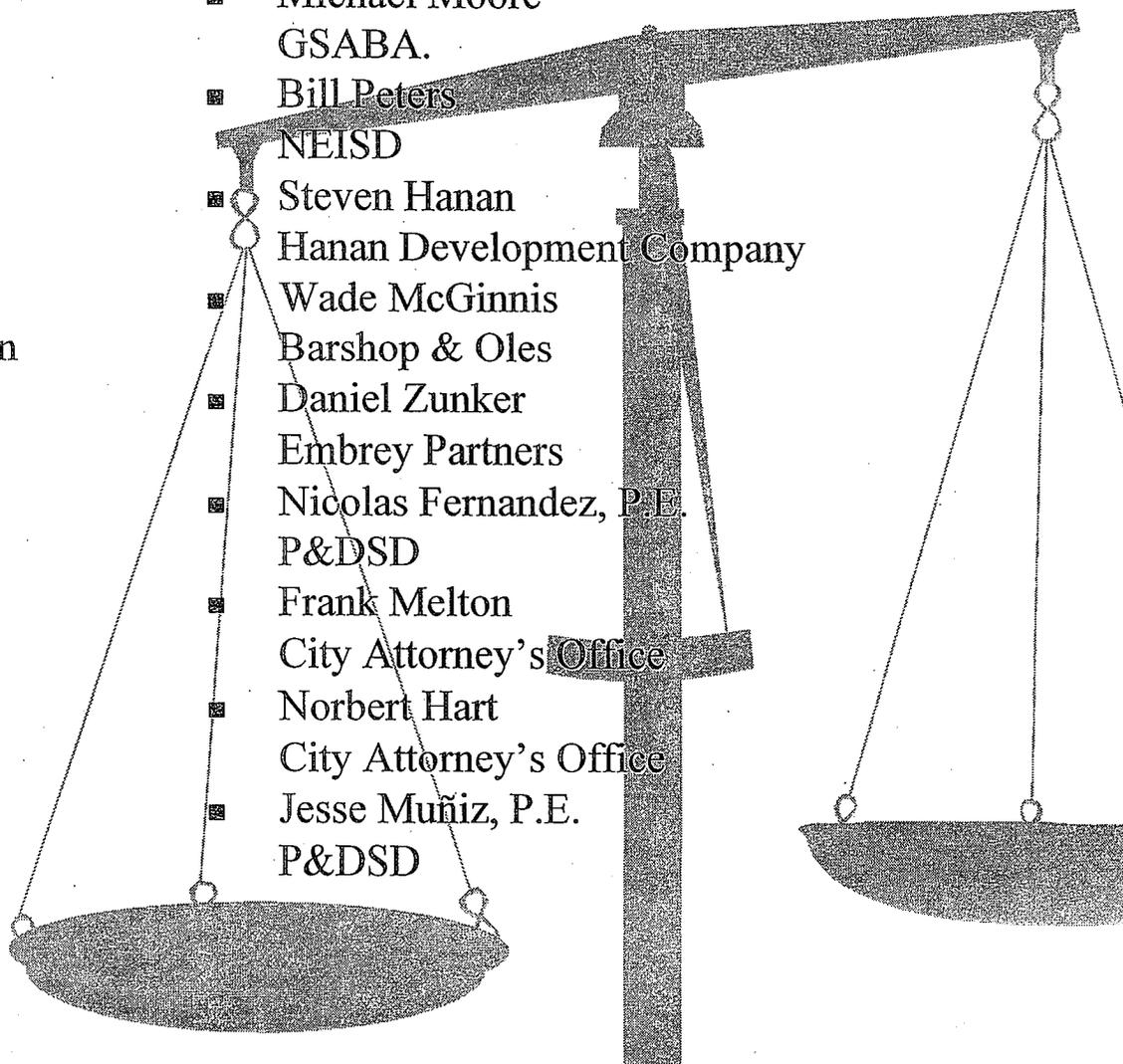
Major amendments to policies have been proposed to incorporate proportionality into the UDC.



Advisory Committee Members

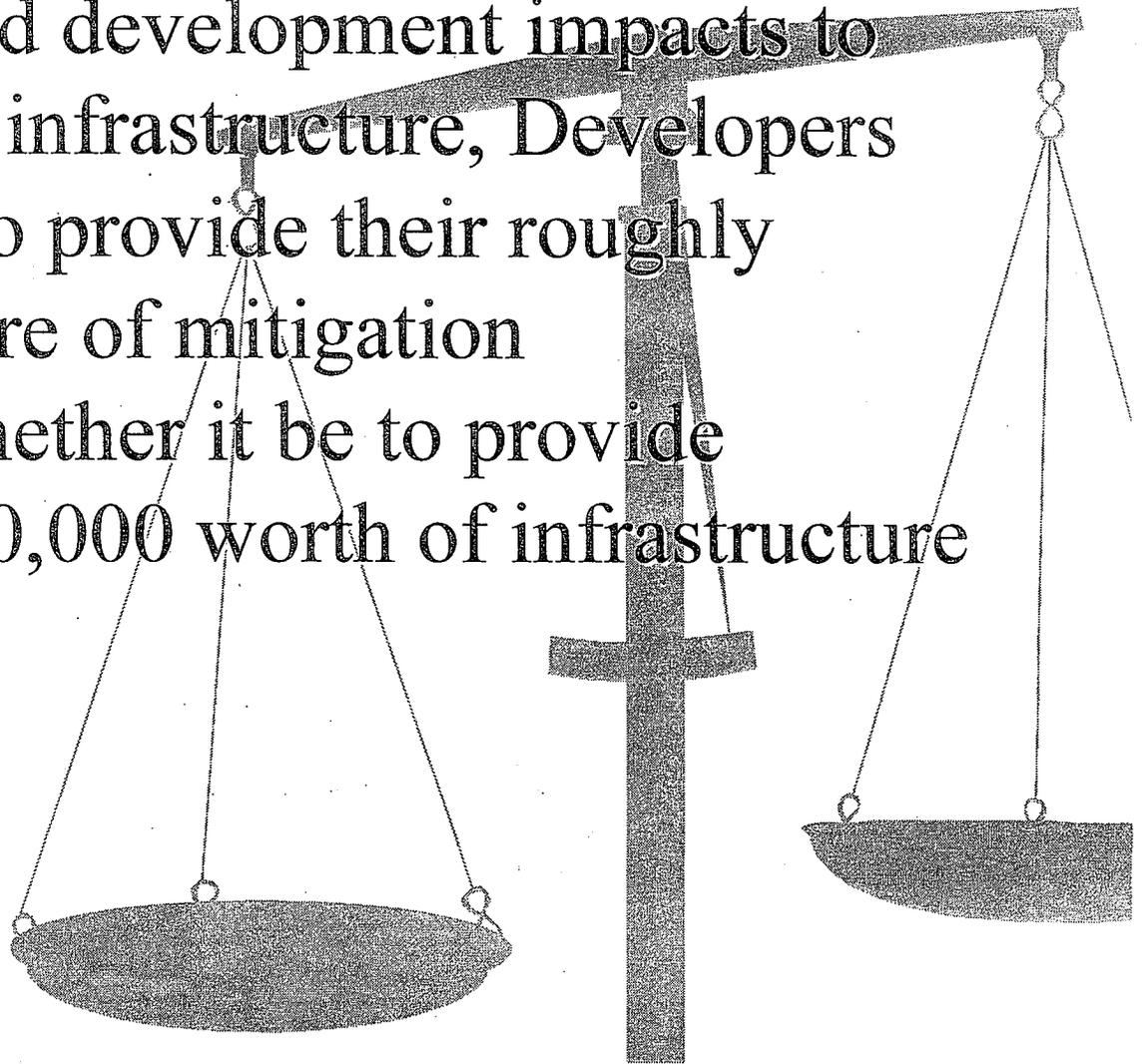
HB 1835 Advisory Committee was formed made up of engineers, developers, school districts, county, and city staff.

- Gene Dawson, P.E.
Real Estate Council
- Robert Liesman, P.E.
Development Community
- Robert Brach, P.E.
Bexar County
- Jeannie Gieger
Metropolitan Planning Organization
- Maggie Flores Scheppers
Public Works
- Christina DeLaCruz, P.E.
Public Works
- Kent Hickingbottom, P.E.
Public Works
- Thomas Carrasco, P.E.
P&DSD
- Trish Wallace
P&DSD
- Michael Moore
GSABA.
- Bill Peters
NEISD
- Steven Hanan
Hanan Development Company
- Wade McGinnis
Barshop & Oles
- Daniel Zunker
Embrey Partners
- Nicolas Fernandez, P.E.
P&DSD
- Frank Melton
City Attorney's Office
- Norbert Hart
City Attorney's Office
- Jesse Muñiz, P.E.
P&DSD



What does HB 1835 Accomplish?

Based on proposed development impacts to existing roadway infrastructure, Developers will be required to provide their roughly proportionate share of mitigation improvements whether it be to provide \$2,000,000 or \$10,000 worth of infrastructure improvements.



Roughly Proportionate Determination Overview

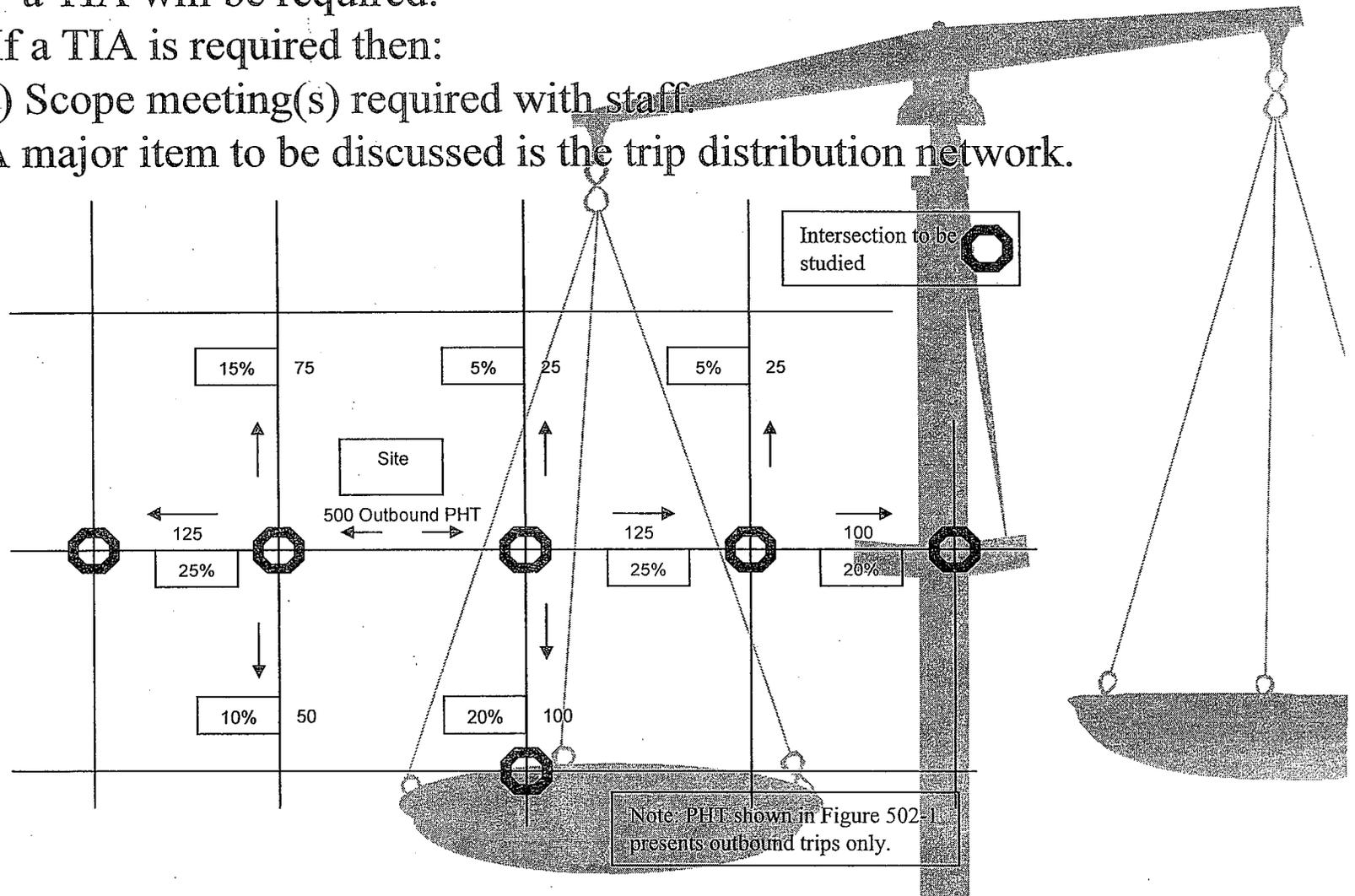
Step 1: Determine if a Traffic Impact Analysis (TIA) is required by completing a Peak Hour Trip Generation Form.

a) If a proposed development generates more than 76 phts, then a TIA will be required.

Step 2: If a TIA is required then:

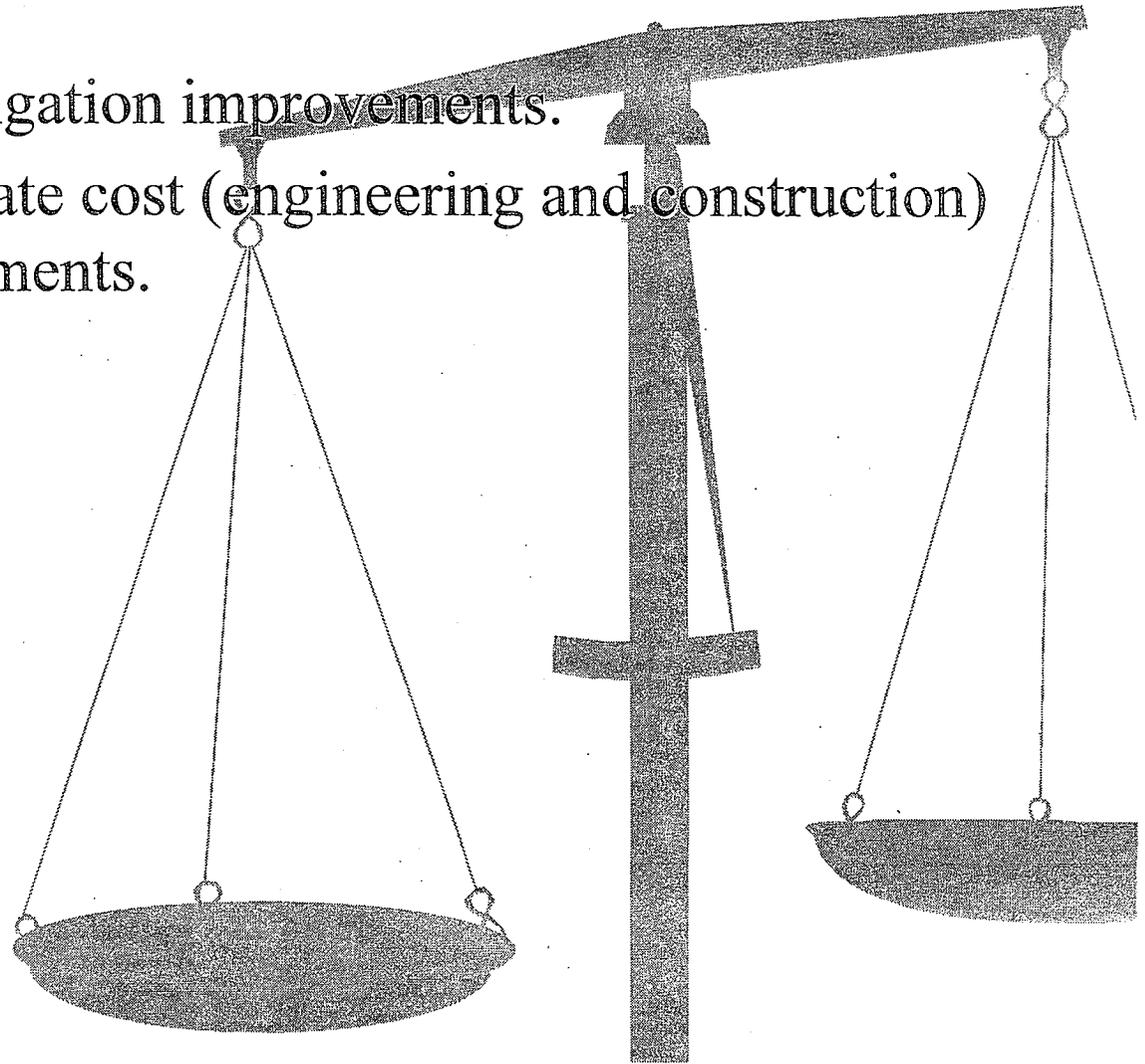
a) Scope meeting(s) required with staff.

A major item to be discussed is the trip distribution network.



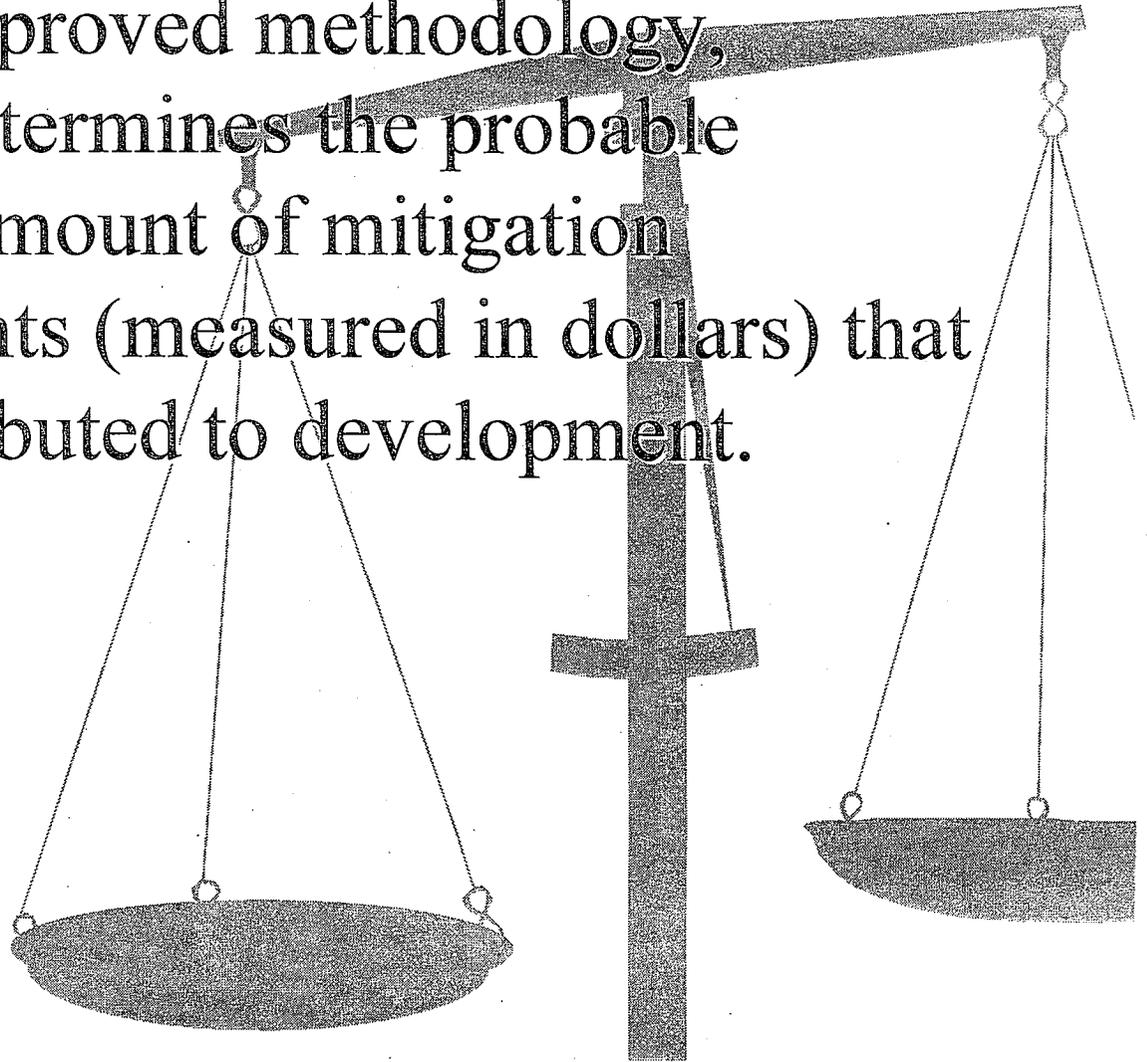
Roughly Proportionate Determination Overview (cont.)

- b) Complete TIA.
- c) From TIA, identify mitigation improvements.
- d) Identify total approximate cost (engineering and construction) for mitigation improvements.



Roughly Proportionate Determination Overview – cont.

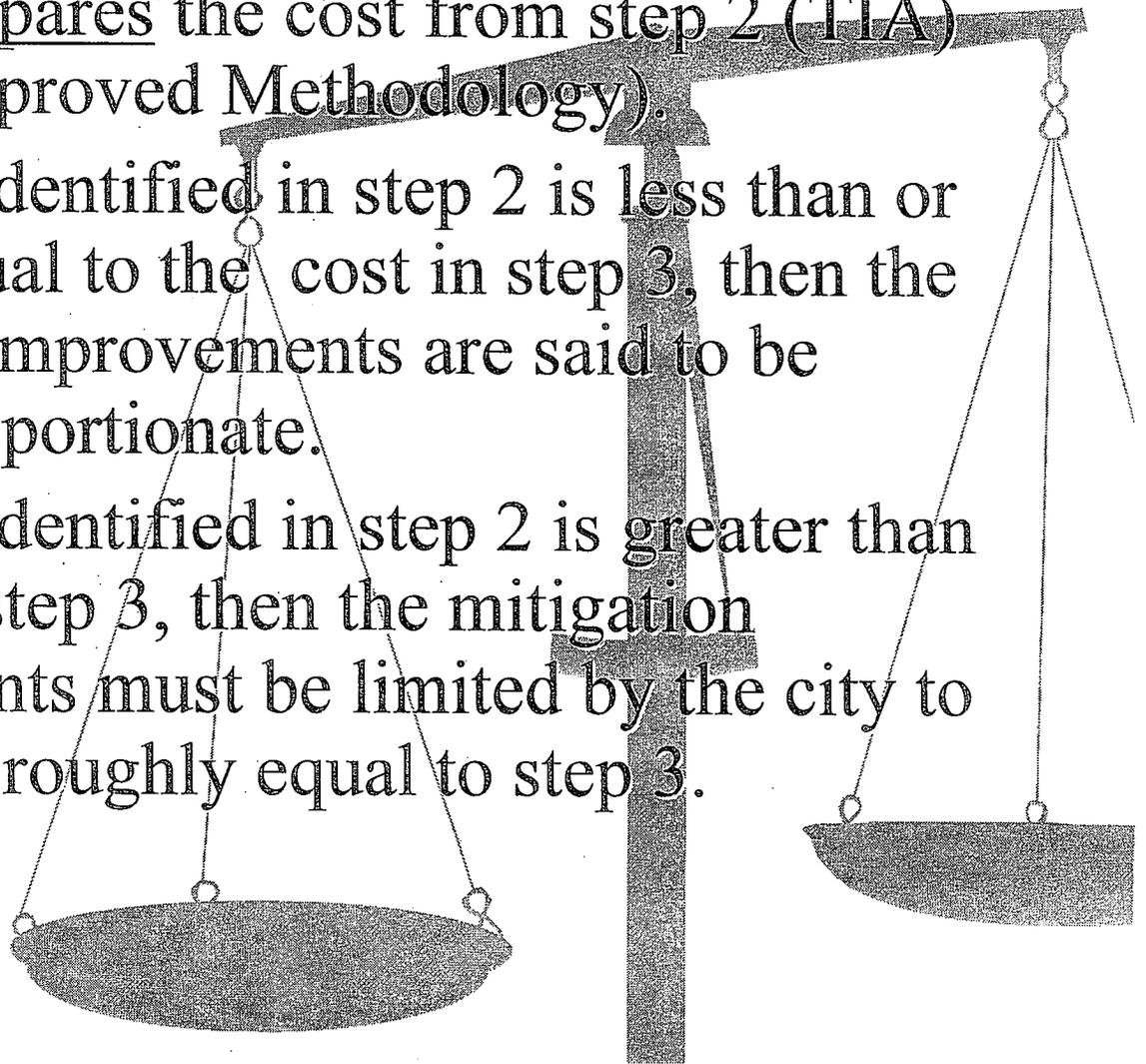
Step 3: Using an approved methodology, applicant determines the probable maximum amount of mitigation improvements (measured in dollars) that may be attributed to development.



Roughly Proportionate Determination Overview – cont.

Step 4: Applicant compares the cost from step 2 (TIA) and step 3 (Approved Methodology).

- a) If the cost identified in step 2 is less than or roughly equal to the cost in step 3, then the mitigation improvements are said to be roughly proportionate.
- b) If the cost identified in step 2 is greater than the cost in step 3, then the mitigation improvements must be limited by the city to the amount roughly equal to step 3.



Example – TIA

Evans at US 281

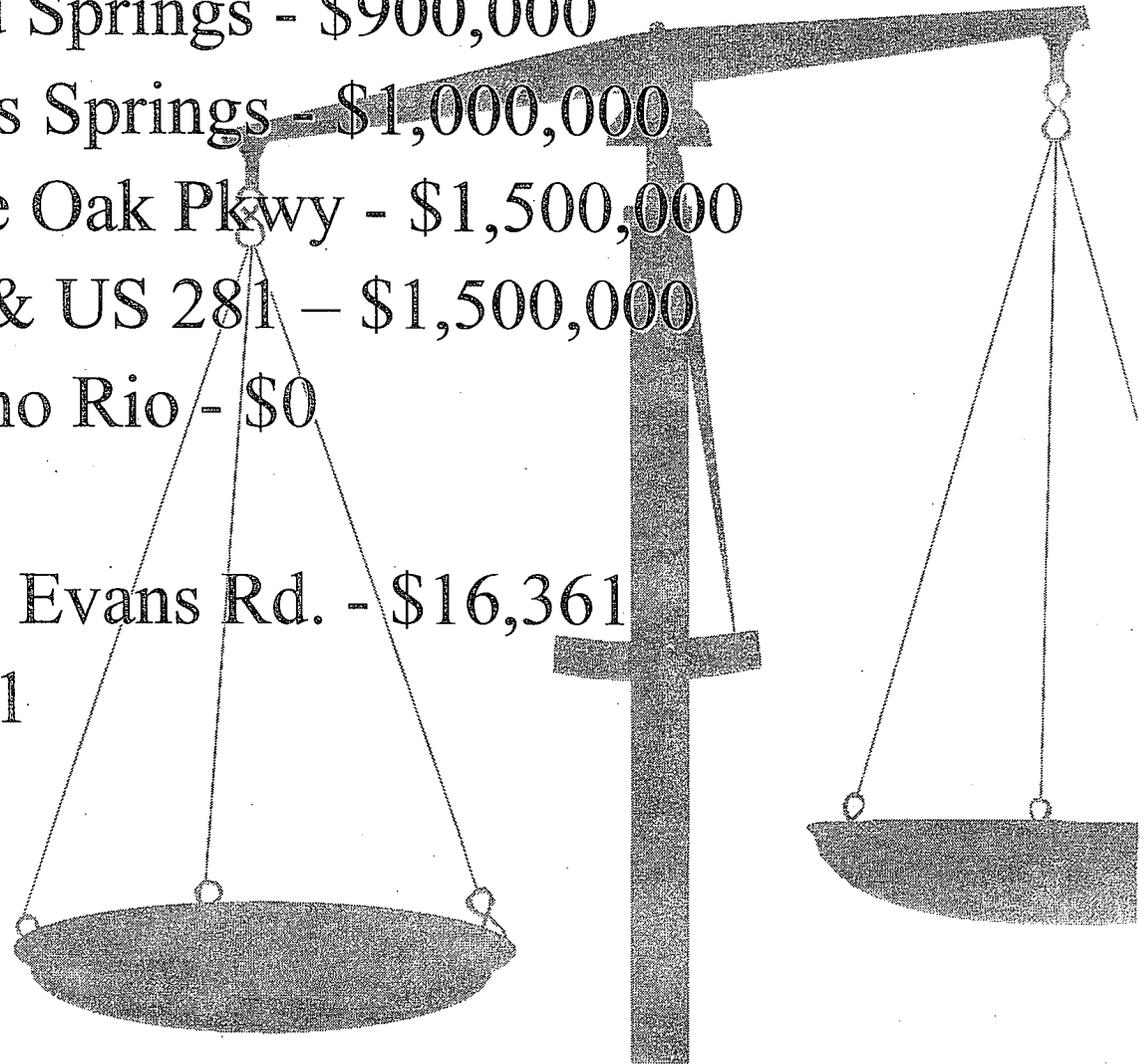


TIA Requirements

1. Evans Rd & Wind Springs - \$900,000
2. Evans Rd & Evans Springs - \$1,000,000
3. Evans Rd & Stone Oak Pkwy - \$1,500,000
4. Stone Oak Pkwy & US 281 - \$1,500,000
5. Evans Rd & Encino Rio - \$0

R.O.W. Dedication on Evans Rd. - \$16,361

TIA Total - \$4,916,361



Example-Step 3

Intensity PHT Trip Length Cost/Veh-mile Final Cost
 45.27 X 6.22 X 1.5 X 2,185 = \$922,878

Worksheet Last Updated: 12/27/2007

DEMAND - Traffic Generated by Proposed Development:

Trip Generation Method:

- Linear Rates
 Regression Equations

Land Use Type ¹ :	Development Unit:	Intensity ² :	PM Peak Hour Trip Rate ³ :	Internal Capture Rate ⁴ :	Trip Length ⁵ : (miles)	Demand: (vehicle-miles)	Impact of Development ⁶ : (\$)
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	45.27	6.22	0%	1.50	422.37	\$922,878
Bank (Drive-In)	LANES	8	27.07	0%	1.50	324.84	\$709,775
Shopping Center	1,000 SF GFA	172.67	2.48	0%	1.50	642.33	\$1,403,491
Supermarket	1,000 SF GFA	165	6.69	0%	1.50	1,655.78	\$3,617,879

IMPACT OF DEMAND PLACED ON THOROUGHFARE SYSTEM: 3,045.32

\$6,654,023

Notes: ¹ For the ITE Trip Generation Manual; ² Intensity is the amount of the development unit that is proposed; ³ Trip Rate is the trip generation rate with a reduction for pass-by's per the ITE Trip Generation Handbook. When regression equations are used, the rate is derived from the equation at the given intensity. For uses without a regression equation, the rate refers back to the linear method and the cells shaded gray. ⁴ Internal Capture should only be used when supported by a traffic study; ⁵ Default values for trip length will be applied; trip length data may be modified when justified; however shall not exceed the SA/BC MPO Modeled Trip Length; ⁶ Based on an estimated average cost of \$2,185 to provide the capacity (construction, engineering, and right-of-way dedication) for one vehicle mi.

Roadway Supply - Off-Site Roads to be Built or Funded by the Applicant:

Roadway Name:	Classification:	Roadway Length: (Feet)	Number of Lanes:	Supply Cost Estimate ¹ : (\$)	Cost Estimate based on Detailed OPCC ² : (\$)

ROADWAY SUPPLY ADDED TO SYSTEM SUBTOTAL:

\$0

Intersection Improvements - Specific Improvements to be Built or Funded by the Applicant:

Intersection:	Description of Improvement:	Estimated Cost ³ : (\$)
Evans Rd & Wind Springs	Intersection Improvements	\$900,000
Evans Rd & Evans Springs	Intersection Improvements	\$1,000,000
Evans Rd & Stone Oak Pkwy	Intersection Improvements	\$1,500,000
Stone Oak Pkwy & US 281	Intersection Improvements	\$1,500,000

INTERSECTION IMPROVEMENTS ADDED TO SYSTEM SUBTOTAL:

\$4,900,000

Right-of-Way Dedication - ROW to be dedicated by the Applicant:

ROW Estimates have been manually adjusted

ROW Dedication:	General Description of ROW Dedication:	Estimated Cost ⁴ : (\$)
Dedication along Evans Road	0.062 acres	\$16,361

RIGHT-OF-WAY DEDICATION SUPPLY ADDED TO SYSTEM SUBTOTAL:

\$16,361

TOTAL VALUE OF SUPPLY ADDED TO THOROUGHFARE SYSTEM:

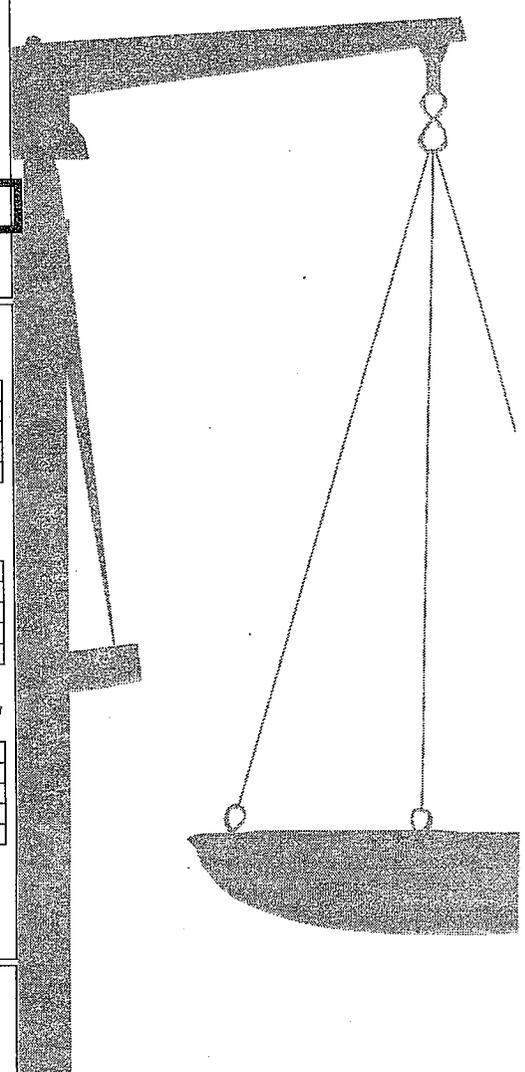
\$4,916,361

Notes: ¹ Based on an estimated cost to provide the roadway supply (construction and engineering) based on the classification; ² Revised cost estimate for construction and engineering based on more detailed preliminary engineering and/or design; ³ Estimated Intersection Improvement costs; ⁴ Cost of right-of-way initially estimated to be 15% of roadway construction and engineering; this value can be overwritten based on appraised values as needed.

SUPPLY / DEMAND COMPARISON:

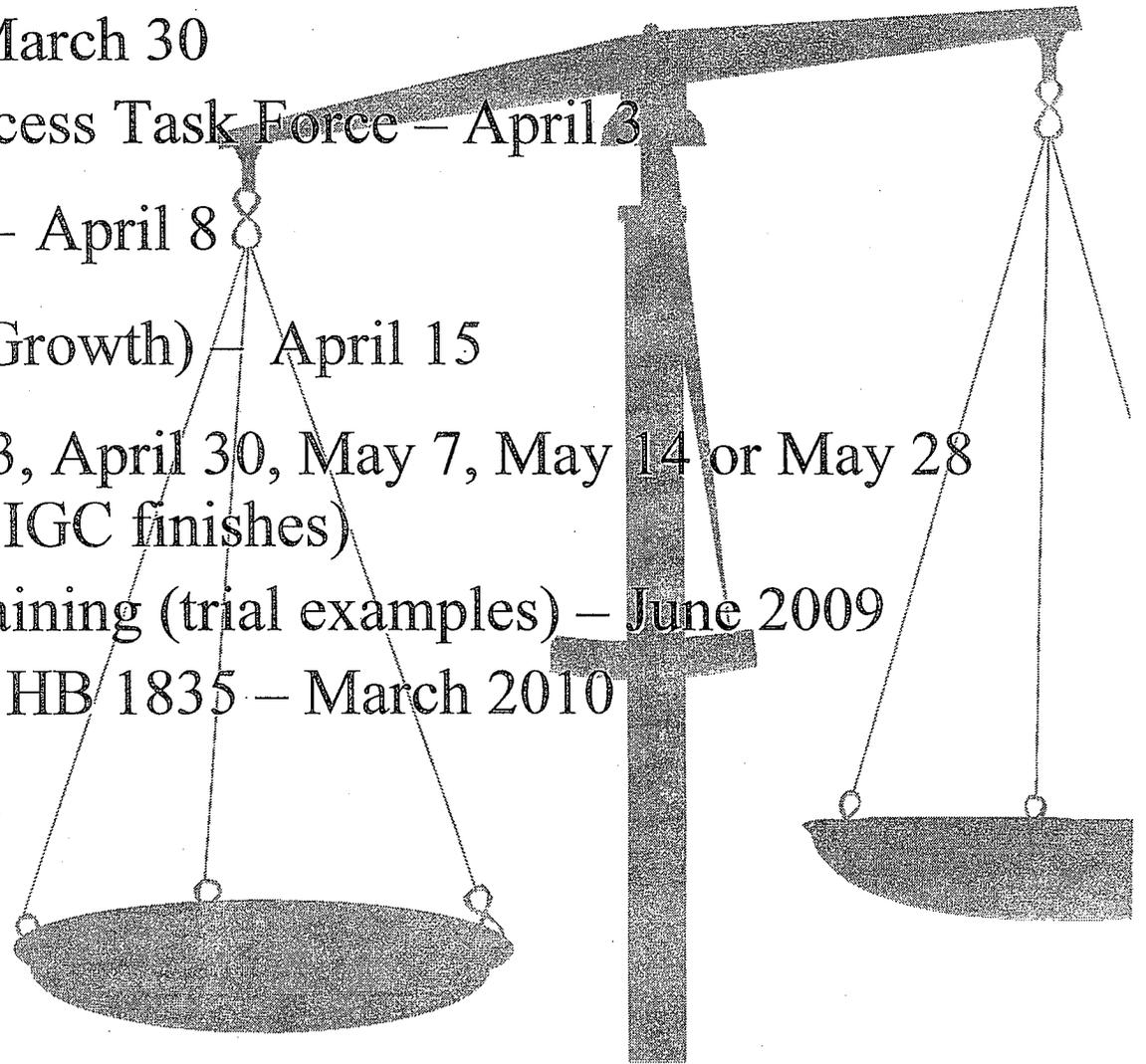
A comparison of the capacity provided by a development against the traffic impacts of the proposed development.

	Cost	Comparison
TOTAL IMPACT OF DEMAND PLACED ON THOROUGHFARE SYSTEM:	\$6,654,023	DEMAND > SUPPLY
TOTAL VALUE OF CAPACITY (SUPPLY) ADDED TO THOROUGHFARE SYSTEM:	\$4,916,361	135.34%



Proposed Ordinance Schedule

- TAC – March 23 and March 30
- REC/Development Process Task Force – April 3
- Planning Commission – April 8
- IGC (Infrastructure & Growth) – April 15
- City Council – April 23, April 30, May 7, May 14 or May 28 (depending upon when IGC finishes)
- Implement HB 1835 training (trial examples) – June 2009
- Full implementation of HB 1835 – March 2010



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Sec. 35-501. General Provisions.

(a) **Applicability.** The provisions of this chapter shall apply to any application for development approval, except as otherwise provided. Within §35-501 all references to Director shall mean the Planning and Development Services Director unless otherwise indicated.

(b) Roughly Proportionate Determination

- (1) A roughly proportionate determination (determination study) shall be made at the time that a Master Development Plan (MDP), Planned Unit Development (PUD), Subdivision Plat, or request for Building Permit is submitted in accordance with §35-502(a). The determination study shall be made by the applicant's licensed professional engineer which shall include a comparison of the total capacity of the existing public infrastructure system utilized by the applicant to the total capacity of the infrastructure improvement being dedicated by, constructed by or contributed to by the applicant. The study shall be completed using standard measures of capacity for the applicable public facilities system.
- (2) The roughly proportionate determination is not made to a mathematical certainty, but is intended to be used as a tool to fairly assess the roughly proportionate impacts of a development. The determination shall be completed in accordance with generally recognized and approved measurements, assumptions, procedures, formulas, and development principles to be applied in the best interests of the public and the property owner to result in roughly proportionate costs to the property owner in dedications, the payment of fees and/or, the construction of a useable and workable public facilities system that is roughly proportionate to the impact of the proposed development.
- (3) A licensed professional engineer, retained by or an employee of the City, shall approve the determination study and affirm that all the necessary infrastructure improvements related to the MDP, PUD, Subdivision Plat, or Building Permit have been identified. The Planning and Development Services Director may, as requested by the Public Works Department or the Planning and Development Services Department, determine that additional improvements attributable to and necessitated by the development can be required in addition to those identified by the applicant, so long as the total off-site transportation-related improvements remain roughly proportionate to the impact of the proposed development on the transportation system. The Director may require that the applicant, at applicant's expense, submit additional information or studies, pertaining to the roughly proportionate determination, which may assist the City's licensed professional engineer in approving the determination study.
- (4) The Director shall identify in a written statement all the infrastructure improvements to be made in conjunction with the MDP, PUD, Subdivision Plat, or request for Building Permit as a result of the proposed activity and shall identify specific infrastructure improvements to be made by the applicant that are roughly proportionate to the impact of the proposed master development, plat, or building permit. The infrastructure improvement requirements may also include the combination of dedications, payment of fees, and payment of construction costs.
- (5) The minimum requirements of this Code may be altered with a variance in accordance with Article IV, Division 10 that is supported by the written determination of the Director in order to satisfy the roughly proportionate determination for the master development plan, PUD plan, subdivision plat or building permit.

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- (6) This Section does not diminish the authority or modify the procedures specified by Chapter 395.

(c) ~~(b)~~ Administrative Exceptions.

(1) To facilitate flexibility in design while maintaining the safety, health and welfare of the public, the Planning and Development Services Director ~~director of development services~~ in concurrence with the county engineer and consultation with the director of public works may grant administrative exceptions to the following technical design requirements found in the following sections of article V:

- Section 35-502 Traffic Impact Analysis.
- Section 35-504 Stormwater Management.
- Section 35-505 Floodplain Development Standards.
- Section 35-506 Transportation and Street Design.
- Section 35-507 Utilities.
- Section 35-526 Parking and Loading Standards (parking stall dimensions and parking requirements not to exceed +/- ten (10) percent of the required parking).
- Section 35-527 Offstreet Truck Loading Requirements.

(2) No administrative exception shall be granted unless:

A. The Planning and Development Services Director ~~director of planning~~ certifies that the proposed exception does not conflict with the goals and policies of the master plan; and

B. The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that exceptions to the standard provided by this chapter would not pose a threat to health and safety.

(3) Where an administrative exception is not granted, or where an administrative exception is not permitted (as in the case of street connectivity, maximum parking requirements, and other items not enumerated in subsection (2), above), the applicant may seek a variance from the planning commission and the county commissioners when located in the ETJ pursuant to section 35-483 or 35-484 in the case of subdivision plats, or an appeal or variance pursuant to section 35-481 or 35-482 in the case of zoning permits.

(d) Roughly Proportionate Appeal

(1) An applicant may appeal to the City Council the determination of the Planning and Development Services Director and the City's approved determination study, made in accordance with §35-501(b), that improvements attributable to and necessitated by the development can be required in addition to those proposed by the applicant. The purpose of the appeal is to determine whether the infrastructure improvements required by the City are roughly proportionate to the proposed development.

(2) Roughly Proportionate Appeals Procedure

- a. If an applicant wishes to appeal the roughly proportionate determination, then the applicant shall file a written notice of appeal of the Directors' determination and the City's approved determination study to both the Director and City Clerk, 100 Military Plaza, Second Floor, City Hall, P. O. Box 839966, San Antonio, Texas 78283-3966 no later than thirty (30) days after the date of the written statement specified in 35-501(b)(4) is made by the Director that imposes costs on the applicant for public infrastructure improvements as a condition of master development plan, subdivision

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- plat or permit approval, through the making of dedications, payment of fees, or payment of construction costs.
- b. The appeal shall specify and in detail state the reasons that the Director's determination and the approved determination study that require infrastructure improvements as a condition of master development plan, subdivision plat or building permit approval, through the making of dedications, payment of fees, or payment of construction costs, exceed those that are roughly proportionate to the proposed master development plan, subdivision plat or building permit.
- c. Not later than twenty (20) working days after filing written notice of appeal, the applicant shall file fifteen (15) copies of each of the following items with the City Clerk and one (1) copy with the Planning and Development Services Director:
- i. a written list of witnesses, expert witnesses and licensed professional engineers (and alternates for these witnesses), and
 - ii. a written synopsis of the expected testimony, address, phone number, and professional licenses of each witness, expert witness, and licensed professional engineer, and
 - iii. written evidence and description of anticipated evidence, along with materials, software programs, maps, charts, graphs, studies, reviews, and reports of professionals in support of the appeal with respect to each specific portion of the Directors' determination and the City's approved determination study that requires as a condition of subdivision, master development, plat or permit approval the making of dedications, construction of improvements, payment of fees or payment of construction costs.
- d. Upon receipt by the Director of all items listed in 35-501 (d) (2) c from the applicant, the Director shall file fifteen (15) copies of a response and submission of each of the items listed in 35-501 (d) (2) c with the City Clerk and one (1) copy of each with the applicant. The Director's response shall be issued no later than thirty (30) days after receipt of applicant's appeal submission.
- e. Upon receipt of the response of Director, the City Clerk shall schedule a time and date not sooner than thirty (30) calendar days but no later than sixty (60) calendar days after receipt of the Planning and Development Services Director response and submission.
- f. The applicant or the Director, as parties to the appeal, shall be afforded the opportunity to make a one (1) time amendment to the items required by Section 35-501 (d) (2) c by filing fifteen (15) copies of an amendment with the City Clerk and one (1) copy with the other party to the appeal. Such amendment shall be filed no later than the fourteenth (14th) day before the date the City Council is scheduled to consider the appeal.
- g. Upon receipt of the other party's amendment to items required by Section 35-501 (d) (2) c the Planning and Development Services Director or applicant shall file fifteen (15) copies of any amendment response with the City Clerk and one (1) copy of any amendment response with the other party no later than twenty (20) calendar days after receipt of the other party's one (1) time amendment

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- h. After receipt of the Director's or applicant's amendment response the City Clerk shall reschedule a time and date for the City Council to consider the appeal not sooner than thirty (30) calendar days but no later than sixty (60) calendar days from the last date upon which a response shall be filed for the City Council to consider the appeal.
- i. The City Council will not consider any written evidence, materials, software programs, maps, charts, graphs, studies, reviews, and reports that are received or presented to the City Clerk and or Planning and Development Services Director within thirty (30) days of the date City Council is scheduled to consider the appeal. The City Council shall consider testimony in support of the appeal presented at City Council.
- j. The applicant and Director shall be allotted no more than one (1) hour each to present evidence and testimony before City Council.

(e) ~~(e)~~ Site Improvements. Streets, alleys, sidewalks and other site improvements required under the provisions of this chapter to be installed in subdivisions by the subdivider shall conform to the specification of this chapter and to the then current policies and regulations of the City of San Antonio, CPS Energy, San Antonio Water System, or other approved utility districts or agencies involved with reference to payment for such installations, refunds, credits and other financial arrangements.

(f) ~~(d)~~ Standard Specifications for Construction. All construction shall meet the requirements as set forth in the city's "Standard Specifications for Public Works Construction," dated October 1995, as amended (hereinafter the "standard specifications"), to the extent not inconsistent with this chapter. The "standard specifications for public works construction" are hereby incorporated by reference as if set forth in their entirety herein. Copies of the document are on file in the office of the city clerk. To the extent that there is any inconsistency between the standard specifications and the provisions of this chapter, the provisions of this chapter shall govern.

Sampling and testing of materials and laboratory inspection of materials and processes shall be performed at the expense of the developer. Testing shall be in accordance with the City of San Antonio's standard specifications for public works construction. Firms providing construction materials testing services must have an established in-house laboratory meeting the standards of the ASTM requirements.

(g) ~~(e)~~ Americans With Disabilities Act.

(1) Infrastructure. Infrastructure construction and improvements of facilities shall comply with the Americans with Disabilities Act of 1990 (42 U.S.C subsection 12181 et seq., Pub. L 101-336 and implementing regulations at 28 C.F.R. parts 35 and 36). Applicants should consult the ADA Technical Assistance Manual from the U.S. Department of Justice on the Internet at <http://www.usdoj.gov/crt/ada/taman3.html>, and Technical Assistance Manual for State and Local Governments @ <http://www.usdoj.gov/crt/ada/taman2.html>.

(2) Multi-Family Housing. Multi-family housing development shall comply with section 804 (f)(5)(C) Fair Housing Amendments Act of 1988 and the implementing regulations codified at 24 CFR 100.205. Applicants should consult the Fair Housing Accessibility Guidelines from the U.S. Department of Housing and Urban development on the Internet at <http://www.hud.gov/fhefhag.html>. See also HUD Fair Housing Assistance Providers Web site: <http://www.hud.gov/fairhsg1.html>.

(h) ~~(f)~~ Extended Warranty Bond. All subdivisions requiring streets and drainage improvements within the City of San Antonio and the extraterritorial jurisdiction shall be subject to a one-year maintenance bond.

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Prior to acceptance of subdivision improvements, the developer shall provide the city or county if within the ETJ with an extended warranty bond, issued by a corporate surety company licensed to transact business in the State of Texas, to secure maintenance and repair of subdivision [improvements] for the period ending at least twelve (12) months subsequent to acceptance of the subdivision improvements by the city or county when applicable.

(i) (g) Incorporation by Reference. The San Antonio Water System Utility Service Regulations, as amended, are incorporated by reference into Chapter 35 (Unified Development Code) of the Code of the City of San Antonio, Texas. The most current edition of the San Antonio Water System Utility Service Regulations is on file in the office of the city clerk and the office of the president/chief executive officer of the San Antonio Water System.

(Ord. No. 97568 § 2) (Ord. No. 98697 § 1) (Ord. No. 99795) (Ord. No. 101816, § 2, 12-15-05)

DIVISION 2. INFRASTRUCTURE STANDARDS

35-502 Traffic Impact Analysis and Roughly Proportionate Determination Study

The following provides an overview of the steps to be undertaken by the applicant and the City of San Antonio and/or Bexar County as part of the traffic impact analysis (TIA) and roughly proportionate determination study.

1. The applicant determines, via a trip analysis, what type of traffic impact analysis (if any) is required for the development application.
2. If a detailed traffic impact analysis is required, then the applicant shall undertake the following steps:
 - a. Conduct a meeting with City Public Works and Planning and Development Services staff to determine the scope of the traffic impact analysis. Outside the City Limits the County Engineers shall also be included;
 - b. Complete the traffic impact analysis in accordance with this Chapter;
 - c. Identify feasible mitigation improvements and thoroughfare plan implementation requirements from §35-506(e)(8) (if any) that may be needed to support the development;
 - d. Identify the total approximate cost, including design, engineering and construction, to deliver the mitigation improvements identified in Step 2c (if any).
3. The applicant, using the approved methodology made available by the City of San Antonio, shall determine the probable maximum amount of mitigation improvements (measured in dollars) that may be attributable to the development.
4. The applicant shall compare the cost of the mitigation improvements determined in Step 2d to the maximum amount of mitigation improvements identified in Step 3.
 - a. If the cost of the improvements identified in Step 2d is less than or roughly equal to the maximum amount of mitigation improvements identified in Step 3, then the mitigation improvements identified in the traffic impact analysis are said to be roughly proportionate to the impact of the development.
 - b. If the cost of the improvements identified in Step 2d is greater than the maximum amount of mitigation improvements identified in Step 3, then the mitigation improvements identified in the traffic impact analysis must be limited by the City to an amount roughly equal to the costs identified in Step 3.

(a) Traffic Generation Reports

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- (1) Neither a Traffic Impact Analysis nor a Peak Hour Trip Generation Form is required for the following applications:
- a. Commercial Retrofits, Traditional Neighborhood Developments or Transit-Oriented Developments as specified in Table 201-1 and Section 206(e);
 - b. Developments located in the D downtown district or IDZ infill development zone;
 - c. Where the existing zoning is temporary resulting from annexation and no building permit has been previously requested;
- (2) **Trip Analysis.** The property owner, or owner's agent, shall submit one of the following three types of reports listed below based on the number of Peak Hour Trips (PHT) generated by the proposed development as determined from the most recent version of the ITE Trip Generation Manual when the property is part of a master development plan (MDP), planned unit development (PUD), plat, building permit, or is subject to an application to rezone. PHT analyzed may be the AM, Midday, PM, Saturday, and/or Sunday peak hours, based on the peak hour trip generation for that given day.
- a. Peak Hour Trip Generation Form and Turn Lane Assessment. The form shall be required for developments generating less than 76 PHT (inbound and outbound peak hour trips) during its highest trip generating peak hour. The form shall be supplied by the property owner, or owner's agent, identifying the trip generation information specified in Appendix "B", §35-B122(a)(6). It may be possible for a development to generate enough trips to require the installation of a turn lane without requiring the need for a traffic impact analysis, therefore the form supplied by the property owner, or owner's agent, shall also address the need for turn lanes, as described in §35-502(d)(2).
 - b. Study Level Traffic Impact Analysis (TIA). For MDPs or PUDs greater than 500 acres in gross size, the purpose of a study level TIA is summarized below. The study shall include the information specified in Appendix "B" §35-B122(b) and shall be submitted to accompany the MDP and/or PUD for submission to the City, County, and/or TxDOT, as appropriate. Plats will be studied on an individual basis in accordance with TIA requirements.
 1. Review the existing transportation network to determine the general needs associated with the proposed development;
 2. Identify planned transportation projects and roadway improvements in the area;
 3. Project future trips generated by the proposed development;
 4. Distribute and assign expected trips onto the study area roadway network generated by the proposed development;
 5. Recommend the transportation network required to accommodate the proposed development;
 6. Define roadway hierarchies; and
 7. Define right-of-way requirements for both roadway segments and intersections identified at the required TIA scoping meeting.
 - c. Traffic Impact Analysis and Proportional Mitigation Determination Report. A Traffic Impact Analysis (TIA) and a Proportional Mitigation Determination Report shall be required when:
 1. The property is subject to master development planning, development permitting, or rezoning; and

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- i. The proposed development generates 76 PHT or more.
 - ii. The change to an existing TIA or existing zoning results in an increase of at least 76 PHT or 10% of the total PHT for the proposed development, whichever is greater.
 - iii. When a building permit submitted for the development is of an intensity at least 5% greater (in the number of PHT) than assumed in the previously completed TIA.
 - iv. A previously completed TIA for the subject area was completed more than five years prior to the submittal date of current application, or
 - v. When the number of access points are reduced or relocated.
2. TIA Requirements. A TIA shall be performed by the property owner (or its agent) according to the scope and format established in Appendix "B", §35-B122(a).

(b) TIA Levels and Study Areas

Table 502-1: TIA Study Area

<u>TIA Level</u>	<u>PHT</u>	<u>Study Area</u>
<u>STUDY LEVEL</u>	<u>N/A</u>	<u>Within limits of MDP and/or PUD and those major thoroughfares immediately surrounding the MDP and/or PUD.</u>
<u>1</u>	<u>76 - 250</u>	<u>All intersections of the proposed development with the adjacent roadway system and those roadways and intersections located outside of the proposed development where the number of inbound or outbound PHT at relevant intersections is at least 76 PHT, but in no case shall this include roadways or intersections greater than one and one half (1.5) miles from the boundary of the proposed development (measured along the City's existing or proposed roadway network).</u>
<u>2</u>	<u>251 - 1,000</u>	
<u>3</u>	<u>1,001 or more</u>	

Note: TIA levels are for fee purposes only.

(c) Traffic Impact Analysis

- (1) For all developments where a TIA is required, a TIA Scoping Meeting shall be required. The purpose of the scoping meeting shall be to establish the TIA requirements in accordance with generally accepted practice (as described in the most recent version of the ITE Recommended Practice *Transportation Impact Analyses for Site Development*). During the scoping meeting, the following elements will be determined: type of study, study area, trip generation, trip distribution and assignment, time period(s) of analysis (e.g. AM, PM, Saturday), analysis scenarios (e.g. opening day, build out, build out plus five years), and growth rate assumptions for background traffic. The TIA scoping meeting shall be attended by the engineer performing the TIA, the property owner, or owner's agent, City Staff (from both Public Works and Planning and Development Services), and County Staff, if applicable.
- (2) In no case shall the amount of time between the existing traffic scenario and the next time period to be analyzed exceed seven (7) years. For projects where the time to build

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out exceeds seven (7) years, an interim phase that occurs prior to year seven (7) of the development shall be analyzed.

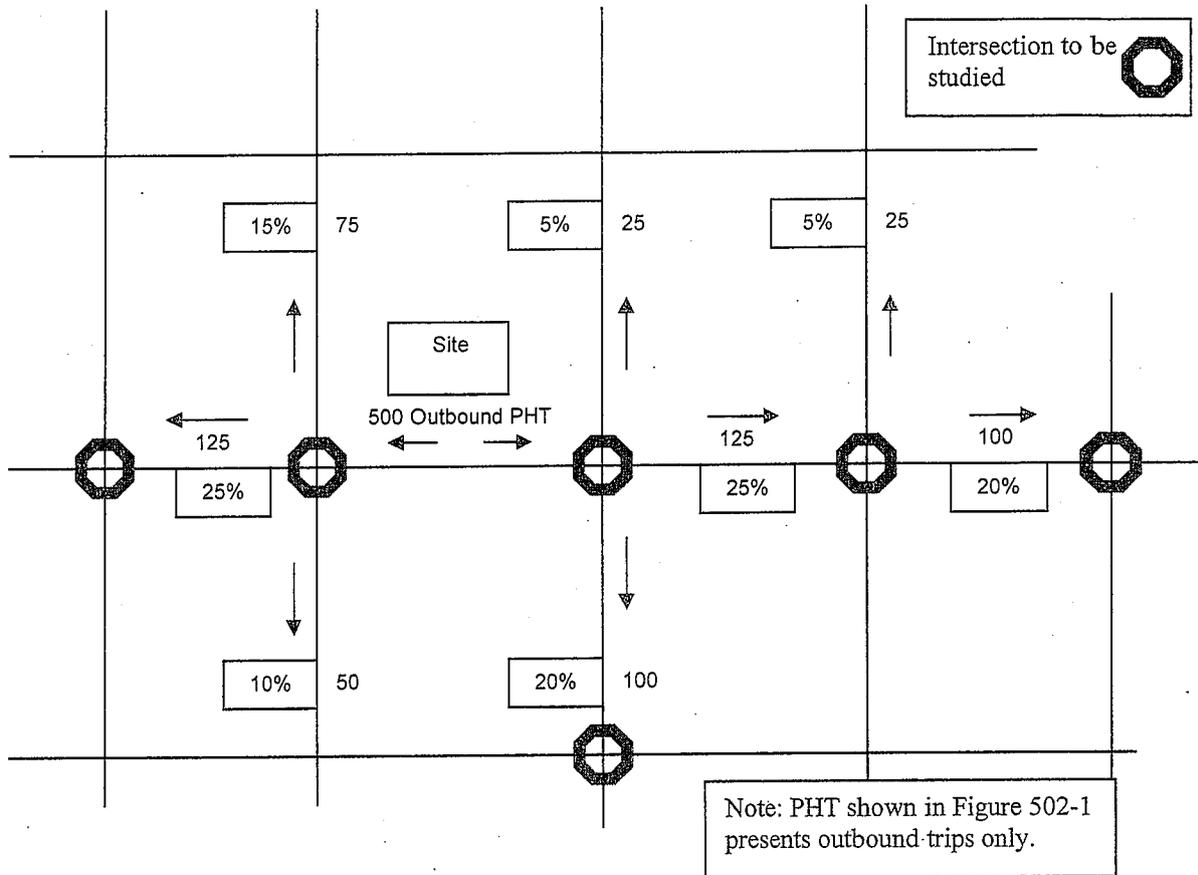


Fig. 502-1 Trip Distribution Network Diagram

PHT will be distributed through the adjacent roadway network based on the trip distribution identified in the TIA Scoping Meeting. The PHT will be distributed to subsequent intersections until the minimum 76 PHT or the one and one half (1.5) mile maximum distance is reached.

- (3) Identify the existing and projected levels of service for each analysis scenario for signalized intersections, controlled approaches of unsignalized intersections, and associated roadway segments within the study area identified during the TIA scoping meeting. Unsignalized intersections include two-way stop controlled (TWSC) and all-way stop-controlled (AWSC) intersections identified within the study area.
 - a. The appropriate Level of Service (LOS) (using Highway Capacity Manual (HCM) delay values in seconds per vehicle) shall be determined for each analysis scenario. Analysis scenario shall, at a minimum, include the following scenarios: existing traffic, "no build" traffic (existing plus anticipated growth of existing traffic plus neighboring development activity), and projected total ("no build" plus site generated) traffic.

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- b. Mitigation improvements for each intersection shall be identified, for each time period of analysis, (with a preliminary cost estimate to implement the improvements) to either maintain a minimum intersection level of service of C or, when the projected background traffic delay value measured in seconds per vehicle is already below level of service C, to maintain the projected background delay value within 10 percent of the projected background traffic delay for unsignalized intersections and to within 20 percent of the projected background traffic delay for signalized intersections and roadway segments.
- c. For the controlled movements at two-way stop controlled intersections, it is common for the delay experienced for these side streets to operate at a level of service at or below C. If the controlled approach has already been widened to at least two lanes for three-legged intersections (to accommodate dedicated left- and right-turn lanes) or to at least three lanes for four-legged intersections (to accommodate dedicated left-turn, thru, and right-turn lanes) and the intersection does not meet warrants for the installation of a traffic signal (typically when the side street controlled approach volumes are at or below 100-200 PHT), a delay value at or below level of service C may be deemed acceptable due to the lack of available mitigation improvements.
- d. If no viable or feasible mitigation improvement is available based on the determination of both the applicant and the City, the intersection or roadway segment shall be deemed non-compliant and identified as such within the traffic impact analysis. Non-compliant intersections and roadway segments are those that have been fully constructed to their ultimate master planned configuration and no viable or feasible improvement could be implemented without significant right-of-way acquisition or grade separations.

(d) Roadway Classification, Turn Lanes, and New Traffic Signal Construction.

- (1) **Roadway Classification.** The following vehicles per day (vpd) will provide clarification to the roadway classification system for streets within conventional subdivisions exclusive of Traditional Neighborhood Developments (TND) as related to master development plans, plats, zoning and building permits:
 - a. Local A Street: Function of roadway UDC 35-506 (Table 506-1: Functional Classification System Description) and Appendix "A" (Definitions). Daily traffic volumes shall range between 500-1000 vehicles per day vpd.
 - b. Local B Street: Function of roadway UDC 35-506 (Table 506-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes range from 1,000 to 4,000 vpd (houses fronting) and 4,000 to 8,000 vpd (no houses fronting).
 - c. Collector: Function of roadway UDC 35-506 (Table 506-1: Functional Classification System Description) and Appendix "A" (Definitions). Daily traffic volumes shall range from 8,000 to 10,000 vpd.
 - d. Secondary Arterial shall follow UDC 35-506 (Transportation and Street Design) and the City of San Antonio Major Thoroughfare plan, Ord. No. 98282. Daily traffic volumes shall range from 14,000 to 16,000 vpd for a two lane road and 30,000 to 34,000 vpd for a 4 lane.
 - e. Primary Arterial shall follow UDC 35-506 (Transportation and Street Design) and the City of San Antonio Major Thoroughfare plan, Ord. No. 98282. Daily traffic volumes shall range from 14,000 to 16,000 vpd for a two lane road, 30,000 to 34,000 vpd for a 4 lane and 6 lanes for greater than 46,000 vpd.

(2) Turn Lane Requirements at Site Access Locations

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The feasibility of turn lanes may be limited due to topographic conditions; or the need to obtain right-of-way from adjacent property owners. The applicant must show that all reasonable efforts has been made to implement turn lanes when required by this criterion. This may include relocating driveways or roadways to allow for the construction of turn lanes and/or discussions with adjacent property owners.

- a. Right turn lanes shall be required, when feasible:
 - i. At all driveways or streets with a daily entering right-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips;
 - ii. At street and driveway intersections in TxDOT right of way at the option of TxDOT; or
 - iii. Where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist.

- b. Left turn lanes shall be required, when feasible.:
 - i. At all median openings;
 - ii. At all driveways or streets with an average daily entering left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips if no median;
 - iii. At street and driveway intersections in TxDOT right of way at the option of TxDOT; or
 - iv. Where unsafe conditions such as limited sight distance, high speed, uneven grade, etc. may exist.

(e) Mitigation Improvements and Roughly Proportionate Determination

- (1) The purpose of the Traffic Impact Analysis is to identify if any mitigation improvements are necessitated by and attributable to the proposed development. Required mitigation improvements may include the following:
 - a. Implementation of the Major Thoroughfare Plan; including right of way dedication and/or construction in accordance with §35-506(e)(8).
 - b. Improvements identified in §35-502(c) Traffic Impact Analysis.
 - c. Identification of other improvements. The applicant shall propose improvement measures for the items listed in Table 502-2. Other improvements include, but are not limited to, pavement widening, turn lanes, median islands, access controls, curbs, sidewalks, traffic signalization, traffic signing, pavement markings, etc.

Table 502-2 Minimum Areas to be Addressed in Roughly Proportionate Determination

ROUGHLY PROPORTIONATE DETERMINATION ITEMS	
Item	UDC Section
<u>Right of way dedication for adjacent exterior streets</u>	<u>506(d)(1)</u>
<u>Improvements to substandard streets</u>	<u>506(d)(9)</u>
<u>Projecting Streets</u>	<u>506(e)(2)</u>
<u>Right of way dedication and construction of designated Major Thoroughfare Plan streets</u>	<u>506(e)(8)</u>
<u>Dedication of Arterial</u>	<u>506(g)</u>
<u>Upgrade Existing Traffic Signals</u>	<u>506(k)</u>
<u>New Traffic Signal Construction</u>	<u>506(k)</u>
<u>Other improvements identified in the TIA</u>	<u>502(c)</u>

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Right of way dedication and construction of left and/or right turn lanes	502(d)(2)
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- (2) For all phased development projects, implementation of the mitigation improvements must be completed no later than the completion of the project phase for which the traffic impact analysis show that they are required. Plats for project phases subsequent to a phase for which a mitigation improvement is required may be approved only if the mitigation improvements are completed or bonded by the developer.
- (3) Following the identification of mitigation improvements and any other improvements necessitated by and attributable to the development, the applicant shall utilize the methodology developed and approved by the City to determine if the mitigation improvements identified are roughly proportionate to the impact of the proposed development.
- a. At the conclusion of the TIA, the applicant will summarize all of the mitigation improvements identified in the TIA and the approximate total cost of all mitigation improvements including design, engineering and construction. Mitigation improvements that only serve the proposed development (such as site plan related recommendations and right-turn lanes into and out of a development) that provide minimal benefits to the study area roadway network shall not be included in the cost of the mitigation improvements (when compared to the maximum amount of improvements attributable to the proposed development).
 - b. The applicant will utilize the approved methodology made available by the City to determine the maximum amount of improvements (measured in Dollars) that may be attributable to the proposed development.
 - c. The applicant compares the cost of the mitigation improvements to the maximum probable amount of improvements that may be attributable to the development.
 - i. If the cost of the mitigation improvements is less than or roughly equal to the maximum amount of improvements that may be attributable to the development, then the mitigation improvements identified in the traffic impact analysis are said to be roughly proportionate to the impact of the development.
 - ii. If the cost of the mitigation improvements is greater than the maximum amount of improvements that may be attributable to the development, then the mitigation improvements identified in the traffic impact analysis must be limited by the City, or the County as applicable, to an amount roughly equal to the maximum amount of improvements that may be attributable to the development.
 - d. The methodology utilized by the City shall be developed using currently accepted methods and standards to perform the roughly proportionate determination. The maximum amount of improvements attributable to a development is equal to the demand created by a development. This value shall be determined (measured in Dollars) by multiplying the following values together:
 - i. Intensity of the development (using independent variable identified in the ITE Trip Generation Manual, e.g. number of dwelling units, number of 1,000 square feet of leasable floor area, etc.);
 - ii. Number of vehicles - the peak hour trip generation rate for the applicable peak hour (from the most current version of the ITE Trip Generation Manual Information);

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- iii. Length of the trip - the anticipated trip length to/from the development on the City's thoroughfare network (a minimum value of 1.0 miles and a maximum value of 1.5 miles shall apply); and
- iv. Cost per vehicle-mile - the estimated average cost per vehicle-mile for the City of San Antonio to deliver a typical roadway capacity improvement project.
- e. The methodology shall be reviewed by the Planning and Development Services Director on a regular basis to ensure the methodology is consistent with current construction costs and engineering criteria. The methodology utilized by the City for its roughly proportionate determination shall be made available to the general public for its use and review.
- f. Projects with a valid Master Development Plan or Planned Unit Development where mitigation improvements have been previously constructed at the cost of the applicant shall receive credit for these improvements. The credit for improvements shall be determined using the cost of the improvements at the time they were constructed. This value shall be included with the total cost of the mitigation improvements required to serve the development. The land uses previously constructed or planned for shall also be included in the calculation of the maximum probable amount of improvements that may be attributable to the development.

(f) Limitations on Traffic Impact Mitigation.

Limitations on traffic impact mitigation requirements are as follows:

- a. Improvements that have been planned and funded through a capital improvement project that exceed the proposed mitigation measures recommended in the TIA. The capital improvement must be planned to be awarded to a contractor for construction within one (1) year following the completion of the project phase requiring the improvement to be considered as a mitigation improvement.
- b. Requirements for mitigation for land development projects located inside Interstate Highway 410 will be considered on a case-by-case basis and may be waived by the City Council for City-sponsored projects.

Sec. 35-502. Traffic Impact Analysis.

(a) Specific Requirements for Transportation LOS.

~~(1) Traffic Impact Analysis (TIA). No permit shall be approved unless a traffic impact analysis (TIA) or PHT generation form is completed and approved as provided in this section. A traffic impact analysis (TIA) or a PHT generation form shall be performed by the property owner (or its agent) according to the format established in Appendix "B", section 35-B122. The type of submittal shall be based upon the number of peak hour trips (PHT) generated by the proposed development, as set forth in Table 502-1.~~

Table 502-1

<u>Peak Hour Trips</u>	<u>Submittal Category (see Appendix B)</u>
<u>1,001 or more</u>	<u>Level 3 TIA</u>

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501-1,000	Level 2 TIA
101-500	Level 1 TIA
100 or less	PHT Generation Form (no TIA is required)

When an activity on, or change to, property occurs that varies from the activity on which a previous TIA was submitted and accepted, and the new activity places the project into a level different from that of the previous TIA or generates an increase of at least one hundred (100) PHT (or ten (10) percent for a Level 3 TIA) relative to the previous TIA, the property owner (or its agent) shall perform and submit to the city an amended TIA under the formats specified in Appendix "B", section 35-B122. For the purposes of this section, the amendment will be satisfactory to determine if the increase in PHT impacts capacity and requires additional mitigation as defined herein.

(2) **Permits or Development Orders.** The appropriate level TIA as required by subsection (a) of this section may only be required by the city as part of the approval process for the activities described in Table 502-2 for each respective category of property, as follows:

Table 502-2

Category	Description	Point at Which TIA is Required
Pre-development	Property which is not the subject of a valid master development plan.	May be required as a condition of acceptance of a master development plan.
Pre-Platting	Property which is the subject of a master development plan.	May be required at the time of platting, as a part of the plat approval process.
Platted	Property which is the subject of a valid plat which has been accepted and approved by the city.	May be required at the time a building permit is requested.
Post	Property which is the subject of a TIA provided at one (1) of the points identified above (or for which the director of public works has determined no TIA is needed) or voluntarily provided by the developer.	No further TIA required.

(3) Rezoning.

A. A TIA may be required any time a property owner seeks to rezone property that is the subject of a master development plan in a manner that: (i) would change the character of use (i.e., commercial, multi family, residential etc.) of the property from the use(s) proposed in the master development plan; and (ii) results in the PHT under the proposed zoning and use exceeding by more than one hundred (100) PHT the maximum PHT that could have been generated by uses permitted in the existing land use classification, or results in a TIA level different from that derived from the existing master development plan.

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~~B. A TIA may be required any time a property owner seeks to rezone property that is not the subject of a master development plan in a manner that would result in the PHT under the proposed zoning and use exceeding by more than one hundred (100) PHT the maximum PHT that could have been generated by uses permitted in the existing zoning, or results in a TIA level different from that derived from the existing zoning.~~

~~C. The requirement to perform a TIA under this subsection shall not apply if the existing zoning is a temporary zoning resulting from annexation.~~

~~(3) **Impact Area.** The impact area is the area within which any analysis is conducted in order to determine compliance with the level of service standards. This area shall be based on the size of the development and the PHTs projected to be generated by the proposed development. The impact areas shall be established as follows:~~

~~Table 502-3-~~

Category	Impact Area
Level 1 or 2 TIA	The site, and the area within a one quarter (1/4) mile radius from the boundary of the site.
Level 2 TIA	The city traffic engineer may require the area of the study to be extended up to a maximum area of one (1) mile radius.
Level 3 TIA	The site, and the area within a one (1) mile radius from the boundary of the site.

~~(5) **Mitigation.** The applicant may propose mitigation measures as described in subsections (8) through (10) herein as an alternative to deferral or permits or denial of the application. Mitigation measures may be permitted which would allow the LOS to be achieved by permitting the transportation network to function more efficiently, or which advance the construction of necessary transportation facilities so that they are available concurrent with the impacts of the development.~~

~~A. Roadways and intersections, within the study area, that are expected to operate at level of service D, E, or F, under traffic conditions including projected traffic plus site-generated traffic must be identified and viable recommendations made for raising the traffic conditions to level of service C or better.~~

~~B. As depicted in Table 502-4, roadways and intersections within the project site and along its boundary streets which are projected to operate at level of service D, E, or F, without site-generated traffic, need not to be brought up to level of service C by the proposed development. Such roadways and intersections, under conditions which include such site-generated traffic, must be brought up to the projected level of service that would exist without the site-generated traffic, by altering on-site and/or off-site traffic demands and/or capacities. Level of service notwithstanding, required traffic impact mitigation improvements are limited to those that can be implemented within the project site and along its boundary streets.~~

~~Table 502-4 Minimum Acceptable Level of Service~~

Projected Level of Service	Level of Service Without Development					
	A	B	C	D	E	F
A	NA	—	—	—	—	—

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	B	B	NA	—	—	—	—
	C	C	C	NA	—	—	—
	D	C	C	C	NA	—	—
	E	C	C	C	D	NA	—
	F	C	C	C	D	E	NA

~~(6) Implementation.~~ For phased construction projects, implementation of these traffic improvements must be accomplished no later than the completion of the project phase for which the capacity analyses show that they are required. Plans for project phases subsequent to a phase for which a traffic improvement is required may be approved only if the traffic improvements are completed or bonded.

~~(7) Limitations on Traffic Impact Mitigation:~~

~~A. Additional limitations on traffic impact mitigation requirements are as follows:~~

~~1. Off site traffic impact mitigation improvements are not required on public streets for which a funded capital improvement project is scheduled to be accomplished within three (3) years of the TIA review.~~

~~2. Requirements for mitigation for land development projects located inside the circumferential freeway, Interstate Highway 410, will be considered on a case-by-case basis and may be waived by the city council for city-sponsored infill development project.~~

~~B. Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others.~~

~~C. Traffic mitigation tools include, but are not limited to, pavement widening, turn lanes, median islands, access controls, curbs, sidewalks, traffic signalization, traffic signing, pavement markings, etc.~~

~~D. Left and right turn lanes are required off of arterials and may be required off of collectors based on a minimum sixty (60) PHT right or left turning movements entering into a driveway or street. For TxDOT ROW, right and left turn lanes may be required according to traffic volumes per TxDOT's current edition of the Roadway Design Manual.~~

~~(g) (8) Exemptions.~~ The city finds and determines that certain factors, such as interconnected street systems, mixed uses, and the availability of pedestrian facilities, can result in fewer trips than isolated, low-density subdivisions. Certain development patterns produce fewer trips and shorter trips than developments subject to conventional zoning or located on the fringe of the metropolitan area. The city hereby finds that traffic patterns and infrastructure within its urban core are established, and that there is a strong public policy to encourage reinvestment in the

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city's downtown areas. Further, the city hereby finds that there is a strong public policy to encourage infill development and that there is little opportunity to expand transportation capacity in many infill areas without destroying the city's historic built environment. Accordingly, the following are exempt from the provisions of this section:

- A. Applications for development approval within the "D" downtown district.
- B. Any development within an "IDZ" infill development zone.
- C. Any traditional neighborhood development (TND) or any transit-oriented development (TOD).

~~(9) The following vehicles per day (vpd) will provide clarification to the roadway classification system for streets within conventional subdivisions exclusive of traditional neighborhood developments as related to master development plans, plats, zoning and building permits:~~

~~A. Residential Streets: Function of roadway UDC section 35-506 (Table 506-1: Functional Classification System Description) and Appendix "A" (Definitions). Daily traffic volumes shall range between five hundred (500) to one thousand (1,000) vehicles per day (vpd). Street design standards shall follow section 35-506 (Transportation and Street Design). Spacing of local A streets should range from one hundred seventy five (175) to eight hundred (800) feet.~~

~~B. Residential Local B Street: Function of roadway section 35-506 (Table 506-1: Functional Classification System Description) and Appendix "A" (Definitions). Daily traffic volumes range from one thousand (1,000) to four thousand (4,000) vpd (houses fronting) and four thousand (4,000) to eight thousand (8,000) vpd (no houses fronting). Street design standards shall follow section 35-506 (Transportation and Street Design). Spacing of local B streets should range from eight hundred (800) feet to one half (1/2) mile.~~

~~C. Collector: Function of roadway section 35-506 (Table 506-1: Functional Classification System Description) and Appendix "A" (Definitions). Daily traffic volumes shall range from eight thousand (8,000) to ten thousand (10,000) vpd. Street design standards shall follow section 35-506 (Transportation and Street Design). Spacing of collector streets should be one half (1/2) mile.~~

~~Note: All secondary and primary arterials shall follow section 35-506 (Transportation and Street Design) and the City of San Antonio Major Thoroughfare Plan, Ordinance No. 98282.~~

* * * * *

35-A101. Generally.

Licensed Profession Engineer. An engineer licensed by the Texas Board of Engineers pursuant to Chapter 1001, Occupations Code.

Street, substandard. A substandard street is an existing street that does not meet the requirements of Table 506-3 or 506-4, including but not limited to minimum right-of-way widths and/or pavement widths. See also definition for street, paper.

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TIA. See Traffic Impact Analysis.

35-B122 Traffic Impact Analysis

The TIA shall be signed and sealed by a licensed professional engineer with a demonstrated expertise in Traffic Engineering. The following information shall be provided in the following format:

(a) All TIAs shall consist of the following. For Study Level TIAs, see §35-B122(b).

(1) **Executive Summary**

- (1) Site location
- (2) Development description
- (3) Principal findings
- (4) Conclusions
- (5) Recommendations

(2) **Table of Contents**

(3) **Introduction**

- (1) Project description
- (2) Project location
- (3) Purpose of project
- (4) Study Procedure

(4) **Existing Conditions**

1. Project Location Map with Site Plan and Study Intersections Identified
2. Roadway Network
 - (A) Street Descriptions including number of lanes, posted speed limit, intersection geometry and traffic control at study intersections.
 - (B) Transit Service
3. Land use and zoning
4. Data Collection/Analysis Periods – Weekday AM (7 to 9 AM), Midday (11 AM – 1 PM), and PM (4 to 6 PM) periods should be used for traffic counting at intersections. However, Saturday peak hours should be included for retail uses or weekend generators. Analysis periods coinciding with the peak periods of special land uses where peak traffic typically occurs at non-traditional times, e.g., major sporting venues, schools, or other land uses, should also be included
5. Existing Peak Hour Traffic Volumes - Existing traffic volumes are the turning movement volumes and ADT collected at the study intersections or along the roadways at the time the TIA is prepared, prior to the beginning of construction of the land development project. If data is collected during non-school periods, a seasonal adjustment factor should be applied. The factor should be based on actual traffic count data for non-school vs. school periods.

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(A) Existing Peak Hour Volumes and ADT Figure

(5) **"No Build" Condition**

1. Future Roadway/Intersection Improvement Projects
2. Background Peak Hour Volumes – Re-route Background volumes if future roadway improvement project would alter travel patterns.
 - (A) Annual Growth Factor Calculation
 - (B) Modify traffic volumes to account for change in traffic patterns due to roadway projects, if appropriate.
 - (C) Figure of Background Volumes in Appendix
3. Other Project Traffic
 - (A) Identification and description of other nearby development projects. Provide copies of relevant pages from TIAs if appropriate. Figure of Other Project Traffic to be included in Appendix.
4. No Build Peak Hour Volumes – calculate "No Build" Peak hour volumes by combining Other Project Volumes with Background Volumes.
 - (A) No Build Peak Hour Volumes Figure.

(6) **Total Traffic Condition**

1. Phasing plan for the development to include expected completion date
2. Project Traffic
 - (A) Trip Generation Calculation – including ITE land use codes, rates, peak hour entering and exiting volumes by land use, and daily volumes by land use
 - (B) Pass-By and/or Internal Trip Calculations and reductions
 - (C) Modal Trip Adjustments
 - (D) Trip Distribution by intersection
 - (E) Trip Distribution Figure by Land Use (when different land uses have unique distributions)
 - (F) Trip Assignment by intersection
 - (G) Site Generated Peak Hour Entering and Exiting Volumes Figure
 - (H) Future Roadway Network ADT and Classification – provide future ADT for proposed site roadways and identify Classification, right of way, and lanes.
3. Proposed Site Access Locations – identify proposed site access locations and proposed traffic control, configuration and identify sight distance limitations if appropriate.

(7) **Capacity Analysis**

1. Capacity analysis will follow the principles established in the latest edition of the Transportation Research Board's Highway Capacity Manual (HCM), unless otherwise directed by the Planning and Development Services Director. Capacity will be reported in quantitative terms as expressed in the

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HCM and in terms of traffic level of service and measures of effectiveness (MOE) in seconds of delay. Capacity Analysis worksheets shall be provided in the appendices and shall include level of service (LOS), delay, signal timing/phasing, volumes and geometry. An electronic copy of software analysis will also be provided.

2. Existing Condition Intersection Capacity Analysis – Analysis of existing conditions at study intersections should be based on existing volumes, geometry, traffic control and signal timing/phasing.
3. Signalized Intersections - Provide overall level of service and intersection delay in seconds per vehicle for study intersections for all peak hours analyzed.
4. Unsignalized Intersections – Provide overall level of service, intersection delay and controlled approach delay for all-way stop-controlled intersections; provide approach level of service and delay for stop-controlled approaches at two-way stop-controlled intersections for all peak hours analyzed.
5. Provide Description of level of service Results and Identify Problems.
6. Future Condition Intersection Capacity Analysis – Analysis of No Build and Total Traffic Conditions at study intersections should be based on future volumes, geometry, traffic control, and signal timing/phasing. There should not be any changes to software input data for No Build vs. Total Traffic Condition with the exception of the project traffic volumes. All other variables (i.e. signal timing) should remain consistent unless identified and justified in text.
7. Provide overall level of service and intersection delay in seconds per vehicle for study intersections and site access intersections for all peak hours analyzed for both No Build and Total Traffic Conditions.
8. Unsignalized Intersections – Provide overall level of service and intersection delay for study intersections, as defined under section 502(c)(3), and site access intersections for both No Build and Total Traffic Conditions; provide approach level of service and delay for all controlled approaches at study intersections and site access locations for all peak hours analyzed for both No Build and Total Traffic Conditions.

(8) Identification of Impacts

1. Identify degradation in level of service results when comparing No Build level of service to Build level of service for all peak hours. Impacts that require mitigation improvements are identified based on Section 35-502(c)(3)(b) of the UDC.

(9) Mitigation Improvements

1. Identify improvements to mitigate impacts at study intersections.
2. Provide level of service analysis results with proposed mitigation improvements in place.
3. Provide construction cost estimate for proposed mitigation improvements.

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(10) Conclusions and Recommendations

1. A summary of level of service and appropriate Measures of Effectiveness (MOE) quantities of impacted facilities with and without mitigation measures
2. Mitigation phasing plan if project has planned phasing.

(11) Appendices

The following general categories and specific items should be considered for discussion in the Traffic Impact Analysis:

Traffic Volumes:

- Current and historical daily and hourly volume counts
- Recent intersection turning movement counts (no older than six months for undeveloped areas or one year for fully developed areas)
- Seasonal variations
- Projected volumes from previous studies or regional transportation plans

Land Use:

- TIA Threshold Worksheet
- TIA Scoping Agreement
- Approved development projects and planned completion dates, densities, and land use types, if available or identified by the City (or County) during the scoping meeting
- Zoning in study area

Trip Generation:

- Trip Generation Calculation
- Pass-by and/or Internal Trip Calculations

Other Transportation Data:

- Origin-destination or additional trip distribution data
- Accident history adjacent to site and at nearby major intersections and major driveways if potential safety condition is identified by the City (or County) during the scoping meeting

Photographs:

- Photographs of approaches for each study intersection.

Capacity Analysis Worksheets:

- Worksheet printouts showing volumes, geometry, level of service, signal timing/phasing, etc.

Additional Analysis Worksheets:

- Worksheets used in analyses (i.e., signal warrant study, all-way stop warrant study, level of service and delay output, weaving and merge analysis, sight distance, queue length analysis, etc.)

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(b) Study Level TIAs shall consist of the following:

(1) **Executive Summary**

- (1) Site location
- (2) Development description
- (3) Principal findings
- (4) Conclusions
- (5) Recommendations

(2) **Table of Contents**

(3) **Introduction**

- (1) Project description
- (2) Project location
- (3) Purpose of project
- (4) Study Procedure

(4) **Study Area Information**

- (1) Boundaries of the study area
- (2) Existing major roadways and intersections serving the site in the study area
- (3) Planned major roadways and intersection improvements in the study area
- (4) Relevant information regarding planned improvements from the City, County, and/or TxDOT
- (5) Available existing and historical traffic count information at major roadway segments and intersections in the study area from the City, County, TxDOT, or previously completed traffic studies.
- (6) Identification of the existing and future roadways and intersections that are relevant to the project and would likely be included in the future TIAs performed for individual plats.

(5) **Feasibility Study for Potential Land Uses**

- (1) Determination of the potential land uses, densities, and resulting intensities that may be developed on the property (i.e. using existing topography and comparable properties to determine realistic floor-to-area ratios); and
- (2) Determination of the resulting trip generation from the subject property for daily and peak hour trips.

(6) **Trip Distribution, Assignment, and Proposed Roadway Network**

- (1) Develop a global trip distribution within the study area for the proposed development;
- (2) Determine if trips will be generated by other developments or background growth that may impact the study area roadway network;
- (3) Develop a conceptual roadway network to serve the proposed development;
- (4) Assign the site generated traffic, background traffic, and/or neighboring development traffic to the study area roadway network;
- (5) Determine the number of lanes along major roadway required to serve the proposed development;
- (6) Analyze the adequacy of the proposed roadway network; and
- (7) Determine the amount of right-of-way required along major roadway segments and at major intersections to support the proposed development.

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(8) Identify approximate phase(s) or unit(s) where infrastructure improvements are to be implemented or restudied.

(7) **Conclusions and Recommendations**

(1) A summary of the conclusions and recommendations for the transportation network required to serve the proposed development.

(2) A statement that each subsequent TIA submitted for the proposed development will be compared to the results of the Study Level TIA to determine if the overall roadway network remains adequate to serve the proposed development.

* * * * *

~~35-B122. Traffic Impact Analysis.~~

~~The TIA shall be signed and sealed by a professional engineer, registered to practice in Texas. The following information shall be provided in the following format:~~

~~(a) Level 2 and 3 TIA Format. A Level 2 TIA and a Level 3 TIA, when required, shall consist of:~~

~~(1) Traffic Analysis Map:~~

~~A. Land use, site and study area boundaries, as defined (provide map).~~

~~B. Existing and proposed site uses~~

~~C. For TIAs that use land use as a basis for estimating projected traffic volumes, existing and proposed land uses on both sides of boundary streets for all parcels within the study area (provide map).~~

~~D. Existing and proposed roadways and intersections of boundary streets within the study area of the subject property, including traffic conditions (provide map).~~

~~E. All major driveways and intersecting streets adjacent to the property will be illustrated in detail sufficient to serve the purposes of illustrating traffic function; this may include showing lane widths, traffic islands, medians, sidewalks, curbs, traffic control devices (traffic signs, signals, and pavement markings), and a general description of the existing pavement condition.~~

~~F. Photographs of adjacent streets of the development and an aerial photograph showing the study area.~~

~~(2) Trip Generation and Design Hour Volumes (provide table).~~

~~A. A trip generation summary table listing each type of land use, the building size assumed, the average trip generation rates used (total daily traffic and a.m./p.m. peaks), and the resultant total trips generated shall be provided. The number of trips generated shall be based on the average rate for land uses as provided in the Institute of Transportation Engineer's "Trip Generation", latest edition.~~

~~B. Generated vehicular trip estimates may be discounted in recognition of other reasonable and applicable modes, e.g., transit, pedestrian, bicycles. Furthermore, trip generation estimates may also be discounted through the recognition of pass by trips and internal site trip satisfaction.~~

~~C. Proposed trip generation calculations for single story commercial properties shall be based on the following: (A) the floor area ratio (FAR) requested in the application, or (B) if no FAR is requested in the application, the maximum FAR permissible in the zoning district, if any, or (C) if no FAR is requested in the application and the property is not subject to Article III of this chapter, a floor-to-area (building size to parcel size) ratio 0.25 shall be used.~~

~~(3) Trip Distribution (provide figure by site exit). The estimates of percentage distribution of trips by turning movements from the proposed development.~~

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- (4) ~~Trip Assignment (provide figure by site entrance and boundary street). The direction of approach of site-attracted traffic via the area's street system.~~
- (5) ~~Existing and Projected Traffic Volumes (provide figure for each item). Existing traffic volumes are simply the numbers of vehicles on the streets within the impact area during the time periods listed below, immediately prior to the beginning of construction of the land development project. Projected traffic volumes are the numbers of vehicles, excluding the site-generated traffic, on the streets of interest during the time periods listed below, in the build-out year.~~
 - A. ~~A.M. Peak hour site traffic (including turning movements).~~
 - B. ~~P.M. Peak hour site traffic (including turning movements).~~
 - C. ~~A.M. Peak hour total traffic including site-generated traffic and projected traffic (including turning movements).~~
 - D. ~~P.M. Peak hour total traffic including site-generated traffic and projected traffic (including turning movements).~~
 - E. ~~For special situations where peak traffic typically occurs at non-traditional times, e.g., major sporting venues, large specialty Christmas stores, etc., any other peak hour necessary for complete analysis (including turning movements).~~
 - F. ~~Total daily existing traffic for street system in study area.~~
 - G. ~~Total daily existing traffic for street system in study area and new site traffic.~~
 - H. ~~Total daily existing traffic for street system in study area plus new site traffic and projected traffic from build-out of study area land uses~~
- (6) ~~Capacity Analysis (the applicant shall provide analysis sheets in appendices).~~
 - A. ~~A capacity analysis shall be conducted for all roadway segments within the TIA study area and for all public street intersections and junctions of major driveways with public streets which are significantly impacted (within the study area boundary as defined in this chapter (as agreed to by the developer's engineer and the city traffic engineer). A capacity analysis is required as shown below:~~

	Boundary Street	Non-Boundary Street Within Study Area
Existing Conditions	Required	Required
Phase 1	Required	Not Required
Intermediate Construction Phases	Required	Not Required
Final Phase/Build Out Year (Existing Construction)	Required	Required
Final Phase/Build Out Year (Proposed Infrastructure)	Required	Required

- B. ~~Capacity analysis will follow the principles established in the latest edition of the Transportation Research Board's Highway Capacity Manual (HCM), unless otherwise directed by the director of development services. Capacity will be reported in quantitative terms as expressed in the HCM and in terms of traffic level of service.~~
- C. ~~Capacity analysis will include traffic queuing estimates for all critical applications where the length of queues is a design parameter, e.g., auxiliary turn lanes, and at traffic gates.~~

- (7) ~~Conclusions and Requirements. Conclusions and requirements shall be included consistent with subsection 35-502(f) of this chapter.~~
- (b) ~~Level 1 TIA Format. A Level 1 TIA, when required, shall consist of:~~
 - (1) ~~Traffic Analysis Map.~~
 - A. ~~Site and study area boundaries, as defined (provide map).~~

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~~B. Existing and proposed site uses.~~

~~C. All major driveways and intersecting streets adjacent to the property will be illustrated in detail sufficient to serve the purposes of illustrating traffic function; this may include showing lane widths, traffic islands, medians, sidewalks, curbs, traffic control devices (traffic signs, signals, and pavement markings), and a general description of the existing pavement condition.~~

~~(2) Peak Hour Trip Generation:~~

~~A. The estimates of peak hour trips generated by the development; and~~

~~B. The percentage distribution of such trips from each site exit and to each site entrance.~~

~~C. The estimates of distribution of trips by turning movements from each site exit and to each site entrance.~~

~~(Ord. No. 98697 § 1) (Ord. No. 2006 11 30 1333, § 2, 11-30-06)~~

