SAN ANTONIO PLANNING COMMISSION AGENDA

October 22, 2008

2:00 P.M.

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*

Amelia Hartman
John Friesenhahn
Andrea Rodriguez
Jose R. Limon
Dr. Sherry Chao-Hrenek
Christopher M. Lindhorst

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

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

1. PRELIMINARY ITEMS

A. Work session, **1:15** P.M., Tobin Room
- Agenda items may be discussed (Planning and Development Services)
- Briefing on amendments to the Unified Development Code proposed as part of the biennial update process. (Planning and Development Services Department by Andrew Spurgin)

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.	**070552**	**Rialto Village PUD*** (On the west side of Interstate Highway 10, north of Autumn Stage)	**8**	**447 E-8**
B.	**070742**	**Basin Hill*** (On the east side of Blanco Road, north of Oak Estate Drive)	**OCL**	**482 A-1**
C.	**080202**	**Perez Place** (North of Flamingo Drive between Broadway and Busby Drive)	**9**	**551 C-8**

* Project has been coordinated with Camp Bullis.

D. 080308	**Alfonso Davila** (At the intersection of East Horseshoe Bend and Callaghan Road)	**7**	**580**	**D-5**
E. 080378	**Jubilee Academy** (On the west side of Roland Avenue, north of Valleyfield Drive)	**3**	**652**	**D-4**
F. 080463	**Pecan Valley Skilled Nursing** (South side of Southcross Boulevard, west of Pecan Grove Boulevard)	**3**	**652**	**C-4**

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

G. 08-013	**Legend Gardens Townhomes PUD*** (South of Camp Bullis Road and west of Legend Lane)	**8**	**514**	**A-1**

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 6-12 HELD ABOVE:

6.	**070552**	**Rialto Village PUD*** (On the west side of Interstate Highway 10, north of Autumn Stage)	**8**	**447**	**E-8**
7.	**070742**	**Basin Hill*** (On the east side of Blanco Road, north of Oak Estate Drive)	**OCL**	**482**	**A-1**
8.	**080202**	**Perez Place** (North of Flamingo Drive between Broadway and Busby Drive)	**9**	**551**	**C-8**
9.	**080308**	**Alfonso Davila** (At the intersection of East Horseshoe Bend and Callaghan Road)	**7**	**580**	**D-5**
10.	**080378**	**Jubilee Academy** (On the west side of Roland Avenue, north of Valleyfield Drive)	**3**	**652**	**D-4**
11.	**080463**	**Pecan Valley Skilled Nursing** (South side of Southcross Boulevard, west of Pecan Grove Boulevard)	**3**	**652**	**C-4**

* Project has been coordinated with Camp Bullis.

12.	**08-013**	**Legend Gardens Townhomes PUD*** (South of Camp Bullis Road and west of Legend Lane)	**8**	**514 A-1**

PLATS:

13.	**080566**	**Villas at Siverado Hills Townhouse (Vacating Declaration)** (On the west side of Canyon Golf Road, south of Silverado Way)	**OCL**	**450 F-5**
14.	**070068**	**38-Acre Rolling Oaks Commercial Tract** (On the west side of Nacogdoches Road, north of F.M. 1604)	**10**	**519 F-4**
15.	**070050**	**Missiones** (On the west side of State Highway 16, south of Loop 410)	**4**	**681 C-5**
16.	**070526**	**Willis Ranch Unit 1, Enclave*** (On the west side of Bulverde Road, north of Borgfeld Road)	**OCL**	**451 C-2**
17.	**070640**	**Balcones Creek, Unit 1*** (On the west side of IH 10 West, north of Winwood)	**OCL**	**412 D-8**
18.	**070579**	**Acme Park** (At the northwest corner of Old Highway 90 and South Acme Road)	**6**	**614 E-6**
19.	**080258**	**Canyon Crossing, Unit 6** (Extending Alamo Canyon west, at Bear Canyon and Alamo Canyon)	**OCL**	**646 A-4**

DEFERRALS:

20.	**080515**	**Ace Welding and Trailer Company** (On the north side of FM 1346, east of Schuwirth Road)	**OCL**	**620 E-5**
21.	**080593**	**Wagley Subdivision** (Southwest of Salinas Street and North San Marcos Street)	**5**	**616 C-4**

LAND TRANSACTIONS:

22. Request to Acquire Real Property for the Linear Creekway Parks Development Project on Leon Creek and Salado Creek. (Xavier Urrutia, Interim Director of Parks and Recreation).

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INDIVIDUAL CONSIDERATION

PLAT:

23. 080489 Verano N/S Boulevard FBZD pending complete filing **3 682 A-6**
(South of Loop 410, east of Zaramora)

VARIANCES and APPEALS:

24. 040555 Woodlake Meadows, Unit 4 (time extension) 2 585 E-4
(At the northwest corner of Woodlake Parkway and Macaway Creek)

LAND TRANSACTIONS:

25. Briefing and consideration of a resolution to sell approximately 0.1291-acres of City of San Antonio owned real property, and the structure thereupon, legally described as NCB 654 BLK 1 LOT 2 and located in City Council District 2 to Alonzo E. Gates II for a total sum of $30,500.00 for the public purpose of providing affordable housing in the community in connection with the Housing Asset Recovery Program. (Richard A. Ramirez; Housing & Neighborhood Services Department).

26. S.P. 1351 – Request to close, vacate and abandon four improved portions of Public Right of Way in conjunction with Haven for Hope Campus Project. (George Rodriguez, Assistant Director, Capital Improvement Management Services Department)

27. S.P. 1395 – Request to close, vacate and abandon unimproved Casino Street and the release of drainage easements in NCB 160 (George Rodriguez, Assistant Director, Capital Improvement Management Services Department)

COMPREHENSIVE MASTER PLANS:

28. 08032- Public hearing and consideration of a resolution amending the Land Use Plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.7475-acres located at 1701, 1705, 1635 N. Alamo & 1706 Broadway from Neighborhood Local/Convenience Commercial to Mixed- Use land use. (Planning and Community Development Department by Loretta N. Olison, Senior Planner; Nina Nixon-Mendez, Planning Manager)

29. Plan Update U09001 - Public hearing and consideration of a resolution recommending an amendment to update a portion of the 1999 adopted Downtown Neighborhood Plan; specifically the West Neighborhood Plan area generally bound by Colorado Street to the west, Ruiz and Frio Streets to the north, Salado Street to the east, and Buena Vista Street to the south and covering approximately 63 acres of land, to City Council to become a component of the Downtown Neighborhood Plan and the City's Comprehensive Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "comprehensive, neighborhood,

* Project has been coordinated with Camp Bullis.

community, and perimeter plans." (Planning and Development Services Department by Gary Edenburn, Senior Planner; Nina Nixon-Mendez Planning Manager)

30. Plan Update U09002 - Public hearing and consideration of a resolution recommending an amendment to update the land use element of the Downtown Neighborhood Plan, a component of the Master Plan of the City, by 1) adding the following text to the Land Use Plan Section, District G, Denver Heights: "Limited medium-density residential (duplex, triplex, quadplex) and neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern"; and 2) changing the use of approximately 10.50 acres located on the south side of East Commerce Street between North Cherry Street and North Monumental Street from Residential land use to Mixed Use land use to City Council to become a component of the Downtown Neighborhood Plan and the City's Comprehensive Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "comprehensive, neighborhood, community, and perimeter plans." (Planning and Development Services Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)

31. Plan Update U09003 - Public hearing and consideration of a resolution recommending an amendment to update the land use element of the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by **1)** adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern"; **2)** changing the use of approximately 93.67 acres located on the north and south side of East Commerce Street between North Monumental Street and East Houston Street and on the north side of East Houston Street between East Commerce Street and IH-10 East from Medium Density Residential, Parks/Open Space, General Commercial, High Density Residential and Light Industrial land use to Mixed Use and Light Industrial land use to City Council to become a component of the Arena District/Eastside Community Plan and the City's Comprehensive Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "comprehensive, neighborhood, community, and perimeter plans." (Planning and Development Services Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

32. Public hearing and consideration of an amendment to the Unified Development Code (UDC), Chapter 35 of the Municipal Code, to create Arts and Entertainment Special Zoning Districts "AE-1", "AE-2", "AE-3" and "AE-4". (Planning and Development Services Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)

33. Consideration and approval of a resolution designating October as Community Planning Month (Planning and Development Services Department by Patrick Howard, Assistant Director)

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34. Approval of the minutes for the October 8, 2008 and October 10, 2008 Planning Commission meetings.

35. Director's report - may include any of the following items:
- Budget and Department Performance
- Camp Bullis Awareness Zone
- Edwards Aquifer
- Haven for Hope
- Professional Development Opportunity – conferences and workshops
- River North Neighborhood Plan
- Technical Advisory Committee
- Unified Development Code
- Veterans Memorial

36. Questions and discussion

37. 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

38. ADJOURNMENT

39. 5:00 P.M. or following the adjournment of the Planning Commission meeting. The Planning Commission will attend a reception honoring former Planning Commissioner Francine Ramero at 401 South Alamo, Fairmont Hotel, LUCA. The Commission will not be taking any official action nor will any official Commission business be considered.

* Project has been coordinated with Camp Bullis.

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5A&G **October 22, 2008**

RIALO VILLAGE, P.U.D. — MAJOR PLAT — 070552
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 447 E-8
OWNER: Rialto Village L.P., by Dale A. Schuparra
ENGINEER: Macina Bose Copeland & Assoc., by Greg C. Smith P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: October 22, 2008

Location: On the west side of Interstate Highway 10, north of Autumn Stage

Services Available: SAWS Water and Sewer

Zoning:

MF-25	Multi-Family
C-3	General Commercial
GC-1	Gateway Corridor 1
PUD	Planned Unit Development

Plat is in accordance with:
MDP 026A, Rialto Village was accepted on July 11, 2008.
PUD 06-19A, Rialto Village was accepted on June 11, 2008.

Proposed Use: Multi-family and Commercial

Major Thoroughfare: I H 10 is a freeway

APPLICANT'S PROPOSAL:

To plat **18.37** acres consisting of **13** non-single family lots.

DISCUSSION:

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

1. 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."

This response was provided to the applicant, who acknowledged the recommendation and stated their commitment to coordinate this development with Bexar County.

Furthermore, the City and Camp Bullis have been working on a joint effort to coordinate the Rialto Village 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 is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky 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

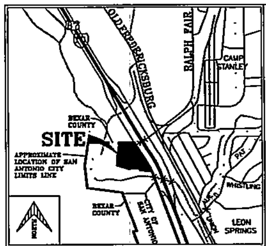
STAFF RECOMMENDATION:

Approval

RE-PLAT ESTABLISHING RIALTO VILLAGE, P.U.D.

070552

BEING 18.37 ACRES OUT OF LOT 2, BLOCK 3, NEW CITY BLOCK 16390, BOERNE STAGE CROSSING, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9559, PAGES 197-204, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED). ON COMMUNITY PANEL NUMBER 48029C0470 E. DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
   ZONE "X" (UNSHADED) – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
2. PLAT ESTABLISHING THIRTEEN (13) NON SINGLE FAMILY LOTS.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION.
4. ROTATE BEARINGS 00°15'30" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
5. STREETSCAPE ORDINANCE WILL BE COMPLIED WITH AT TIME OF BUILDING PERMIT.
6. LOT 999 AND LOT 901 ARE COMPLETELY ENCUMBERED BY AN ELECTRIC, GAS, TELEPHONE, DRAINAGE CABLE TELEVISION, WATER, SANITARY SEWER AND INGRESS/EGRESS EASEMENT, MINIMUM WIDTH 26 FEET.
7. LOT 902 IS COMPLETELY ENCUMBERED BY A PRIVATE DRAINAGE EASEMENT. LOT 902 IS A WATER QUALITY BASIN. THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE, THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN AND PRIVATE DRAINAGE EASEMENT, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
8. 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.
9. "WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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."
10. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN SAID DRAINAGE EASEMENTS.
11. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (8) EIGHT INCHES ABOVE THE FINAL ADJACENT GRADE.
12. MINIMUM FINISHED FLOOR FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATIONS FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
13. INGRESS/EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL, AS PER U.D.C. SECTION 35-441(A)(13).
14. THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS, GREENBELTS, AND OTHER PERMEABLE SPACES, INCLUDING LOTS 901, 902 AND 999 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
15. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY OF SAN ANTONIO WATER SYSTEM. SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

TxDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG IH 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,348.28'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BOERNE STAGE CROSSING, WHICH IS RECORDED IN VOLUME 9559, PAGE 197-204, BEXAR COUNTY PLAT AND DEED RECORDS. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT, HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY OF THE COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OF IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

RIALTO VILLAGE, LLC.
25111 IH-10 WEST
SAN ANTONIO, TX. 78257 ________ OWNER

FAIR PROPERTIES MANAGEMENT, LLC.
IT'S GENERAL PARTNER ________ OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ______ DAY OF ______
A.D. 20 ______

________ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ________

STATE OF TEXAS
COUNTY OF BEXAR

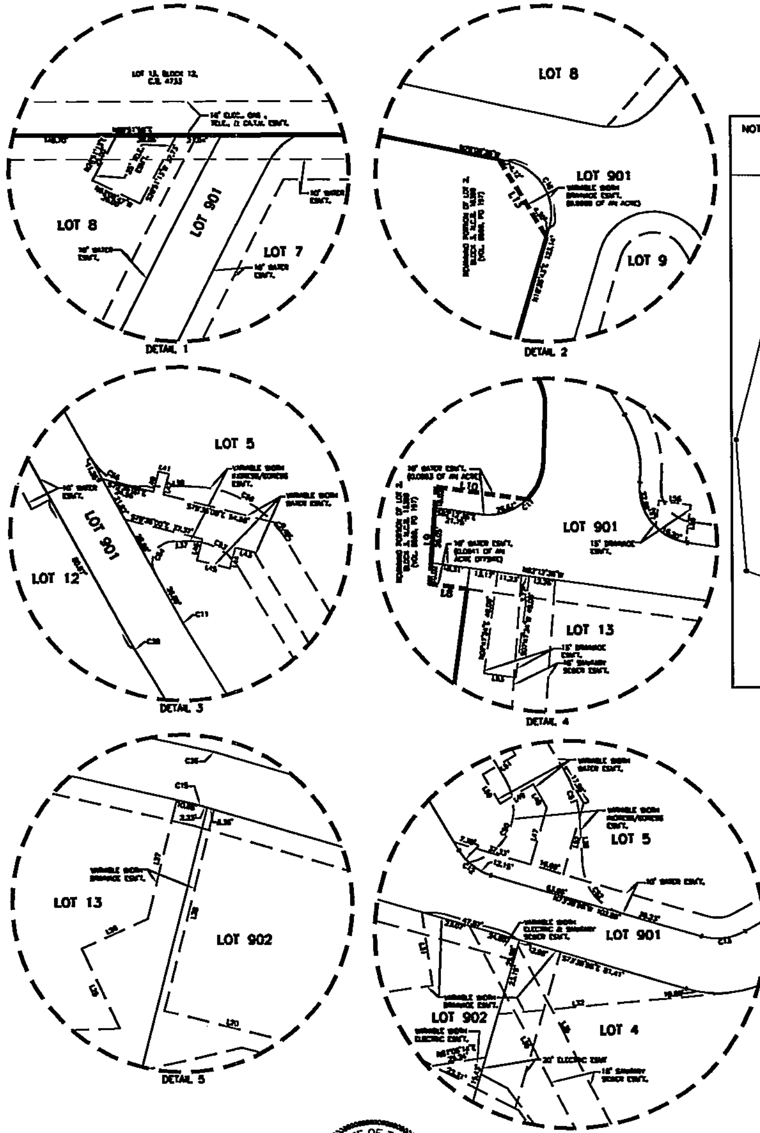
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN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

RIALTO VILLAGE, LLC.
25111 IH-10 WEST
SAN ANTONIO, TX. 78257 ________ OWNER

FAIR PROPERTIES MANAGEMENT, LLC.
IT'S GENERAL PARTNER ________ OWNER'S DULY AUTHORIZED AGENT

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

____
REGISTERED PROFESSIONAL LAND SURVEYOR

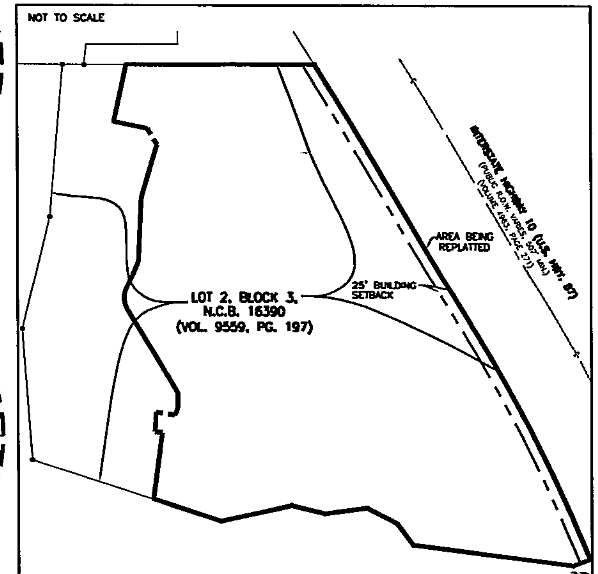
STATE OF TEXAS ★ GREG C. SMITH 88645 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED ★ I. RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
NONE AFFECTED



AREA BEING REPLATTED THRU PUBLIC HEARING
REPLATTING A 12.02 ACRE PORTION OF LOT 2, BLOCK 3, N.C.B. 16390, RECORDED IN BOERNE STAGE CROSSING, VOLUME 9559, PAGE 197-204.

DEVELOPMENT SERVICES
RECEIVED
2008 SEP 22 PM 3:38

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

THIS PLAT OF RIALTO VILLAGE, 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: ______ SECRETARY BY: ______ CHAIRMAN

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: ______, DEPUTY

SHEET 1 OF 2
DRAWN BY: JCHAVEZ

Date: Sep 22, 2008, 10:38am User ID: JChavez
File: P:\0879\29081-Untermeyer Comm\Design\sh-plat-9081.dwg

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B&7 **October 22, 2008**

BASIN HILL	MINOR PLAT	070742
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 A-1
OWNER: Drew Roicki
SURVEYOR: Jerry D. Wilkie, Jr., R.P.S.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: October 22, 2008

Location: On the east side of Blanco Road and north of Oak Estates Drive

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

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **5.214** acres consisting of **2** single-family lots.

DISCUSSION:

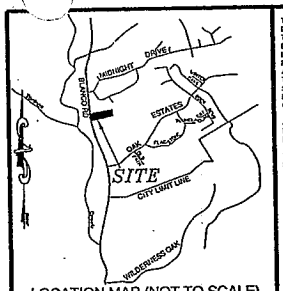
The Planning Commission will hold a public hearing on the proposed replatting of this property on October 22, 2008. Four notices were mailed to the adjacent property owners, as of this writing, three written oppositions have been submitted.

Although this plat lies within the Camp Bullis 5 Mile Awareness Zone, it is less than ten acres and is not immediately adjacent to the Camp Bullis installation; therefore, a recommendation is deemed unnecessary.

STAFF RECOMMENDATION:

Approval

PLAT ID N. 070742



LOCATION MAP (NOT TO SCALE)

FERGUSON MAP # 482, A-1

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREES DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND GUYING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF WAY AREA, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED EITHER SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATIONS 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.

NOTE: EL...S, TELE & CATV ESMT. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT.

B.S.L. = BUILDING SETBACK LINE

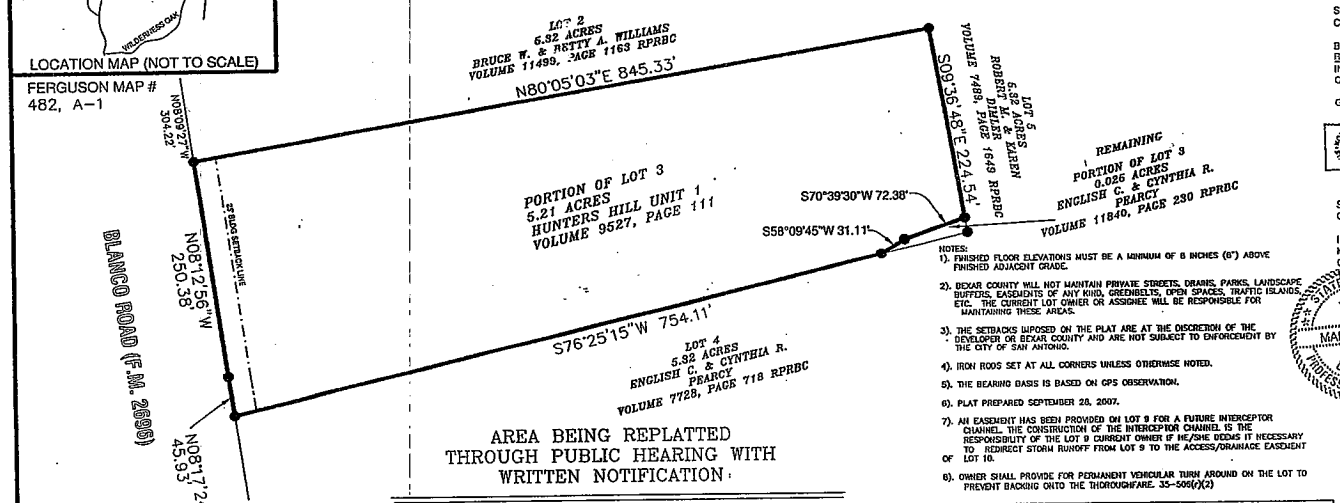
U.T. = UTILITY EASEMENT

WASTEWATER EDU NOTE:

THE NUMBER OF WASTE WATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT ID NUMBER ISSUED BY THE DEVELOPMENT SERVICE DEPARTMENT.

UDC 35-512 "STREETSCAPE PLANTING STANDARDS" WILL BE COMPLIED WITH DURING BUILDING STAGE.

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED ON THIS PLAT HAS BEEN PREVIOUSLY PLATTED AS LOT 3, ON A PLAT KNOWN AS HUNTERS HILL UNIT 1 SUBDIVISION WHICH IS RECORDED IN VOLUME 9527, PAGE 111, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES:

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

2). BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE CURRENT LOT OWNER OR ASSIGNEE WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

4). IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

5). THE BEARING BASIS IS BASED ON GPS OBSERVATION.

6). PLAT PREPARED SEPTEMBER 28, 2007.

7). AN EASEMENT HAS BEEN PROVIDED ON LOT 9 FOR A FUTURE INTERCEPTOR CHANNEL. THE CONSTRUCTION OF THE INTERCEPTOR CHANNEL IS THE RESPONSIBILITY OF THE LOT 9 CURRENT OWNER IF HE/SHE DEEMS IT NECESSARY TO REDIRECT STORM RUNOFF FROM LOT 9 TO THE ACCESS/DRAINAGE EASEMENT OF LOT 10.

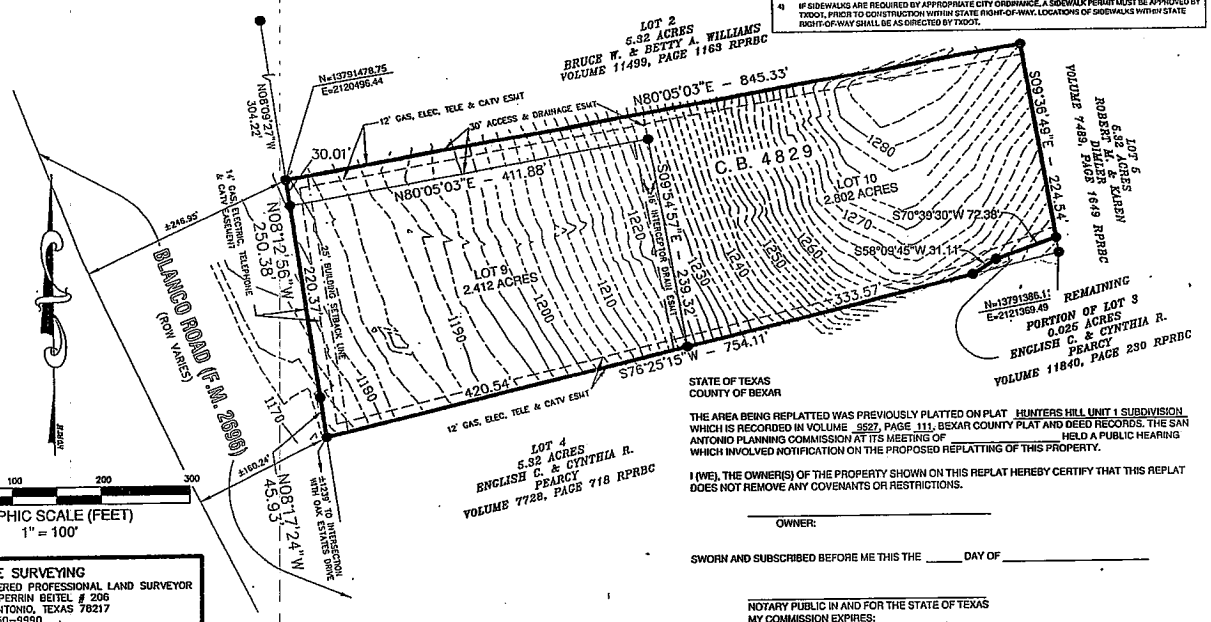
8). OWNER SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON THE LOT TO PREVENT BACKING ONTO THE THOROUGHFARE. 35-506(r)(2)

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE ACCESS POINT ALONG FM 2696. BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 246.95'

4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.



WILKIE SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
10615 PERRIN BEITEL # 206
SAN ANTONIO, TEXAS 78217
210-650-9950

JOB NUMBER: 2007354-PLAT

STATE OF TEXAS
COUNTY OF BEXAR

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

AGENT FOR: OWNER/DEVELOPER: DREW ROICKI
1103 W. OAK ESTATES
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24TH DAY OF SEPTEMBER AD 2008

William Sagoonik
My Commission Expires
05/29/2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE 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 CITY OF SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
MARK B. HILL
94904
LICENSED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

REPLAT ESTABLISHING
BASIN HILL SUBDIVISION

BEING LOTS 9 AND 10 COUNTY BLOCK 4829, FORMERLY LOT 3, COUNTY BLOCK 4829, ON A PLAT KNOWN AS HUNTERS HILL UNIT 1, RECORDED IN VOLUME 9527, PAGE 111, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF BASIN HILL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THIS MINOR PLAT OF BASIN HILL SUBDIVISION HAS BEEN SUBMITTED TO THE BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HUNTERS HILL UNIT 1 SUBDIVISION WHICH IS RECORDED IN VOLUME 9527, PAGE 111, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

_____
OWNER:

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2008

_____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. 2008

_____ AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME

_____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2008.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: _____, DEPUTY.

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

AGENDA ITEM NO: 5C&8 **October 22, 2008**

PEREZ PLACE	MINOR PLAT	080202
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 551 C-8
OWNER: Roberto G. Perez, Jr.
ENGINEER: Survey SA, by Michael Lucci, P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: October 22, 2008

Location: North of Flamingo Drive between Broadway and Busby Drive

Services Available: SAWS Water and Sewer

Zoning: NP-8 Neighborhood Preservation District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.3293** acres consisting of **1** single family lot.

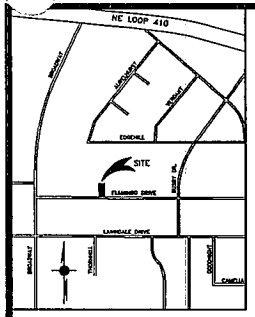
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 22, 2008. Six notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080202

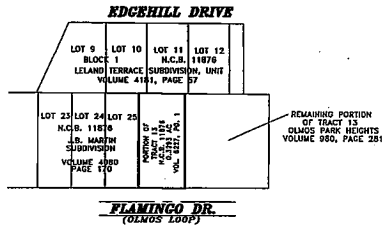


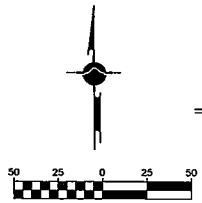
LOCATION MAP
NOT TO SCALE

NOTE:
"WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING 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"

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

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





SUBDIVISION REPLAT
ESTABLISHING
PEREZ PLACE

ESTABLISHING LOT 64, N.C.B. 11876, A REPLAT OF OLMOS PARK HEIGHTS, BEING 0.3293 ACRES OUT OF LOT 13, A 3.0 ACRE TRACT AS RECORDED IN OLMOS PARK HEIGHTS, IN VOLUME 980, PAGE 29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

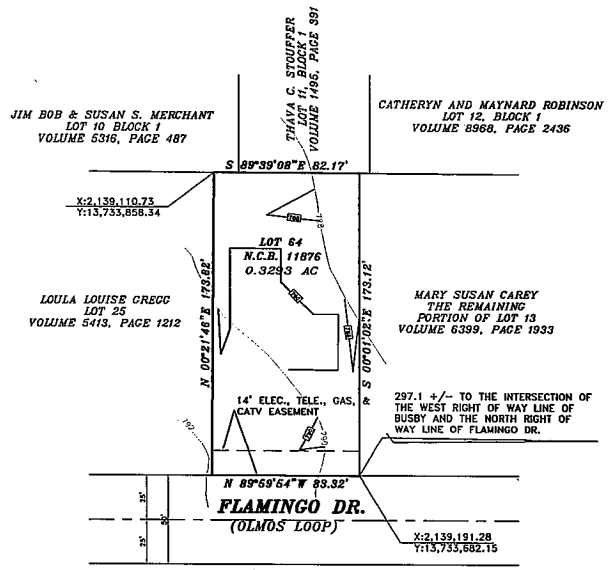
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HERE BY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS " ELECTRIC EASEMENT," "GAS EASEMENT," ANCHOR EASEMENT," SERVICE EASEMENT," "OVERHANG EASEMENT," UTILITY EASEMENT," AND TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS 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 LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINE OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS CONCRETE SLABS OR WALLS BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATION REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 EASEMENT ARE DESCRIBED BELOW.

NOTES:
1. STATE PLANE COORDINATES AS SHOWN HEREON DERIVED FROM CITY OF SAN ANTONIO ON-LINE GIS DIVISION MAPPING, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
2. BASIS OF BEARING; PLAT OF OLMOS PARK HEIGHTS, UNIT 5 AS RECORDED IN VOLUME 980, PAGE 29, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 1983 (CORS.)
5. IRON RODS FOUND AT EACH CORNER HAVE SURVEY SA CAPS

AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTICE
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS OLMOS PARK HEIGHTS WHICH IS RECORDED IN VOLUME 980, PAGE 29 BEXAR COUNTY, TEXAS, DATED MAY 31, 1928



REPLAT

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER

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 _____

_____
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 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

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 EMPLOYEES OF SURVEY SA, UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

The area being replatted was previously platted on plat Olmos Park Heights which is recorded in Volume 980, Page 29, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of _____ held a public hearing which involved notification on the proposed replatting of this property.

I (we), the owner(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

_____
Owner

Sworn and subscribed before me this the _____ day of _____.

_____
Notary Public in and for the State of Texas

My commission expires: _____.

STATE OF TEXAS
COUNTY OF BEXAR

This plat of Subdivision Replat establishing Perez Place 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., _____.

_____
BY: Chairman

_____
BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE ____ DAY OF _____

A.D. ____ AT ____M. AND DULY RECORDED THE ____DAY OF _____

A.D. ____ AT ____M. IN THE RECORDS OF _____

OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

DAY OF _____, A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
DEPUTY

RECEIVED
08 SEP 29 PM 4:03
LAND DEVELOPMENT SERVICES DIVISION

SURVEY SA
119 E. TURBO #100
SAN ANTONIO, TEXAS 78216
PHONE: (210) 877-1446 FAX: (210) 877-1012

Owner / Developer: Roberto G. Perez Jr.
1919 Flamingo
San Antonio, TX 78254

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

AGENDA ITEM NO: 5D&9 **October 22, 2008**

ALFONSO DAVILA — MINOR PLAT — 080308
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 580 D-5
OWNER: Mark E. Martinez
ENGINEER: Hill Country Engineering, LLC, by Michael F. Lucci, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 22, 2008

Location: At the intersection of E. Horseshoe Bend and Callaghan Road

Services Available: SAWS Water and Sewer

Zoning: C2NA Commercial District Nonalcoholic Sales,
NCD-3 Neighborhood Conservative District

Proposed Use: Warehouse

Major Thoroughfare: Callaghan Road is a Secondary Arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **0.370** acres consisting of **1** commercial lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on October 22, 2008. Three notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

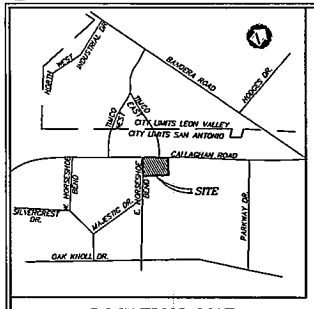
PLAT NO. 080308

REPLAT
ESTABLISHING

ALFONSO DAVILA SUBDIVISION

SCALE: 1" = 50'

ESTABLISHING LOT 118 (0.370 ACRES), BLOCK E, NEW CITY BLOCK 11543, WOODLAWN HILLS SUBDIVISION, BEING THE NORTH 125 FEET OF LOT 110, BLOCK "E", N.C.B. 11543 WOODLAWN HILLS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 189, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93) AND TIED TO NATIONAL GEODETIC SURVEY STATION SAN ANTONIO R.R.P. PID NO. AY1808.

STREETSCAPE WILL COMPLY AT BUILDING STAGE.

OWNERS SHALL PROVIDE CROSS ACCESS WITH ADJACENT LOTS.

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

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

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: _____

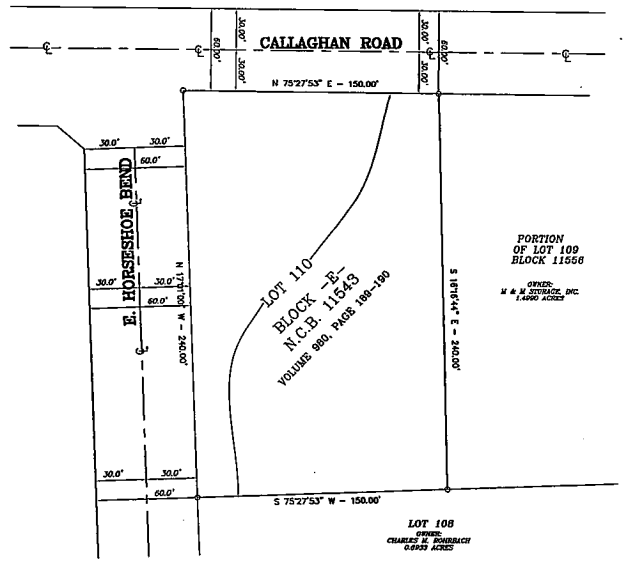
_____
Registered Professional Land Surveyor

OWNER/DEVELOPER: THE ESTATE OF ALFONSO DAVILA
524 COUNTY ROAD 6813
NATALIA, TEXAS 78059-2513

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES.

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.

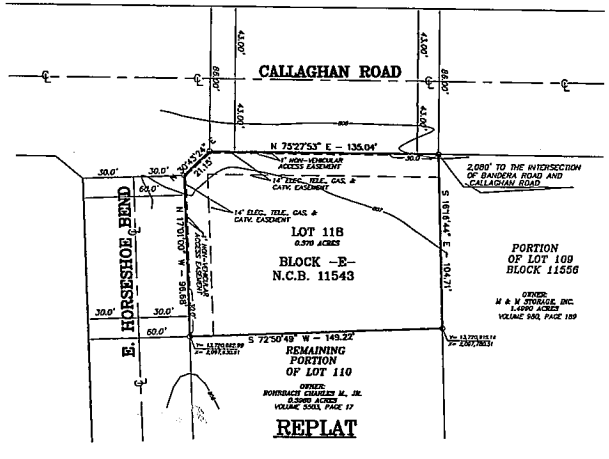
_____
REGISTERED PROFESSIONAL ENGINEER



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTICE

AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED IN WOODLAWN HILLS, VOLUME 980, PAGES 189-190, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT WAS RECORDED SEPTEMBER 3, 1929



REPLAT

This plat of ALFONSO DAVILA SUBDIVISION has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., _____

_____
BY: Chairman

_____
BY: Secretary

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ _____
OWNER/AGENT DATE

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., 200__ AT _____ M. AND DULY

RECORDED THE _____ DAY OF _____

A.D., 200__ AT _____ M. IN THE RECORDS OF _____

OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

DAY OF _____ A.D., 200__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEVELOPMENT SERVICES
RECEIVED
2008 SEP 29 PM 4:08

HILL COUNTRY
ENGINEERING, LLC
7927 VISTA MONTAN
SAN ANTONIO, TX 78256
(210) 698-9479

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5E&10 **October 22, 2008**

JUBILEE ACADEMY	MINOR PLAT	080378
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 652 D-4
OWNER: Jubilee Academy, by Tom Koger
ENGINEER: Hill Country Engineering, LLC, by Michael F. Lucci, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: October 22, 2008

Location: On the west side of Roland Avenue, north of Valleyfield Drive

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Proposed Use: School

APPLICANT'S PROPOSAL:

To plat **1.96** 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 October 22, 2008. One notice was mailed to the adjacent property owner, as of this writing, no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

080378

PLAT AND SUBDIVISION REPLAT
ESTABLISHING

JUBILEE ACADEMY SUBDIVISION

ESTABLISHING LOT 87, BLOCK 1, N.C.B. 13841, BEING A 1.96 ACRE TRACT, BEING ALL OF LOT 1, BLOCK 5, N.C.B. 13844, JUBILEE OUTREACH CHURCH SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9545, PAGE 127, PLAT ID# 1999000455, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINDER OF THE 2.00 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 4141, PAGE 1750, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS,

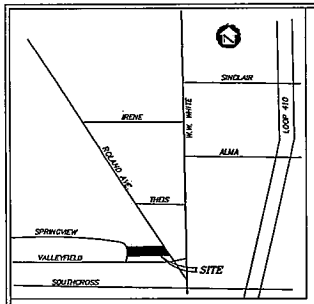
"Wastewater EDU note. The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department."

The city of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on the plat as "Electric Easement", Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "transformer Easement" for the purpose of installment, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alteration shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

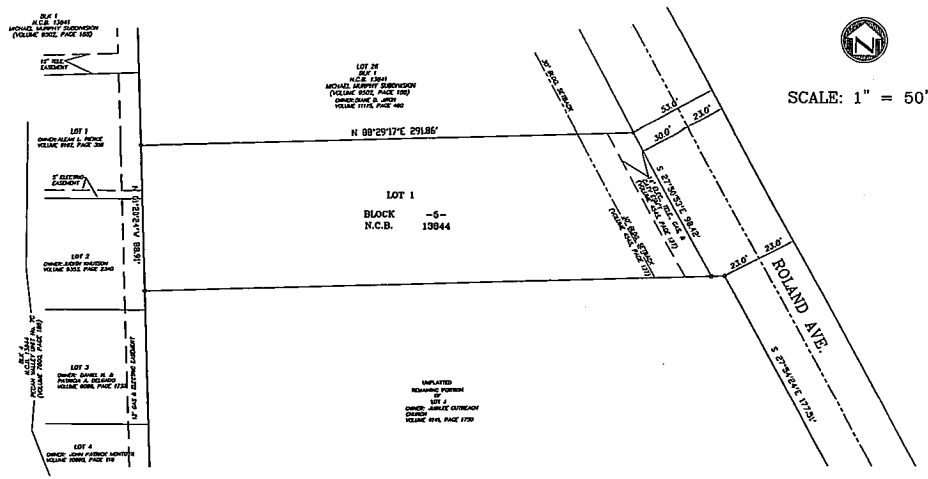
Note: Concrete driveway approaches are allowed within the five(5) wide electric and gas easements when Lots are served only by rear lot underground electric

Roof overhangs are allowed within five(5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or exist within those five(5) foot wide easements.



LOCATION MAP

NOT TO SCALE



SCALE: 1" = 50'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

Area being replatted through public hearing with written notification had been previously platted in Jubilee Outreach Church Subdivision, Volume 9545, Page 127, of the Deed and Plat Records of Bexar County, Texas, on November 29, 1999.

NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93) AND TIED TO NATIONAL GEODETIC SURVEY STATION SAN ANTONIO R.R.P. PID NO. AY1808.
3. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

STREETSCAPE WILL COMPLY AT BUILDING STAGE.

OWNERS SHALL PROVIDE CROSS ACCESS WITH ADJACENT LOTS.

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

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

State of Texas

County of Bexar

The area being replatted was previously platted on Plat # 1999000455, Jubilee Outreach Church Subdivision which is recorded in volume 9545, page 127, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of _____ held a public hearing which involved notification on the proposed replatting of this property.

I (we), the owner(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

_____
Owner

Sworn and subscribed before me this the _____ day of _____ 2008.

_____
Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above and foregoing is the minimum standards set forth by the State Board of Professional Land Surveying according to an actual survey made on the ground by

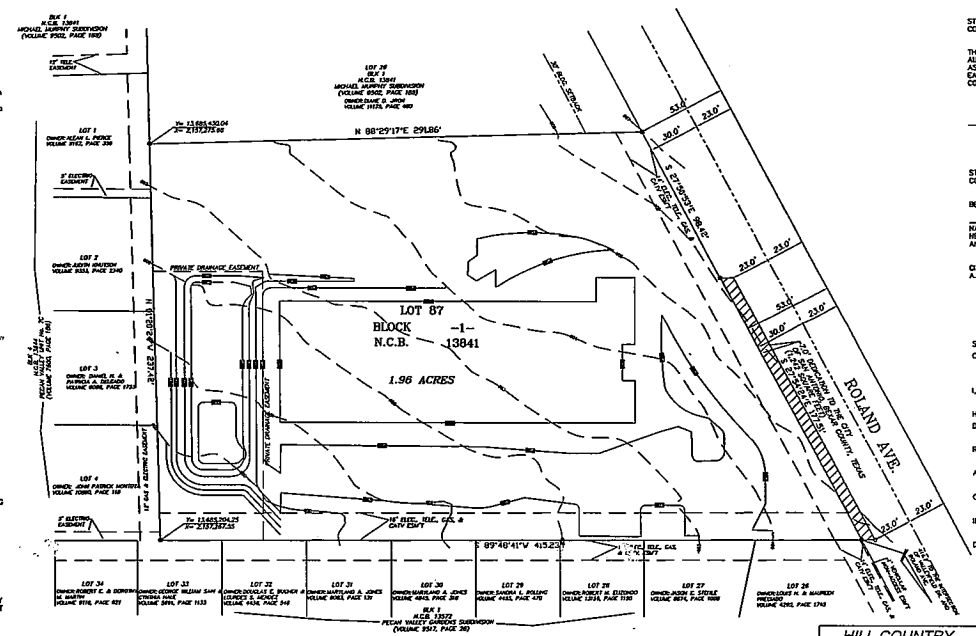
_____
Registered Professional Land Surveyor

OWNER/DEVELOPER: JUBILEE ACADEMY
4434 ROLAND AVE.
SAN ANTONIO, TEXAS 78222-2830

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES.

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.

_____
REGISTERED PROFESSIONAL ENGINEER



HILL COUNTRY ENGINEERING, LLC
7927 VISTA MONTAN
SAN ANTONIO, TX 78256
(210) 698-9479

This plat of Jubilee Academy 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., _____.

_____
BY: Chairman

_____
BY: Secretary

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ OWNER _____ DATE

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 THERIN 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, _____ COUNTY CLERK OF BEXAR COUNTY DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., 200____ AT _____ M. AND DULY

RECORDED THE _____ DAY OF _____

A.D., 200____ AT _____ M. IN THE RECORDS OF _____

OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

DAY OF _____ A.D., 200____

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

RECEIVED
2008 SEP 29 PM 4:07
LAND DEVELOPMENT SERVICES DIVISION

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5F&I 1 **October 22, 2008**

PECAN VALLEY SKILLED NURSING	MINOR PLAT	080463
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 652 C-4
OWNER: Smithers Merchant Builders, LP., by Jeff Smithers
ENGINEER: Vickrey & Associates, Inc., by Frederick McNealy, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: October 22, 2008

Location: South side of Southcross Boulevard, west of Pecan Grove Boulevard.

Services Available: SAWS Water and Sewer

Zoning: MF-33 Multi-Family

Proposed Use: Nursing Home facility

APPLICANT'S PROPOSAL:

To plat **11.758** acres consisting of **1** non-single family lot.

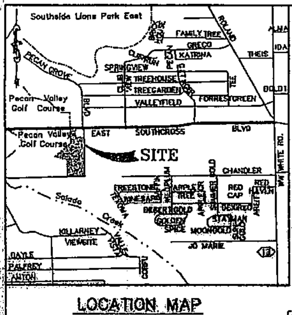
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 10, 2008. Seven notices were mailed to the adjacent property owners, as of this writing no written oppositions have been submitted.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 080463



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY ON PLAT OF BURKE PROPERTY WHICH IS RECORDED IN VOLUME 4700, PAGE(S) 238-240 & PECAN VALLEY UNIT NO. 3, WHICH IS VOLUME 5140, PAGES 74-76, AND PECAN VALLEY SUBDIVISION UNIT 8, WHICH IS RECORDED IN VOLUME 5502, PAGES 10-11, BEXAR COUNTY DEED AND PLAT RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ______ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER
SMITHERS MERCHANT BUILDERS, L.P.
21726 HARDY OAK
SAN ANTONIO, TX 78258

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22nd DAY OF September, AD 2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY OR REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (COMBINED NOTE FROM 35-504 (TO ADD STATEMENT P-5-39 (D)(5),(H)(1)P-5-48 AND 35-505(G)(1) P-5-59.

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT. (35-505(k)(2)(3)(p-5-60). THE FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE AT A MINIMUM OF 568.78'

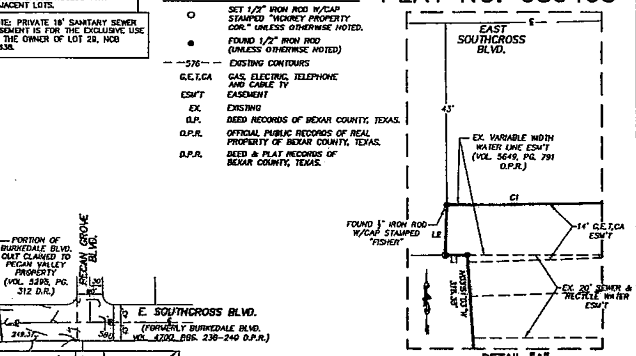
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) P 5-40)

NOTE: OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS.

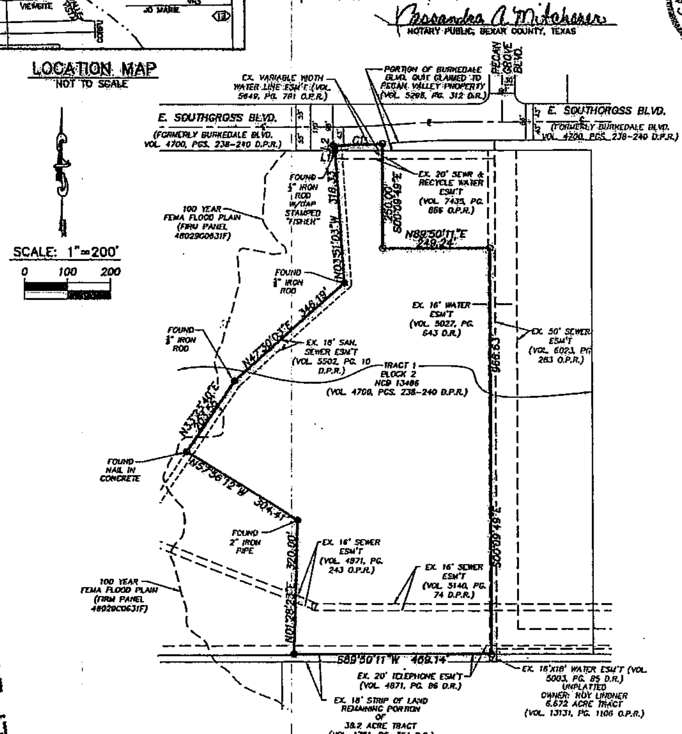
NOTE: PRIVATE 18' SANITARY SEWER EASEMENT IS FOR THE EXCLUSIVE USE OF THE OWNER OF LOT 29, NCB 10838.

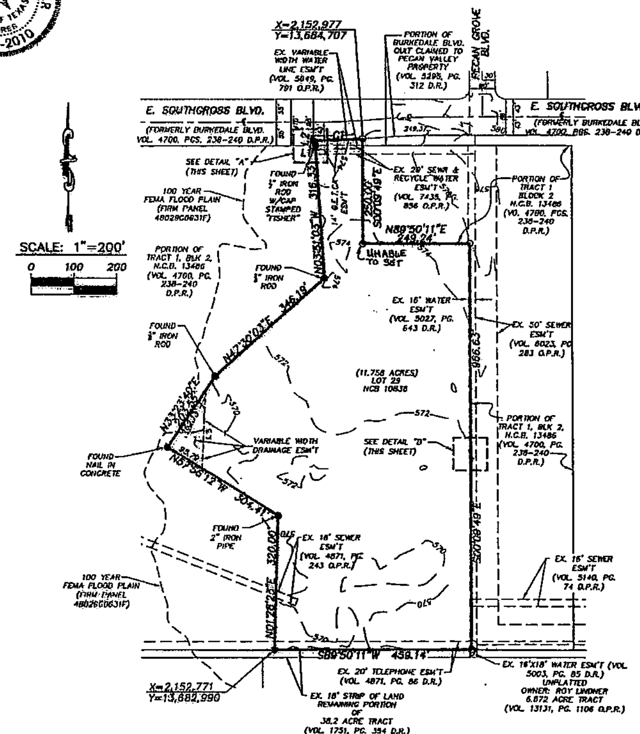
LEGEND

○	SET 1/2" IRON ROD W/CAP STAMPED "VICKREY PROPERTY COR." UNLESS OTHERWISE NOTED.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
—576—	EXISTING CONTOURS
G.E.T.CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
ESM'T	EASEMENT
EX.	EXISTING
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS.
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



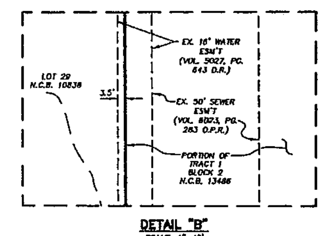
DETAIL "A"
SCALE: 1"=20'





CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
PORTION OF 18' SAN. SEWER EASEMENT VOLUME 5140, PAGE 79 D.P.R. AND VOLUME 5502, PAGE 11 D.P.R.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



DETAIL "B"
SCALE: 1"=40'

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE GRID.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE USING SAN ANTONIO CORS STATION TXAN AND AUSTIN CORS STATION TXAU WITH DISTANCES CITED IN SURFACE USING A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00016.

TXAN		TXAU	
Lat—	N29°28'25.34306"	Lat—	N30°18'42.08806"
Long—	W98°34'35.86078"	Long—	W97°45'22.71309"

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS, BURKE PROPERTY, WHICH IS RECORDED IN VOLUME 4700, PAGES 238-240, PECAN VALLEY UNIT NO. 3, WHICH IS RECORDED IN VOLUME 5140, PAGES 74-76 AND PECAN VALLEY SUBDIVISION UNIT 8 WHICH IS RECORDED IN VOLUME 5502, PAGES 10-11, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	03°53'03"	1696.70'	115.02'	57.53'	N87°53'39"E	115.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	5.19'	S89°50'11"W
L2	12.09'	N01°51'11"E
L3	[illegible]	[illegible]

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.

VICKREY & ASSOCIATES, INC.
BY: FREDERICK J. McNEALY, P.E. 9/16/08
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S. 9/15/08
REGISTERED PROFESSIONAL LAND SURVEYOR

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

NOTE:
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.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12840 Country Parkway San Antonio, Texas 78216
Telephone (210)349-3271

REPLAT ESTABLISHING

PECAN VALLEY SKILLED NURSING

BEING AN 11.758 ACRE TRACT, OUT OF TRACT 1, BLOCK 2, NEW CITY BLOCK 13486, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS SHOWN ON PLAT OF BURKE PROPERTY RECORDED IN VOLUME 4700, PAGES 238-240, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ALSO, SAID 11.758 ACRE TRACT ALSO BEING OUT OF REMAINING PORTION OF 40.455 ACRES CONVEYED FROM ELMO J. BURKE TO EL TOJOJI, INC., BY WARRANTY DEED RECORDED IN VOLUME 1403, PAGE 810, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF PECAN VALLEY SKILLED NURSING 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. ______

BY: ______
CHAIRMAN

BY: ______
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
SMITHERS MERCHANT BUILDERS, L.P.
21726 HARDY OAK
SAN ANTONIO, TEXAS 78258

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jeff Smithers, 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 22nd DAY OF September, A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

CASSANDRA A. MITCHENER NOTARY PUBLIC STATE OF TEXAS EXPIRES 03-28-2010

STATE OF TEXAS FREDERICK J. McNEALY 82022 REGISTERED PROFESSIONAL ENGINEER

STEPHEN HORVATH 2611 REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

JOB No. 2188-003-051

DATE OF PREPARATION: 09/11/08

N:\2188-003\dwg\sh_plat.dwg

DEVELOPMENT SERVICES RECEIVED
2008 SEP 26 PM 3:06

PLANNING COMMISSION
Planned Unit Development

AGENDA ITEM NO: 5G&12 **October 22, 2008**

LEGEND GARDENS TOWNHOME PUD — 08-013
PUD PLAN NAME — **PLAN#**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 A-1
OWNER: Kharia, Inc., by Alejandro Gomez, Agent
ENGINEER: Gomez-Garcia & Associates, Inc., by Alejandro Gomez, P. E.
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Location: South of Camp Bullis Road and west of Legend Lane

Zoning: RM-4 Residential Mixed
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Land Use: Residential

Plan is in accordance with:
MDP 64 Crownridge of Texas was accepted September 27, 1985

APPLICANT'S PROPOSAL:

- 17 Single Family Lots
- At a density of 6.58 units per acre
- Open space ratio 35%
- The plan is within the Crownridge of Texas Neighborhood Assocation and within 200' of the Legend Hills/Crownridge of Texas Neighborhood Association.

DISCUSSION:

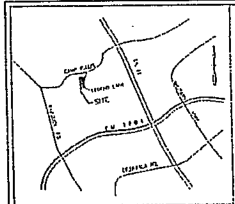
This Plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Because this tract is less than 10 acres and is not immediately adjacent to Camp Bullis, the Garrison Commander had no comment.

CONDITIONS:

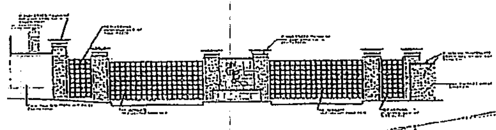
The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

STAFF RECOMMENDATION:

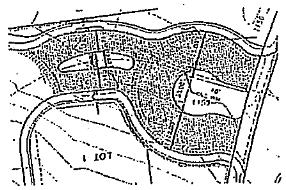
Approval



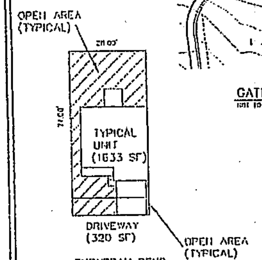
LOCATION MAP
NOT TO SCALE



GATE ENTRY DETAIL
NOT TO SCALE

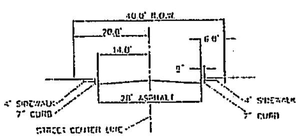


GATE ENTRY PLAN VIEW
NOT TO SCALE



EMPYREAN BEND
(20' PVMT.-40' R.O.W.)

TYPICAL UNIT

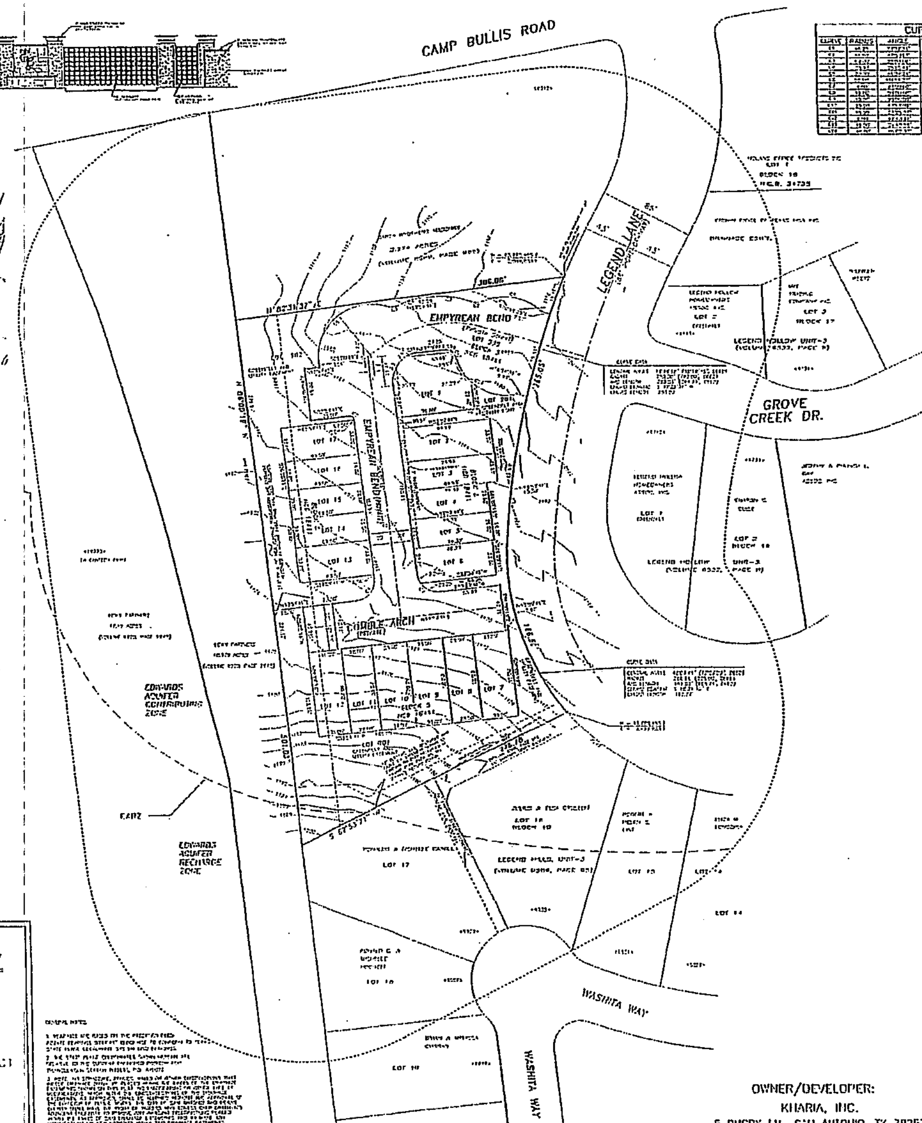


TYPICAL STREET SECTION
N.T.S.

NOTE: ELEC., GAS, TELE., & C.A.T.V. ESMT.= ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
B.S.L. = BUILDING SETBACK LINE
C. G., T & C ESMT. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT.

LEGEND GARDENS TOWNHOME SUBDIVISION
(PLANNED UNIT DEVELOPMENT)

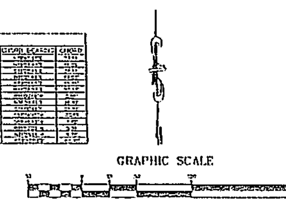
2.581 ACRES, NEW CITY BLOCK 34725, SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 11142, PAGE 665, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE CHARLES H. SEIDENSCHNUR SURVEY NUMBER 410, ABSTRACT NUMBER 1222, SAN ANTONIO, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:
KHARIA, INC.
5 RUGBY LN., SAN ANTONIO, TX 78257
(210) 698-1617

CURVE TABLE

CURVE	RADIUS	ANGLE	TANGENT	LENGTH	CHORD BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

DEVELOPMENT SUMMARY			
ITEM / LAND USE	AREA (ACREAGE)	DWELLING UNITS	DENSITY (D.U. / AC)
SINGLE FAMILY RESIDENTIAL LOTS (BLDG/STRUCTURE)	2.581AC	17	6.58
TOTAL DEVELOPMENT	2.581AC	17	6.58
OPEN SPACE (PASSIVE)	0.93 AC	-	-
PRIVATE RIGHT-OF-WAY	0.72 AC	-	-

FLOOR AREA SUMMARY	
FLOOR AREA PER LOT	1633 SF
NUMBER OF LOTS	17
TOTAL FLOOR AREA OF BLDGS.	27,761 SF
TOTAL AREA OF SF RESIDENTIAL LOTS	40549.90 SF
PERCENTAGE OF FLOOR AREA COVERAGE	68.46%

PROPOSED ZONING:
N/A

CURRENT ZONING:
P.U.D. RM4 - ERZD
P.U.D. RM4

NOTE:
"Five (5) foot wide maintenance easements are established within the lots adjacent to all nonattached zero lot lines. Such easements shall extend for the depth of the lot and are included in the deed restrictions for all affected properties."

PARK DEDICATION SUMMARY	
REQUIRED	
NUMBER OF LOTS =	17
REQUIRED DEDICATION = 17/70	0.24 ACRES
PROVIDED	
OPEN SPACE	0.93 ACRES
PARK CREDIT AREA	-
TOTAL PARK/OPEN SPACE DEDICATION	0.93 ACRES

LEGEND

---------- 200.00' BUFFER (FOR MAILING LIST)

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON ______________ DATE

SECRETARY ______________ DATE

LEGEND GARDENS TOWNHOME SUBDIVISION
PLANNED UNIT DEVELOPMENT
PLAN NO. 08-013
DATE: 9/2/2008

DESIGN: A.B.G.
DRAWN: LEO
CHECKED: A.B.G.
DATE: OCT. 2008
JOB NO. 08201
FILE: LEGEND PLAT-11-12

OWNER/DEVELOPER:
KHARIA, INC.
5 RUGBY LN., SAN ANTONIO, TX 78257
(210) 698-1617

PROJECT ENGINEER:
GOMEZ-GARCIA & ASSOCIATES, INC.
CONTACT PERSON: ALEJANDRO GOMEZ, P.E.
6723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 632-9608 - (210) 632-9615 FAX

SHEET 1 OF 1

PLANNING COMMISSION
VACATING DECLARATION

AGENDA ITEM NO: 13 **October 22, 2008**

VILLAS AT SILVERADO HILLS TOWNHOUSE — 080566
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 450 F-5
OWNER: Centex Homes, by Damon Lyles
ENGINEER: Macina, Bose, Copeland & Assoc., Inc., by Robert A. Liesman, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 7, 2008

Location: On the west side of Canyon Golf Road, south of Silverado Way

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Townhouse

APPLICANT'S PROPOSAL:

To vacate a portion of the Villas at Silverado Hills Subdivision, plat #060117, by removing a 3 foot pedestrian easement note on sheet 1 of 4. The plat was previously approved by the San Antonio Planning Commission on June 28, 2006 and recorded on November 27, 2007 in Volume 9579, Page 107, of the Bexar County Deed and Plat Records.

STAFF RECOMMENDATION:

Approval

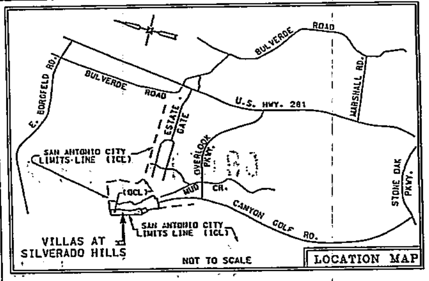
060117

67-1

TOWNHOUSE SUBDIVISION PLAT
OF
VILLAS AT SILVERADO HILLS
(AN ENCLAVE SUBDIVISION)

BEING 19.3186 ACRES OUT OF A 56.02 ACRE TRACT OF LAND AND OUT OF A 3.8027 ACRE TRACT OF LAND. BOTH BEING OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565 PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE GUADALUPE COLLEGE SURVEY No. 418, ABSTRACT No. 262 COUNTY BLOCK 4847 OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER
CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
1354 N. LOOP 1604 E., SUITE #108
SAN ANTONIO, TEXAS 78232
TEL. No. (210) 496-1985



LEGEND:

EXIST.	——	EXISTING
ELEC.	——	ELECTRIC
TEL.	——	TELEPHONE
CATV	——	CABLE TELEVISION
SAN. SWR.	——	SANITARY SEWER
ESM'T.	——	EASEMENT
R.O.W.	——	RIGHT-OF-WAY
BLDG.	——	BUILDING
N.C.B.	——	NEW CITY BLOCK

NORTH

SCALE: 1" = 200'

BEARINGS BASED ON THE WEST PROPERTY LINE OF A 56.02 ACRE SURVEY PREPARED BY PAPE-DAWSON ON APRIL 15, 2005 AS BEING N16°24'04"W

THE AMENDMENTS SHOWN ON THIS PLAT ARE AS PER SECTION 35-441(a)(1) TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS OF THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENTS DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

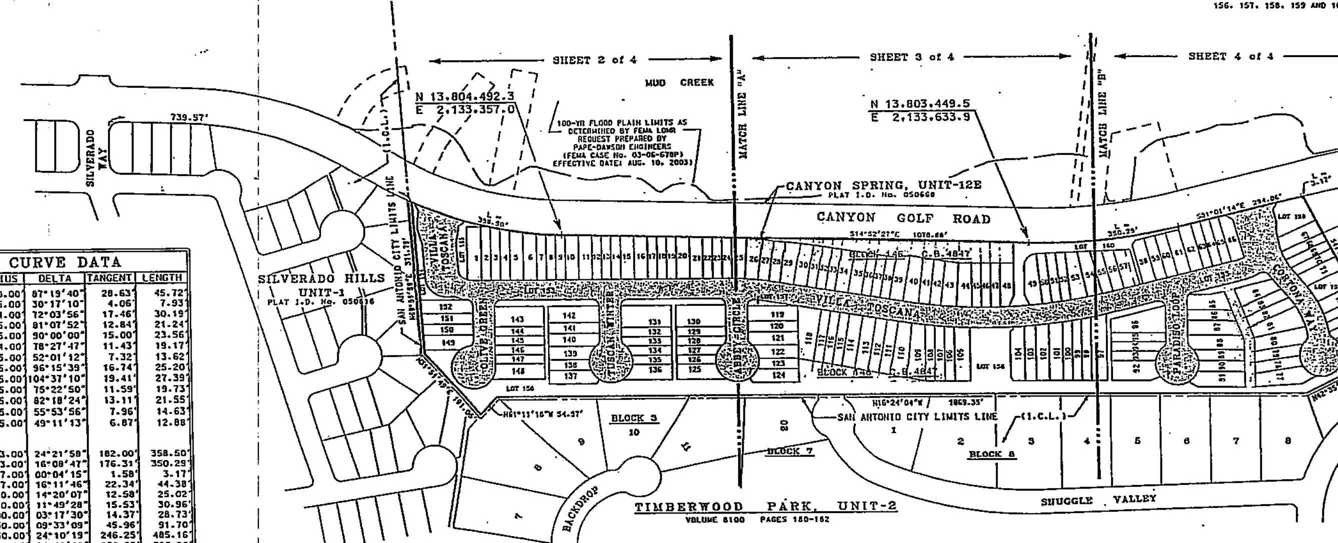
THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

Approved on ______________

~~NOTE: PEDESTRIAN EASEMENT IS ESTABLISHED ON EITHER SIDE OF THE COMMON PROPERTY LOT LINES OF THE FOLLOWING LOTS: 5 & 6, 10 & 11, 15 & 16, 20 & 21, 25 & 26, 29 & 30, 34 & 35, 39 & 40, 44 & 45, 53 & 54, 57 & 58, 80 & 81, 87 & 88, 101 & 102, 109 & 110, 113 & 114, 121 & 122 AND 139 & 140, BLOCK 146.~~

NOTES:

1. LOT 153, BLOCK 146, C.B. 4847, (PRIVATE STREETS) CONTAINS 4.4741 Ac. AND IS COMMON USE LAND AREA. LOTS 154 (0.1009 Ac.), 155 (0.0759 Ac.), 156 (2.5816 Ac.), 157 (0.0224 Ac.), 158 (0.0916 Ac.), 159 (0.1432 Ac.) & LOT 160 (0.7730 Ac.), BLOCK 146, GREENSPACE AREA CONTAINS A TOTAL OF 3.8046 ACRES.
2. THE MAINTENANCE OF THE FOLLOWING WITHIN VILLAS AT SILVERADO HILLS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY:
   a. PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE
   b. COMMON AREA BEING LOTS 155, 156, 157, 158, AND 159, BLOCK 146.
3. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS, AND ALSO, ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
4. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
5. NO GARAGE FACING SHALL BE PLACED CLOSER THAT TWENTY (20) FEET TO THE BACK OF SIDEWALK.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
7. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE): NO PERMANENT STRUCTURES BETWEEN 3' AND 8' IN HEIGHT ABOVE ADJACENT PAVEMENT GRADE, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT AS OUTLINED IN THE LASTEST VERSION OF AASHTO.
8. IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR THE PERIMETER BOUNDARY, UNLESS OTHERWISE NOTED.
9. 152 TOWNHOUSE LOTS ESTABLISHED. (NOTE: ALL LOTS IN THIS SUBDIVISION (EXCLUDING LOTS 154, 155, 156, 157, 158, 159 AND 160, BLOCK 146 TO BE LIMITED TO TOWNHOUSE USE, AS PER UDC 35-515 (f)).



INDEX MAP
SCALE: 1" = 200'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
a	30.00'	87°19'40"	28.63'	45.72'
b	15.00'	30°17'10"	4.06'	7.93'
c	24.00'	72°03'56"	17.46'	30.19'
d	15.00'	81°07'52"	12.84'	21.24'
e	15.00'	90°00'00"	15.00'	23.56'
f	14.00'	78°27'47"	11.43'	19.17'
g	15.00'	52°01'12"	7.32'	13.62'
h	15.00'	96°15'39"	16.74'	25.20'
i	15.00'	104°37'10"	19.41'	27.39'
j	15.00'	75°22'50"	11.59'	19.73'
k	15.00'	82°18'24"	13.11'	21.55'
l	15.00'	55°53'56"	7.96'	14.63'
m	15.00'	49°11'13"	6.87'	12.88'
1	843.00'	24°21'58"	182.00'	358.50'
2	1243.00'	16°08'47"	176.31'	350.29'
3	2557.00'	00°04'15"	1.58'	3.17'
4	157.00'	16°11'46"	22.34'	44.38'
5	100.00'	14°20'07"	12.58'	25.02'
6	150.00'	11°49'28"	15.53'	30.96'
7	500.00'	03°17'30"	14.37'	28.73'
8	550.00'	09°33'09"	45.96'	91.70'
9	1150.00'	24°10'19"	246.25'	485.16'
10	1200.00'	24°10'09"	256.95'	506.26'
11	100.00'	10°52'27"	9.52'	18.98'
12	150.00'	16°59'32"	22.41'	44.49'
13	139.00'	28°33'15"	35.37'	69.27'
14	200.00'	28°39'53"	51.10'	100.06'
15	250.00'	29°51'34"	66.66'	130.29'
16	51.00'	96°14'35"	56.88'	85.67'
17	51.00'	258°27'47"	—	230.06'
18	50.00'	284°02'25"	—	247.87'
19	50.00'	283°53'29"	—	247.74'

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9205 TEL. No. (210) 545-1122

THIS PLAT OF VILLAS AT SILVERADO HILLS 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 28 DAY OF June, A.D. 20 06

BY: [signature] SECRETARY BY: [signature] CHAIRMAN

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, 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.

DATED THIS ___ DAY OF July, A.D. 20 06

[signature] COUNTY CLERK, BEXAR COUNTY, TEXAS [signature] COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF November, A.D. 20 07 AT 2:14 P.M. AND DULY RECORDED THE 27th DAY OF November, A.D. 20 07 AT 8:20 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9579 ON PAGE 107.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF November, A.D. 20 07.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [signature] DEPUTY

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.
BEXAR MET IMPACT FEE PAYMENT DUE: WATER IMPACT FEES NEED TO BE PAID AT TIME OF PLAT APPROVAL. SAWS IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL (SEWER) IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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."
DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS. NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER: CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER
DAMON LYLES, DIVISION PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 9th DAY OF June A.D. 20 06

[signature] Rose Portillo
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ROBERT A. LIESMAN
44131
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
SAMUEL B. BLEDSOE III
3112
PROFESSIONAL LAND SURVEYOR

CITY OF SAN ANTONIO

BEXAR COUNTY, TEXAS • COMMISSIONERS' COURT

COUNTY CLERK • BEXAR COUNTY, TEXAS

Doc# 20070274023 Fees: $36.00
11/26/2007 2:14PM # Pages 4
Filed & Recorded in the Official Public Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

LT2-9579-107-4

LT1-77-20070274023-1

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

060117

TOWNHOUSE SUBDIVISION PLAT OF VILLAS AT SILVERADO HILLS

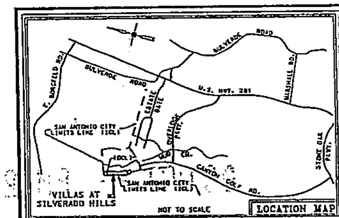
(AN ENCLAVE SUBDIVISION)

BEING 19.3186 ACRES OUT OF A 56.02 ACRE TRACT OF LAND AND OUT OF A 3.8027 ACRE TRACT OF LAND. BOTH BEING OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565 PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE GUADALUPE COLLEGE SURVEY No. 418, ABSTRACT No. 262 COUNTY BLOCK 4847 OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER
CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
1354 N. LOOP 1604 E. SUITE #108
SAN ANTONIO, TEXAS 78232
TEL. No. (210) 496-1985

FOR CURVE DATA & GENERAL NOTES SEE SHEET 1 of 4

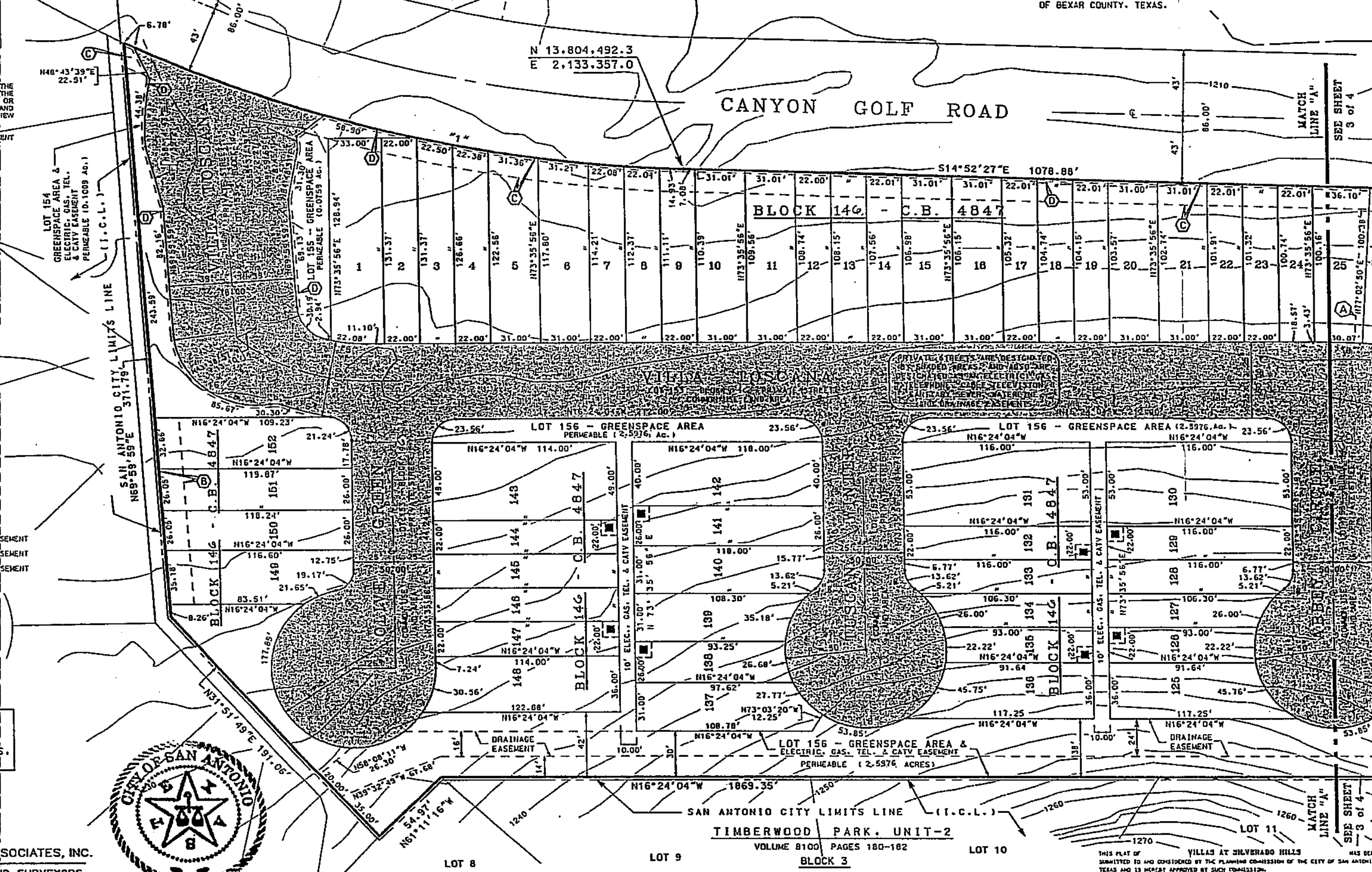
100-YR FLOOD PLAIN LIMITS AS DETERMINED BY FEMA LOMR REQUEST PREPARED BY PAPE-DAWSON ENGINEERS FEMA CASE No. 03-06-678P EFFECTIVE DATE: AUG. 18, 2003



THE AMENDMENTS SHOWN ON THIS PLAT ARE AS PER SECTION 35-441 (a) (1) TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS OF THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENTS DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

Approved on ______________



SCALE: 1" = 50'

NORTH

BEARINGS BASED ON THE WEST PROPERTY LINE OF A 56.02 ACRE SURVEY PREPARED BY PAPE-DAWSON ON APRIL 15, 2005 AS BEING N16°24'04"W

LEGEND:

EXIST.	——	EXISTING
ELEC.	——	ELECTRIC
TEL.	——	TELEPHONE
CATV	——	CABLE TELEVISION
SAN. SWR.	——	SANITARY SEWER
ESM'T.	——	EASEMENT
R.O.W.	——	RIGHT-OF-WAY
BLDG.	——	BUILDING
N.C.B.	——	NEW CITY BLOCK
(A)	——	5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
(B)	——	12' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
(C)	——	14' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
(D)	——	1' VEHICULAR NON-ACCESS EASEMENT
■	——	10' x 10' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
▣	——	7' x 7' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT

NOTE:
LOTS 156, 157, 158, & 160, BLOCK 146, ARE GREENSPACE AREA & ARE ALSO ELECTRIC, GAS, TELEPHONE & CATV EASEMENTS

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9205 TEL. No. (210) 545-1122

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

OWNER: CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER
DAMON LYLES, DIVISION PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
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 9th DAY OF June A.D. 2006

Rose Portillo
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 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
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: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ROBERT A. LIESMAN 44131 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED SAMUEL B. BLEDSOE III 3112 PROFESSIONAL LAND SURVEYOR

CITY OF SAN ANTONIO

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

BEXAR MET IMPACT FEE PAYMENT DUE: WATER IMPACT FEES NEED TO BE PAID AT TIME OF PLAT APPROVAL.
SAWS IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL (SEWER) IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR GREEN RIGHT-OF-WAYS, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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

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

THIS PLAT OF VILLAS AT SILVERADO HILLS 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 28 DAY OF June, A.D. 20 06
BY ______ SECRETARY BY ______ CHAIRMAN

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, 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 WAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE ______ DAY OF ______, 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF November, A.D. 20 07 AT 2:14P M. AND DULY RECORDED THE 27th DAY OF November, A.D. 20 07 AT 8:20A. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9579 ON PAGE 111
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF November, A.D. 20 07

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: ______ DEPUTY

BEXAR COUNTY, TEXAS COMMISSIONERS COURT

SHEET 2 of 4

Doc# 20070274024 Fees: $36.00
11/26/2007 2:14PM # Pages 1
Filed & Recorded in the Official Public Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

LT2-9579-111-1
LT1-77-20070274024-1

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

060117

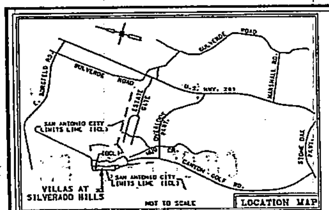
TOWNHOUSE SUBDIVISION PLAT OF VILLAS AT SILVERADO HILLS

(AN ENCLAVE SUBDIVISION)

BEING 19.3186 ACRES OUT OF A 56.02 ACRE TRACT OF LAND AND OUT OF A 3.8027 ACRE TRACT OF LAND, BOTH BEING OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565 PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE GUADALUPE COLLEGE SURVEY No. 418, ABSTRACT No. 262 COUNTY BLOCK 4847 OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER

CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
1354 N. LOOP 1604 E. SUITE #100
SAN ANTONIO, TEXAS 78232
TEL. No. (210) 496-1985



NORTH

SCALE: 1" = 50'

BEARINGS BASED ON THE WEST PROPERTY LINE OF A 56.02 ACRE SURVEY PREPARED BY PAPE-DAWSON ON APRIL 15, 2005 AS BEING N16°24'04"W

FOR CURVE DATA & GENERAL NOTES SEE SHEET 1 of 4

MUD CREEK

100-YR FLOOD PLAIN LIMITS AS DETERMINED BY FEMA LOMR REQUEST PREPARED BY PAPE-DAWSON ENGINEERS FEMA CASE No. 03-06-678P EFFECTIVE DATE: AUG. 18, 2003

THE AMENDMENTS SHOWN ON THIS PLAT ARE AS PER SECTION 35-441 (a) (11) TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS OF THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENTS DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

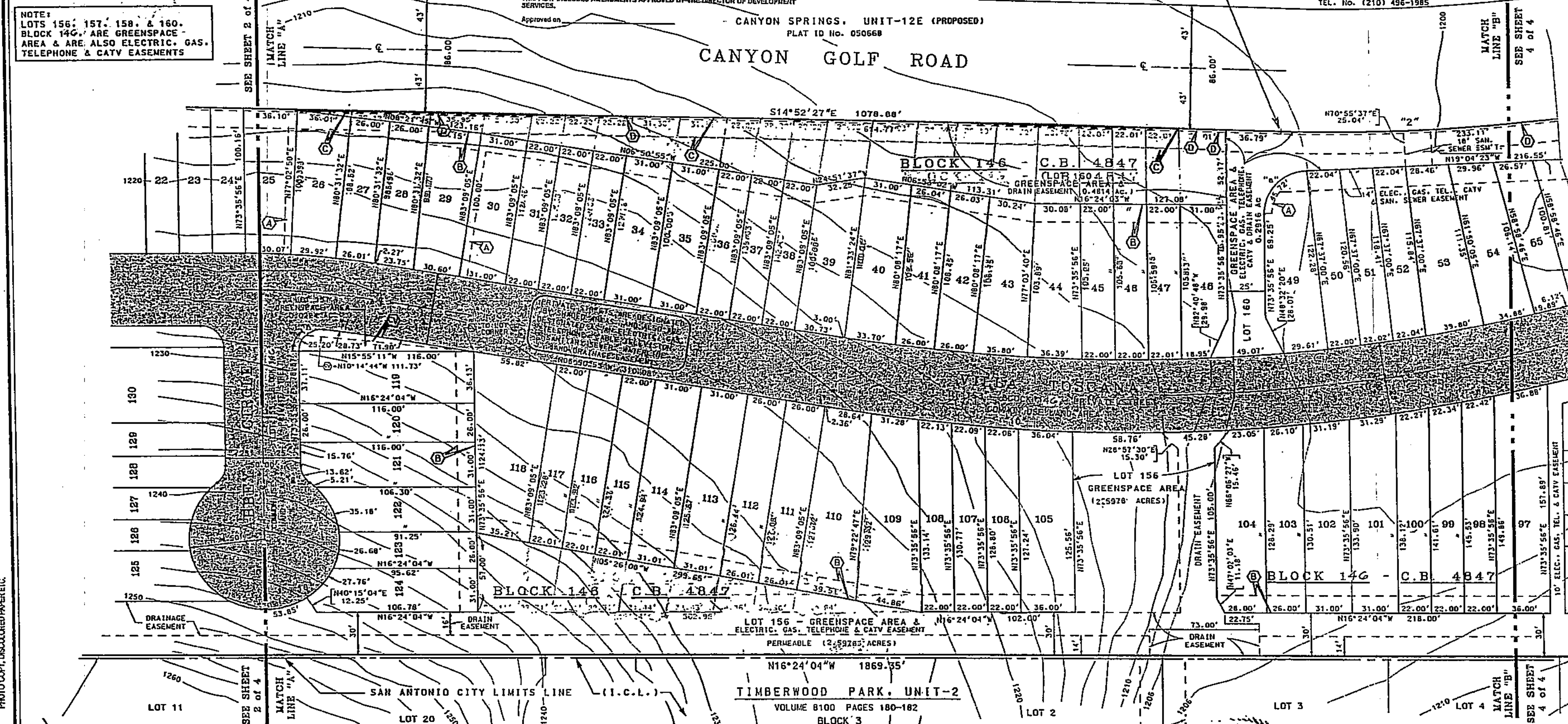
THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

Approved on ______

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
(A)	5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
(B)	12' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
(C)	14' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
(D)	1' VEHICULAR NON-ACCESS EASEMENT
(CV)	CLEAR VISION LINE (INTERSECTION SIGHT DISTANCE) SEE NOTE #7 - SEE SHEET 1 of 4)
■	10'x 10' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT
▪	7'x 7' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT

NOTE: LOTS 156, 157, 158, & 160, BLOCK 146, ARE GREENSPACE AREA & ARE ALSO ELECTRIC, GAS, TELEPHONE & CATV EASEMENTS



SAN ANTONIO CITY LIMITS LINE (I.C.L.)

LOT 11 LOT 20

TIMBERWOOD PARK, UNIT-2
VOLUME 8100 PAGES 180-182
BLOCK 3

LOT 1 LOT 2 LOT 3 LOT 4

30' WIDE DRAINAGE EASEMENT VOLUME 8100 PAGE 181

SNUGGLE VALLEY
60' RIGHT-OF-WAY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9205 TEL. No. (210) 545-1122

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

OWNER: CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER
DAMON LYLES, DIVISION PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
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 9th DAY OF June A.D. 20 06

Rose Portillo
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 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 ROBERT A. LIESMAN 44131 LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED SAMUEL B. BLEDSOE III 3112 PROFESSIONAL LAND SURVEYOR

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

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WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
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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.

CITY OF SAN ANTONIO

THIS PLAT OF VILLAS AT SILVERADO HILLS 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 28 DAY OF June A.D. 20 06
BY: SECRETARY BY: CHAIRMAN

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, 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.
DATED THIS THE 25 DAY OF ______ 20 ___
COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS · COMMISSIONERS COURT

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF November A.D. 20 07 AT 2:14P M. AND DULY RECORDED THE 27th DAY OF November A.D. 20 07 AT 8:20A M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9579 ON PAGE 112
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF November A.D. 20 07
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY:

SHEET 3 of 4

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

LT1-77-20070274025-1

LT2-9579-112-1

Doc# 20070274025 Fees: $36.00
11/26/2007 2:14PM # Pages 1
Filed & Recorded in the Official Public Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

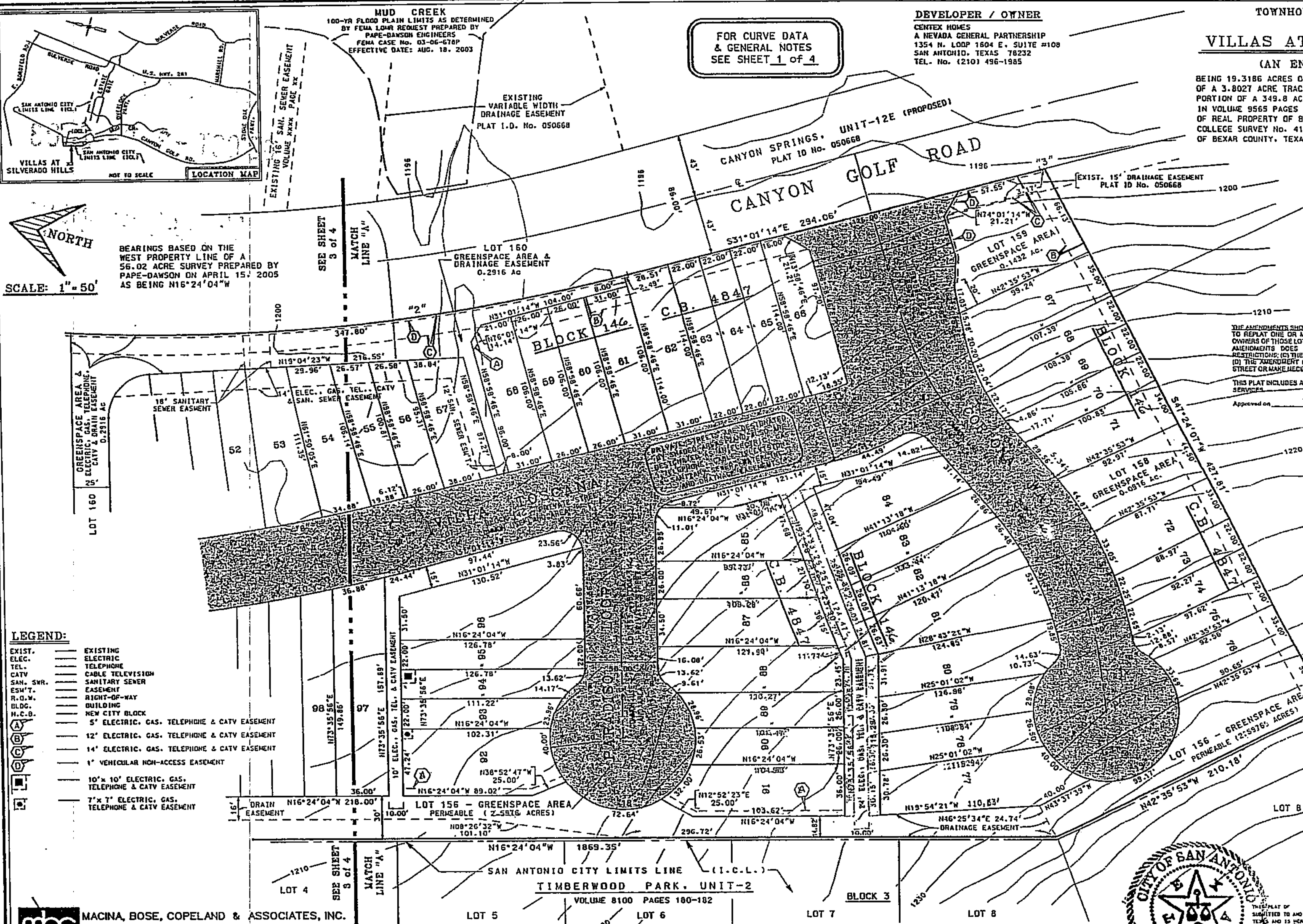
060117

TOWNHOUSE SUBDIVISION PLAT OF

VILLAS AT SILVERADO HILLS

(AN ENCLAVE SUBDIVISION)

BEING 19.3186 ACRES OUT OF A 56.02 ACRE TRACT OF LAND AND OUT OF A 3.8027 ACRE TRACT OF LAND, BOTH BEING OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565 PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE GUADALUPE COLLEGE SURVEY No. 418, ABSTRACT No. 262 COUNTY BLOCK 4847 OF BEXAR COUNTY, TEXAS.



NOTE:
LOTS 156, 157, 158, & 160, BLOCK 146, ARE GREENSPACE AREA & ARE ALSO ELECTRIC, GAS, TELEPHONE & CATV EASEMENTS

THE AMENDMENTS SHOWN ON THIS PLAT ARE AS PER SECTION 35-441 (a)(1) TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS OF THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENTS DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

Approved on ____________

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-9205 TEL. No. (210) 545-1122

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

OWNER: CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER
DAMON LYLES, DIVISION PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
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 9th DAY OF June A.D. 20 06

Rose Portillo
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 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 ROBERT A. LIESMAN 44131 LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED SAMUEL B. BLEDSOE III 3112 PROFESSIONAL LAND SURVEYOR

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

BEXAR MET IMPACT FEE PAYMENT DUE: WATER IMPACT FEES NEED TO BE PAID AT TIME OF PLAT APPROVAL.
SAWS IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL (SEWER) IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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."

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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

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

CITY OF SAN ANTONIO

THIS PLAT OF VILLAS AT SILVERADO HILLS 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 23 DAY OF June, A.D. 20 06
SECRETARY BY CHAIRMAN

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE ____ DAY OF ____, 20 04

COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS COMMISSIONERS COURT

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF November A.D. 20 07 AT 2:14P M. AND DULY RECORDED THE 27th DAY OF November, A.D. 20 07 AT 9:21A IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9579 ON PAGE 113
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS 27th DAY OF November A.D. 20 07

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: ____ DEPUTY

COUNTY CLERK BEXAR COUNTY, TEXAS

SHEET 1 of 4

Doc# 20070274026 Fees: $36.00
11/20/2007 2:14PM # Pages 1
Filed & Recorded in the Official Public Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

LT2-9579-113-1

LT1-77-20070274026-1

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 14 **October 22, 2008**

38-ACRE ROLLING OAKS COMMERCIAL TRACT	MAJOR PLAT	070068
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 519 F-4
OWNER: J. Allen Family Partners, Ltd., by James Allen
ENGINEER: KFW Engineers, by Craig Fletcher, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 8, 2008

Location: On the west side of Nacogdoches Road north of F.M. 1604

Services Available: SAWS Water and Sewer

Zoning: L Light Industrial District

Proposed Use: Light Industrial

Major Thoroughfare: Nacogdoches Road is a Secondary Arterial, Type A, minimum R.O.W. 86' feet.

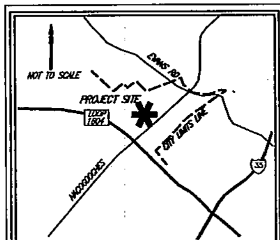
APPLICANT'S PROPOSAL:

To plat **38.04** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070068



LOCATION MAP

NOT-TO-SCALE

WASTEWATER EDU NOTE

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

NOTE:

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

NOTES:

1. 1/2" IRON ROD WITH CAP STAMPED "BROWN ENG" SET AT ALL CORNERS.
2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATIONS STATIONS
   DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:282928.343 W:0983435.880
   DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274426.854 W:0972630.011
   AF9488 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219
4. DIMENSIONS SHOWN ARE SURFACE
5. COMBINED SCALE FACTOR USED IS 0.99983
6. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
7. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
9. THE PROPERTY SHOWN HEREON IS PARTIALLY IN FLOOD PLANE A, AS IDENTIFIED IN FLOOD INSURANCE RATE MAP NUMBER 48029C0301 E, DATED FEBRUARY 16, 1996

LEGEND

ESMT.	=	EASEMENT
CATV.	=	CABLE TELEVISION
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
B.C.D.P.R.	=	BEXAR COUNTY DEED AND PLAT RECORDS
B.C.R.P.R.	=	BEXAR COUNTY REAL PROPERTY RECOREDS
B.C.D.R.	=	BEXAR COUNTY DEED RECORDS
"FMON"	=	FOUND TXDOT ROW MONUMENT
"S"	=	SET 1/2" IRON ROD (WITH CAP STAMPED "BROWN ENG")
"SPK"	=	SET "P-K" NAIL (WITH SHINER STAMPED "BROWN ENG")
R.P.R.	=	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
---655---	=	EXISTING CONTOURS
FIR	=	FOUND 1/2" IRON ROD WITH CAP STAMPED "BROWN ENG"

CLEAR VISION NOTE:

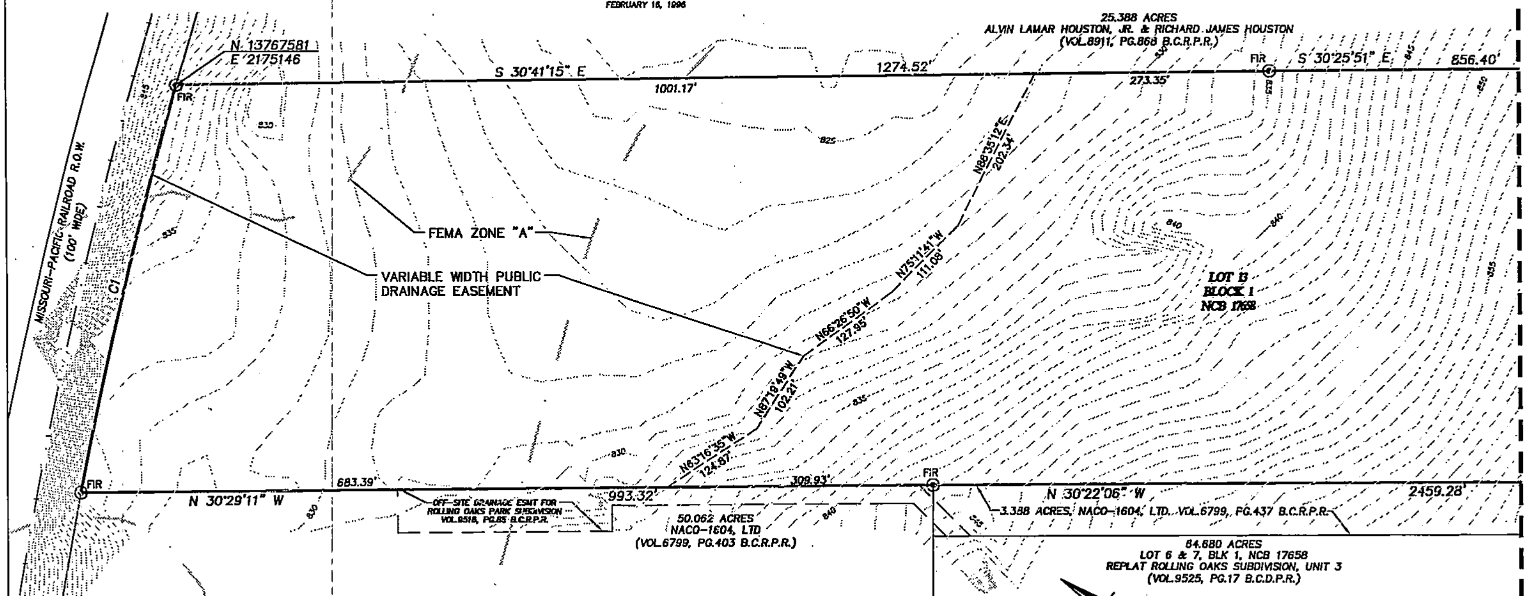
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

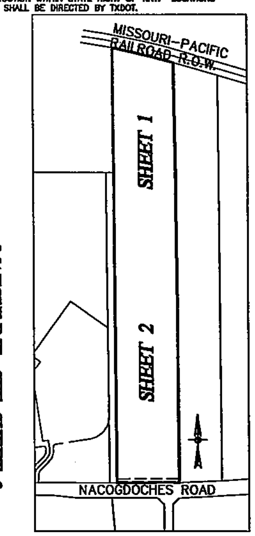
SHARE CROSS ACCESS NOTE:

1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (r)(3).

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 488.32'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.





INDEX MAP

NOT-TO-SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	497.41	5708.75	248.86	4°59'32"	497.25	N73°12'20"E
C2	179.43	8106.50	89.72	1°16'05"	179.42	S59°15'56"W

SCALE : 1"=100'

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

STATE OF TEXAS
COUNTY OF BEXAR

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

ALLEN INVESTMENTS: JAMES ALLEN, OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

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 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

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 KFW SURVEYING.

TERESA A. SEIDEL, RPLS #5872
KFW SURVEYING, LLC

OWNER/DEVELOPER:
ALLEN INVESTMENTS
13909 NACOGDOCHES, #105
PMB 206
SAN ANTONIO, TEXAS 78259
PHONE: (210) 697-1400
FAX: (210) 697-1500

SUBDIVISION PLAT OF

38-ACRE ROLLING OAKS COMMERCIAL TRACT

A 38.04 ACRE TRACT OF LAND BEING COMPRISED OF A 12.729, 12.657, AND 12.651 ACRE TRACTS OF LAND SITUATED IN NEW CITY BLOCK 16584, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS: RECORDED IN VOLUME 4934, PAGE 479; VOLUME 4934, PAGE 1526; AND VOLUME 6110, PAGE 1277 RESPECTIVELY.

THIS PLAT OF 38-ACRE ROLLING OAKS COMMERCIAL TRACT 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. 20____

BY: ________ CHAIRMAN

BY: ________ SECRETARY

KFW ENGINEERS
7400 BLANCO SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing 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 and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

STATE OF TEXAS
COUNTY OF BEXAR

I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME ________ ON PAGE ________

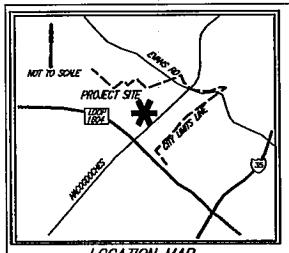
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______ A.D. ______

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

DRAWN BY: DB
Date: Oct 03, 2008, 1:38pm User ID: dbowden
File: P:\101\03\02\Design\Civil\Plat\PL-1010302.dwg

PLAT NO. 070068



LOCATION MAP
NOT-TO-SCALE

NOTES:

1. 1/2" IRON ROD WITH CAP STAMPED "BROWN ENG" SET AT ALL CORNERS.
2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
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   DF4377 TXDC CORPUS CHRISTI R2 CORS ARP N:274428.854 E:0972630.011
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LEGEND

ESMT.	=	EASEMENT
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655	=	EXISTING CONTOURS
FIR	=	FOUND 1/2" IRON ROD WITH CAP STAMPED "BROWN ENG"

CLEAR VISION NOTE:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

SHARE CROSS ACCESS NOTE:

1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (r)(3).

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
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4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

WASTEWATER EDU NOTE

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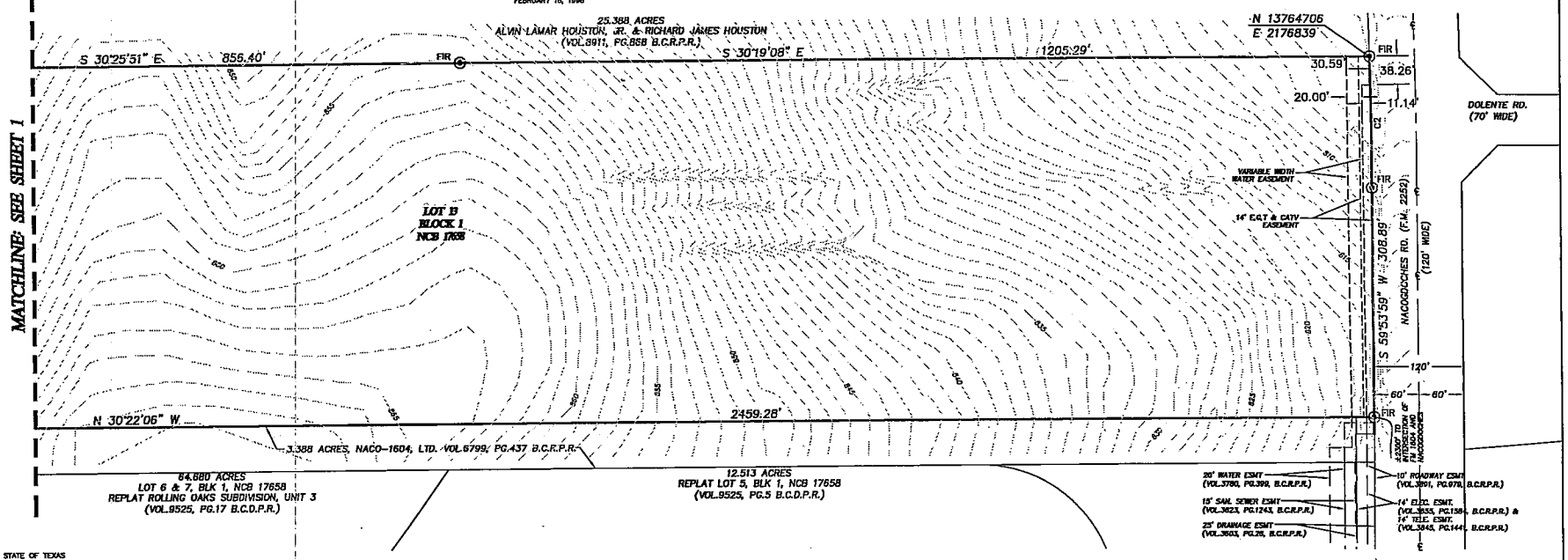
NOTE:

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



STATE OF TEXAS

COUNTY OF BEXAR

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

ALLEN INVESTMENTS: JAMES ALLEN, OWNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____ A.D._____

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 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

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 KFW SURVEYING.

TERESA A. SEIDEL, RPLS #5672
KFW SURVEYING, LLC

SCALE : 1"=100'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	497.41	5708.75	248.86	4°59'32"	497.25	N73°12'20"E
C2	179.43	8106.50	89.72	1°16'05"	179.42	S59°15'56"W

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

SUBDIVISION PLAT OF
38-ACRE ROLLING OAKS COMMERCIAL TRACT

A 38.04 ACRE TRACT OF LAND BEING COMPRISED OF A 12.729, 12.657, AND 12.651 ACRE TRACTS OF LAND SITUATED IN NEW CITY BLOCK 16584, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS: RECORDED IN VOLUME 4934, PAGE 479; VOLUME 4934, PAGE 1526; AND VOLUME 6110, PAGE 1277 RESPECTIVELY.

THIS PLAT OF 38-ACRE ROLLING OAKS COMMERCIAL TRACT 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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

KFW ENGINEERS
7400 BLANCO SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

OWNER/DEVELOPER:
ALLEN INVESTMENTS
13909 NACOGDOCHES, #105
PMB 206
SAN ANTONIO, TEXAS 78259
PHONE: (210) 697-1400
FAX: (210) 697-1500

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing 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 and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT_____M. IN THE DEED AND AND PLAT RECORDS OF BEXAR COUNTY

IN BOOK/VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRAWN BY: DB Date: Oct 03, 2005, 1:39pm User ID: dbowden File: P:\101\03\02\Design\Civil\Plat\PL-1010302.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 **October 22, 2008**

MISSIONES — MAJOR PLAT — 070050
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 681 C-5
OWNER: Jamro, Ltd., by Jaime Arechiga
ENGINEER: CMDS, Inc., by Robert H. Bretz, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: October 6, 2008

Location: On the west side of State Highway 16, south of Loop 410

Services Available: Bexar Metropolitian Water District and SAWS Sewer

Zoning: UD Urban Development

Proposed Use: Residential

Major Thoroughfare: State Highway 16 is a super arterial, type B, minimum R.O.W. 200 feet.

APPLICANT'S PROPOSAL:

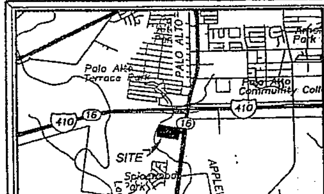
To plat **18.276** acres consisting of **98** single family lots, **1** non-single family lot, and **3,000** linear feet of public sreets.

STAFF RECOMMENDATION:

Approval

PLAT NO. : 070050

GRAPHIC SCALE: 1" = 100'



LOCATION MAP
SCALE 1"=5000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N52°02'07"E	24.34'
L2	N52°02'07"E	13.88'
L3	S09°44'16"W	18.00'
L4	S05°44'16"W	18.00'
L5	S09°44'16"W	18.00'
L6	S09°44'16"W	12.00'
L7	S09°44'16"W	6.00'
L8	N09°03'45"E	15.00'
L9	N09°03'45"E	20.92'
L10	N09°03'45"E	20.00'
L11	N09°44'16"E	13.54'
L12	S80°12'05"E	15.00'
L13	S80°15'44"E	15.00'
L14	S80°15'44"E	15.00'
L15	S80°15'44"E	15.00'
L16	S80°15'44"E	15.00'
L17	N09°03'45"E	43.06'
L18	N09°03'45"E	43.06'
L19	N09°03'45"E	16.23'
L20	N09°03'45"E	17.77'
L21	N09°03'45"E	16.00'

SETBACK NOTE:

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

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING 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.

SAWS NOTE

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

NOTE

A 1/2" IRON ROD WITH A RED PLASTIC CAP INSCRIBED WITH RPLS 4724 WAS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.

CPS NOTES

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

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

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

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.

#64187 9/22/08

CMDS,INC. BY: ROBERT H. BRETZ
LICENSED PROFESSIONAL ENGINEER

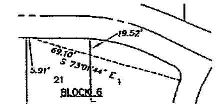
STATE OF TEXAS · ROBERT H. BRETZ, JR. · 64187 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

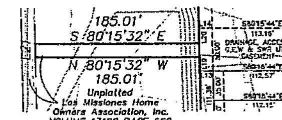
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

WILKIE SURVEYING, INC. BY JERRY D. WILKIE, JR. 4724
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · REGISTERED · JERRY D. WILKIE, JR. · 4724 · PROFESSIONAL LAND SURVEYOR

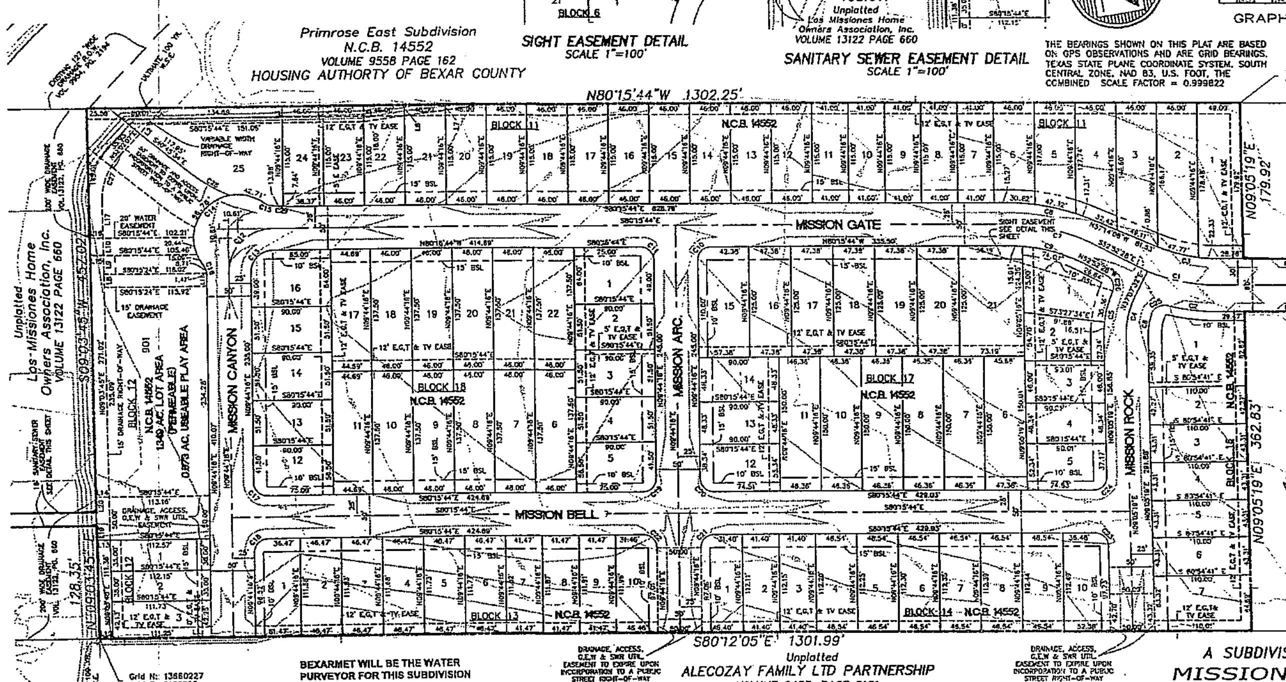


SIGHT EASEMENT DETAIL
SCALE 1"=100'



SANITARY SEWER EASEMENT DETAIL
SCALE 1"=100'

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON GPS OBSERVATIONS AND ARE GRID BEARINGS. TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. FOOT, THE COMBINED SCALE FACTOR = 0.999822



BEXARMET WILL BE THE WATER PURVEYOR FOR THIS SUBDIVISION

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: JAMRO LTD

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAIME ARECHIGA, 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 12 DAY OF SEPT. A.D., 2008.

Danny C McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Danny C. McKnight · Notary Public, State of Texas · My Commission Expires August 5, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LOS MISSIONES HOME OWNERS ASSOC., INC.
BY: WADE SCOTT, VICE PRESIDENT
16' SANITARY SEWER EASEMENT AND PLAY AREA (901)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WADE SCOTT, 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 12 DAY OF SEPT. A.D., 2008.

Danny C McKnight
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TxDOT NOTES:

1. For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
2. Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
3. Maximum access points to State highway from this property will be regulated as directed by regulations For Access Driveways To State Highways. This property is eligible for a maximum combined total of one access point, based on overall platted highway frontage of 60'.
4. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.

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. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

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

3. THE DEVLOPER IS RESPONSIBLE FOR THE REMAINDER OF THE STREET IMPROVEMENTS OF MISSION ARC ST. AND MISSION ROCK ST. TO BE DEVELOPED WHEN ADJACENT PROPERTY IS PLATTED.

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF Missiones Subdivision HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D., 2008.

BY: ____ CHAIRMAN

____ SECRETARY

LEGEND

G	GAS
E	ELECTRIC
W	WATER
SWR	SANITARY SEWER
DRAIN	DRAINAGE
T	TELEPHONE
TV	CABLE TV
EASE	EASEMENT
BSL	BUILDING SETBACK LINE
——	PROPOSED CONTOURS
- - -	EXISTING CONTOURS

A SUBDIVISION PLAT ESTABLISHING MISSIONES SUBDIVISION

Being a 18.276 acre tract of land out of the Angel Navarro Survey No. 5, Abstract No. 12, New City Block Block 15609, San Antonio, Bexar County, Texas. Being a portion of a 40 acre tract described in volume 10270, Page 30 and a 2.471 acre tract described in voulme 9741, page 47 of the Real Property Records of Bexar County, Texas

CURVE TABLE

NO.	Δ ANGLE	RADIUS	ARC	TANGENT	CHD BEARING	CHD LEN
C1	27°21'47"	206.80'	98.78'	50.34'	N86°33'22"W	97.83'
C2	14°15'08"	236.80'	58.90'	29.60'	N73°05'42"W	58.75'
C3	23°00'08"	176.80'	70.98'	35.97'	N68°44'11"W	70.50'
C4	28°02'12"	100.00'	48.93'	24.97'	N23°06'26"E	48.45'
C5	23°46'35"	125.00'	51.87'	26.31'	N20°58'37"E	51.50'
C6	19°34'04"	75.00'	25.61'	12.93'	N18°52'21"E	25.49'
C7	27°23'16"	212.48'	101.57'	51.77'	S66°34'06"E	100.60'
C8	23°01'36"	237.48'	95.44'	48.37'	S58°44'56"E	94.80'
C9	27°23'17"	187.48'	89.62'	45.68'	S66°34'06"E	88.77'
C10	90°00'00"	15.00'	23.56'	15.00'	N54°44'16"E	21.21'
C11	90°00'00"	15.00'	23.56'	15.00'	S35°15'44"E	21.21'
C12	90°00'00"	50.00'	78.54'	50.00'	N54°44'16"E	70.71'
C13	90°00'00"	25.00'	39.27'	25.00'	N54°44'16"E	35.36'
C14	167°44'30"	50.00'	146.38'	465.62'	N54°44'16"E	99.43'
C15	38°52'15"	15.00'	10.18'	5.29'	N60°49'37"W	9.98'
C16	38°52'15"	15.00'	10.18'	5.29'	S09°41'51"E	9.98'
C17	90°00'00"	15.00'	23.56'	15.00'	N35°15'44"W	21.21'
C18	90°00'00"	15.00'	23.56'	15.00'	N54°44'16"E	21.21'
C19	90°00'00"	15.00'	23.56'	15.00'	S54°44'16"W	21.21'
C20	90°00'00"	15.00'	23.56'	15.00'	N35°15'44"W	21.21'
C21	90°00'00"	15.00'	23.56'	15.00'	N54°44'16"E	21.21'
C22	90°00'00"	15.00'	23.56'	15.00'	S35°15'44"E	21.21'
C23	89°21'03"	15.00'	23.39'	14.83'	S35°35'12"E	21.09'
C24	90°38'57"	15.00'	23.73'	15.17'	S54°24'48"W	21.33'
C25	85°21'28"	15.00'	22.35'	13.83'	N71°20'07"E	20.34'
C26	85°44'22"	15.00'	22.45'	13.92'	S10°00'17"E	20.41'
C27	42°38'23"	74.83'	55.97'	29.30'	N30°32'56"E	54.57'
C28	16°44'45"	175.00'	51.15'	25.76'	S49°07'57"E	50.97'
C29	07°04'43"	175.00'	21.62'	10.82'	S78°43'23"E	21.61'

PREPARED BY
CMDS, INC
Civil - Municipal - Development Services
615 Patrica Street
San Antonio, Texas 78216
(210) 862-6921

STATE OF TEXAS
COUNTY OF BEXAR

I, ____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D., 2007, AT ____M. AND DULY RECORDED THE ____ DAY OF ____ A.D., 2007 AT ____M. IN THE RECORDS OF ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____, A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____, DEPUTY

SHEET 1 OF 1

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **October 22, 2008**

WILLIS RANCH UNIT 1, ENCLAVE — MAJOR PLAT — 070526
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 C-2
OWNER: SA Willis Ranch Unit 1, L.P., by Lloyd A. Denton, Jr.
ENGINEER: Pape-Dawson Engineers, by Jon Adame, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 7, 2008

Location: On the west side of Bulverde Road, north of Borgfeld Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Major Thoroughfare: Bulverde Road is a Secondary Arterial, Type A, minimum R.O.W. 86' feet.

APPLICANT'S PROPOSAL:

To plat **25.25** acres consisting of **61** single family lots and **3** non-single family lots.

DISCUSSION:

The Planning and Development Services Department, Engineering Section and Bexar County Infrastructure Services Department, Public Works Division has cited Section 35-502 (a)(7)(D), Traffic Impact Analysis – Limitations of Traffic Impact, Section 35-506(p)(8) Pavement Standards – Curb and Gutter and Section 35-506(q)(8) Sidewalks – Drains. The applicant's engineer has submitted a request for

an administrative exception variance for left and right turn lane construction requirement and non-standard curb and hand railing construction requirement. The Planning and Development Services Department, Engineering Section and Bexar County Infrastructure Services Department, Public Works Division has no objection and granted of the administrative exception variance as indicated in their attached response.

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 -- 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.

The applicant's engineer acknowledged receiving the Planning and Deveolpment Services email, but did not indicate if they will or will not conform to the Military's request.

Furthermore, the City and Camp Bullis have been working on a joint effort to coordinate the Willis Ranch Unit 1 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 at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

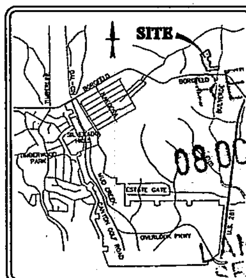
At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

STAFF RECOMMENDATION:

Approval

PLAT No.: 070526

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.



LOCATION MAP
N.T.S.
(FERGUSON MAP GRID: 451-C2)

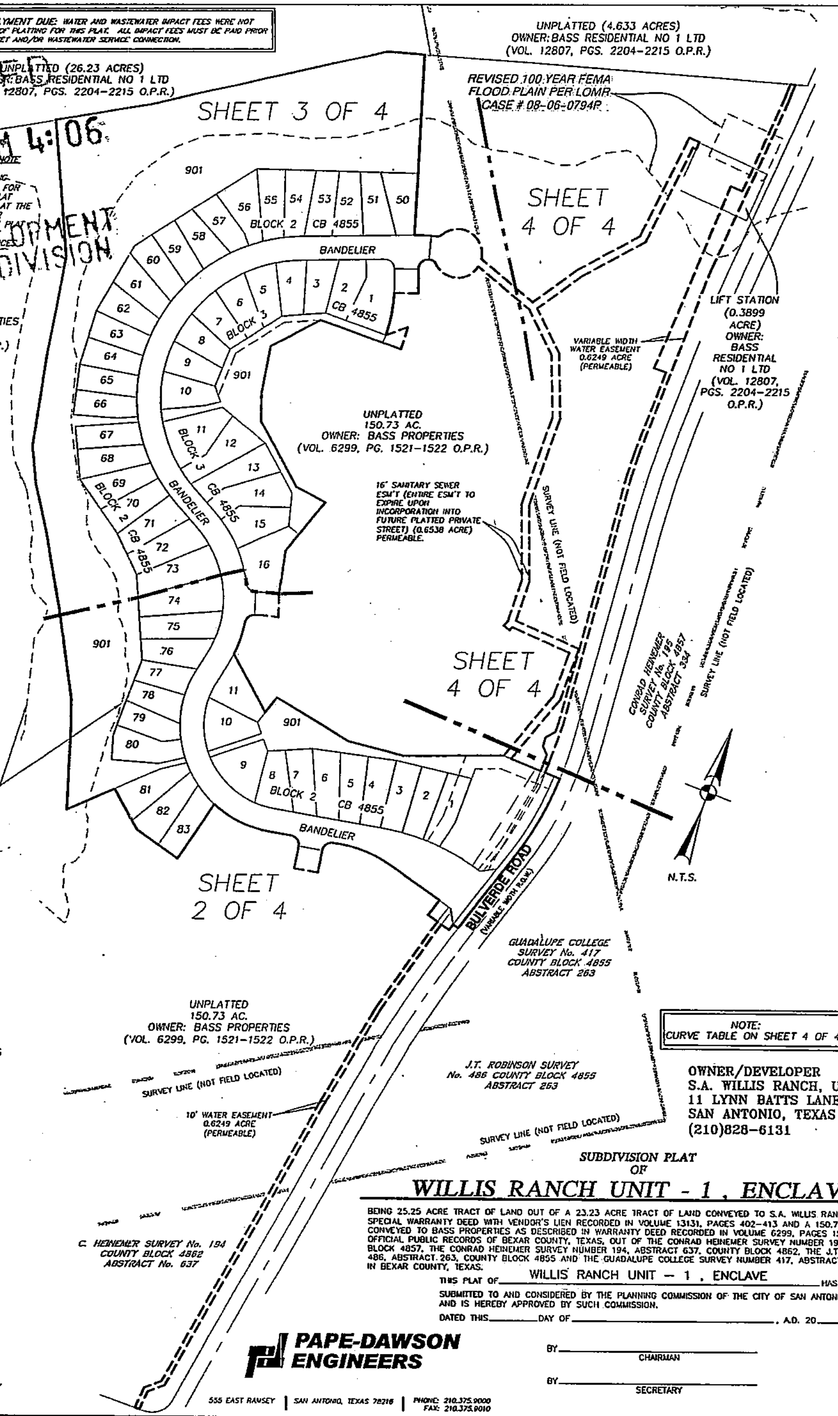
RECEIVED 08 OCT 3 PM 4:06
LAND DEVELOPMENT SERVICES DIVISION

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

LEGEND:
- B.S.L. = BUILDING SETBACK LINE
- 5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ESMT = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 28' ESMT = 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- F.I.R. = FOUND 1/2" IRON ROD
- *F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 1130 = FINISHED CONTOURS
- ▼ = ZERO LOT LINE
- FF = MINIMUM FINISHED FLOOR ELEVATIONS
- C.V.E. = CLEAR VISION EASEMENT
- – – – = EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY 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 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDCI.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S14°52'27"E
L2	50.03'	S70°31'00"W
L3	19.64'	S21°20'36"E
L4	------	------
L5	------	------
L6	134.82'	S90°00'00"W
L7	61.55'	N19°39'03"W
L8	68.91'	N82°00'00"W
L9	92.18'	N12°00'00"W
L10	12.84'	S71°45'04"W
L11	50.00'	S18°14'57"E
L12	39.97'	S17°00'00"E
L13	16.12'	S79°36'10"W
L14	50.00'	S79°36'10"W
L15	47.22'	S79°36'10"W
L16	105.51'	N74°00'00"W
L17	97.40'	N49°00'00"W
L18	109.09'	S46°00'00"W
L19	57.31'	N19°59'28"W
L20	26.66'	S39°41'07"E
L21	42.38'	N65°00'00"E
L22	39.08'	N62°13'49"E
L23	55.78'	N56°00'00"E
L24	56.03'	N56°00'00"E
L25	50.01'	S17°00'00"E
L26	61.76'	S61°25'17"E
L27	51.51'	S10°35'03"W
L28	51.51'	N10°35'03"E
L29	61.76'	N51°25'17"W
L30	46.54'	N28°34'43"E
L31	48.01'	N32°39'43"E
L32	27.38'	S71°00'00"E
L33	32.71'	N55°00'00"E
L34	36.03'	N39°00'00"W
L35	36.82'	N21°20'36"W
L36	100.08'	S01°00'00"W
L37	60.52'	S11°54'22"W
L38	27.04'	N17°00'00"E
L39	24.74'	S40°00'00"E
L40	26.46'	S40°00'00"E
L41	22.82'	S73°56'37"E
L42	35.48'	N51°15'21"E
L43	9.01'	N20°21'03"E
L44	16.00'	S69°38'57"E
L45	13.42'	S20°21'03"W
L46	23.05'	S84°00'00"E
L47	16.01'	S04°19'21"W
L48	7.52'	N84°00'00"W
L51	18.02'	N21°20'36"W
L52	50.05'	N70°31'08"E
L53	12.84'	N71°45'04"E
L54	50.50'	N18°42'30"W
L57	22.46'	N10°23'50"W
L58	50.09'	S79°36'26"W
L59	22.46'	S10°23'50"E
L60	28.64'	N90°00'00"E
L61	178.32'	N90°00'00"E
L62	137.13'	N90°00'00"E
L63	41.19'	N90°00'00"E
L64	48.58'	S48°54'02"W
L65	[illegible]	[illegible]
L66	39.79'	N16°03'23"E
L67	122.09'	S36°00'00"W
L68	38.40'	S48°56'47"W
L69	41.37'	S03°56'47"W
L70	3.95'	S89°28'54"W
L71	46.30'	N03°56'47"E
L72	38.84'	N48°56'47"E
L73	28.01'	N00°18'50"E
L74	10.42'	N74°03'56"E
L75	31.27'	S00°18'50"W
L76	[illegible]	[illegible]
L77	35.53'	S02°13'18"W
L78	48.52'	S02°32'19"E
L79	33.42'	S87°52'22"E
L80	36.70'	N00°07'29"E
L81	19.20'	N46°01'36"W
L82	19.38'	N05°16'09"W
L83	24.58'	N39°43'51"E
L84	49.00'	N02°32'19"W
L85	26.68'	N89°47'25"W
L86	26.13'	S85°45'59"E
L87	[illegible]	[illegible]
L88	[illegible]	[illegible]
L89	[illegible]	[illegible]
L90	14.80'	S16°27'19"W
L91	19.62'	N73°56'37"W
L92	6.08'	S89°21'44"W
L93	195.20'	N11°54'22"E
L94	39.60'	N19°00'00"E
L95	43.46'	S19°00'00"W
L96	192.97'	S11°54'22"W
L97	78.87'	N16°21'30"E
L98	32.84'	N00°07'29"E
L99	33.44'	S00°07'29"W
L100	74.44'	S16°21'30"W
L101	26.61'	S16°21'30"W
L102	8.15'	S14°21'07"W
L103	8.03'	N14°21'07"E
L104	31.77'	N16°21'30"E
L105	17.27'	N00°07'29"E
L106	240.38'	N08°57'58"E

NOTE: CURVE TABLE ON SHEET 4 OF 4

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
6. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.
10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.
11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
S.A. WILLIS RANCH, UNIT-1, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 1st DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

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.

Rik Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
S.A. WILLIS RANCH, UNIT-1, LTD
11 LYNN BATTS LANE, STE. 100
SAN ANTONIO, TEXAS 78218
(210)828-6131

SUBDIVISION PLAT
OF

WILLIS RANCH UNIT - 1 , ENCLAVE

BEING 25.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WILLIS RANCH UNIT – 1 , ENCLAVE ______ 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

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE ____ DAY OF ______, 20__.
ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

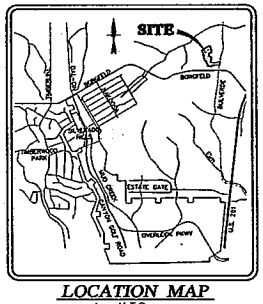
STATE OF TEXAS
COUNTY OF BEXAR

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

BY: ______, DEPUTY

Date: Oct 01, 2008, 8:58am User ID: JoshuaGarcia
File: P:\61\80\10\Design\Civil\Plat\PL618010.dwg
DRAWN BY: JS JOB No.: 6180-10

PLAT No.: 070526



LOCATION MAP

N.T.S.
(FERGUSON MAP GRID: 451 C2)

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
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10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
1130	=	FINISHED CONTOURS
▼	=	ZERO LOT LINE
FF	=	MINIMUM FINISHED FLOOR ELEVATIONS
C.V.E.	=	CLEAR VISION EASEMENT
— — — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
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CLEAR VISION EASEMENT NOTE:
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STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 13th DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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Rick Wood
LICENSED PROFESSIONAL ENGINEER

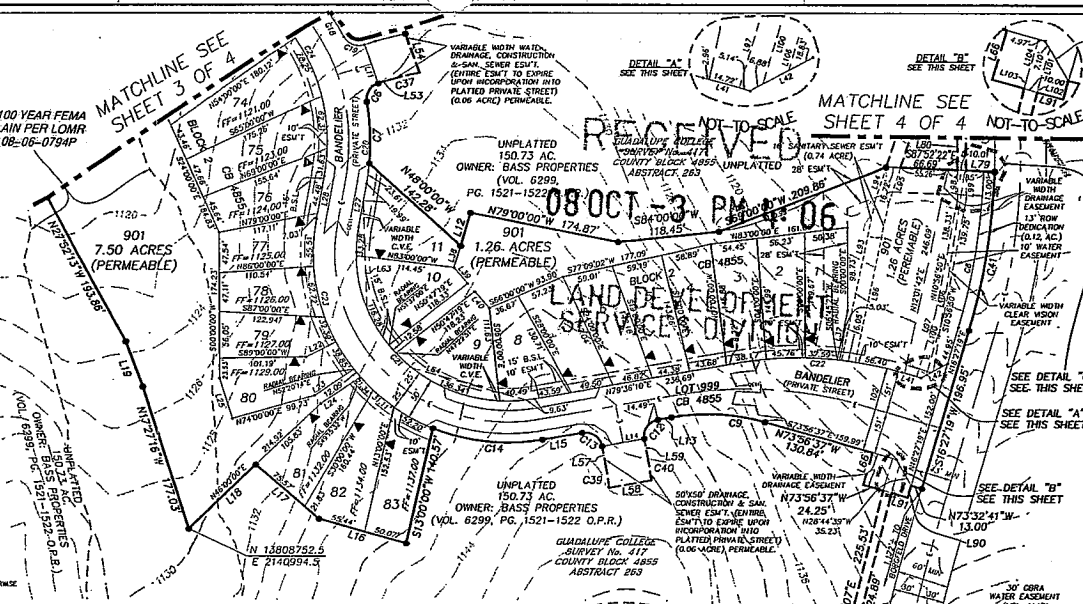
STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Derrick Dickman
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



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OWNER/DEVELOPER
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SUBDIVISION PLAT
OF

WILLIS RANCH UNIT - 1 , ENCLAVE

BEING 25.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WILLIS RANCH UNIT - 1 , ENCLAVE 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

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THOR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

6. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.

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

9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

CPS NOTES:

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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 20____.

ATTESTED:

_____ COUNTY CLERK
BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY

WILLIS RANCH UNIT - 1, ENCLAVE

SHEET 2 of 4

Date: Oct 01, 2008, 8:58am User ID: JoshuaGarcia
File: P:\61\80\10\Design\Civil\Plat\PL618010.dwg

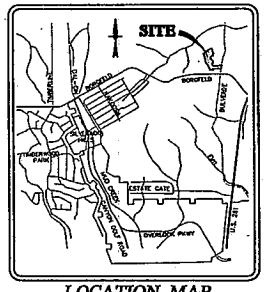
DRAWN BY: JS JOB No.: 6180-10

PLAT No.: 070526

WILLIS RANCH UNIT - 1, ENCLAVE

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.

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



LOCATION MAP
N.T.S.
(FERGUSON MAP GRID: 451 C2)

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
28' ESMT	=	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
*F.I.R.	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
1130	=	FINISHED CONTOURS
	=	ZERO LOT LINE
FF	=	MINIMUM FINISHED FLOOR ELEVATIONS
C.V.E.	=	CLEAR VISION EASEMENT
— — — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY 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 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POE1.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Linda L. Denton, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 1st DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

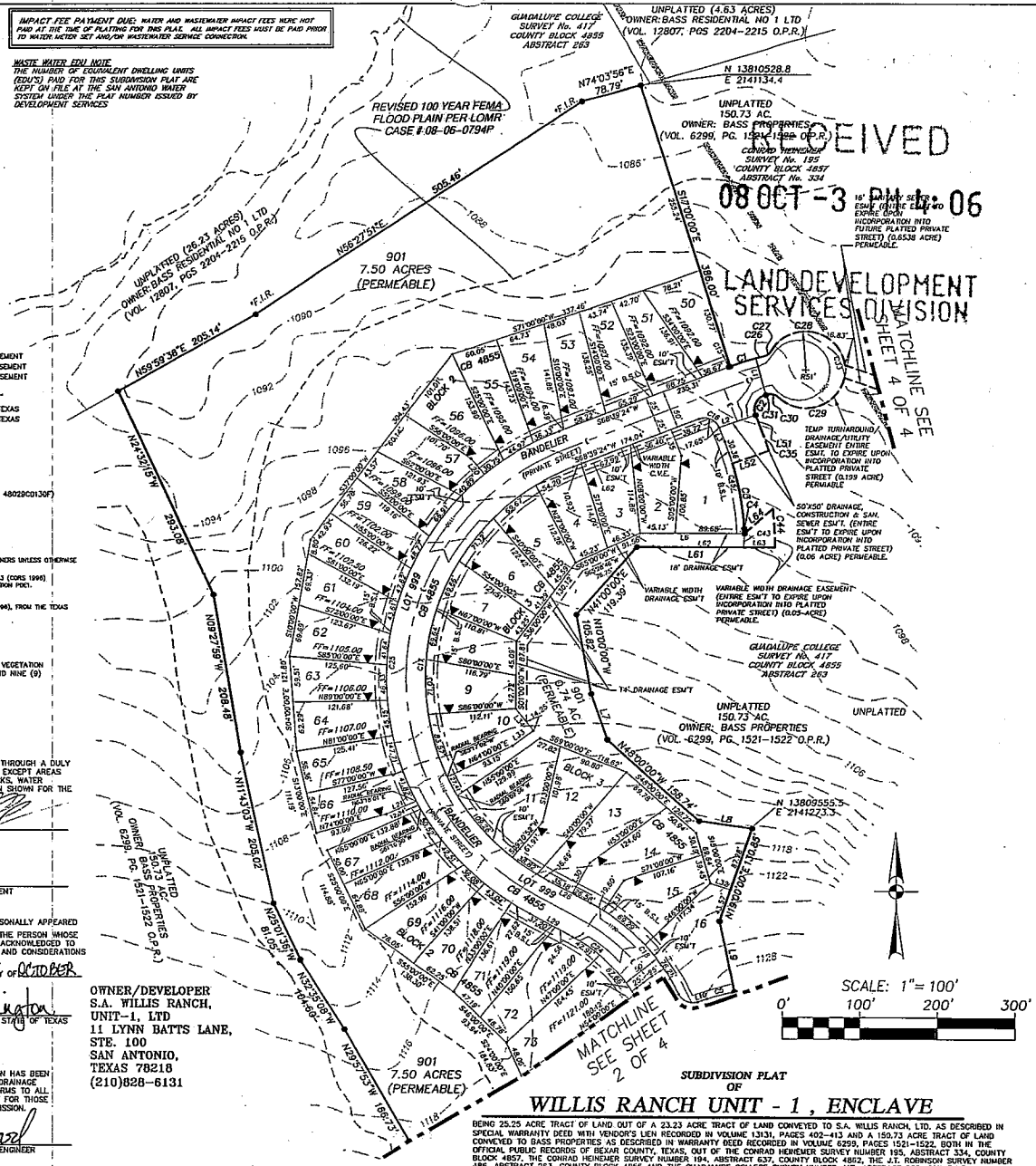
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

J. Edward Dalbow
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
J. EDWARD DALBOW
5326
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
S.A. WILLIS RANCH,
UNIT-1, LTD
11 LYNN BATTS LANE,
STE. 100
SAN ANTONIO,
TEXAS 78218
(210)828-6131

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010



SUBDIVISION PLAT
OF
WILLIS RANCH UNIT - 1 , ENCLAVE

BEING 25.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4852, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WILLIS RANCH UNIT - 1 , ENCLAVE 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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

6. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.

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

9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE ____ DAY OF _____, 20____.
ATTESTED:

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY

SHEET 3 of 4

Date: Oct 01, 2008, 8:59am User ID: JoshuaGarcia
File: P:\61\80\10\Design\Civil\Plat\PL618010.dwg

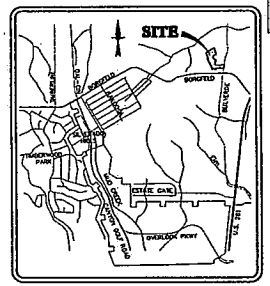
DRAWN BY: JS JOB No.: 6180-10

PLAT No.: 070526

WILLIS RANCH UNIT - 1, ENCLAVE

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HERE 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.

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



LOCATION MAP
N.T.S.
(FERGUSON MAP GRID: 451 C2)

LEGEND:

B.S.L.	=	BUILDING SETBACK LINE
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
28' ESMT	=	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
*F.I.R.	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
1130	=	FINISHED CONTOURS
▼	=	ZERO LOT LINE
FF	=	MINIMUM FINISHED FLOOR ELEVATIONS
C.V.E.	=	CLEAR VISION EASEMENT
— — —	=	EXISTING 100 YEAR FEMA FLOOD PLAIN (PANEL# 48029C0130F)

SURVEY 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 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PO01.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

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

S.A. WILLIS RANCH, UNIT-1, LTD.
BY: _____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David A. Deaton JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 31st DAY OF OCTOBER A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2012

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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

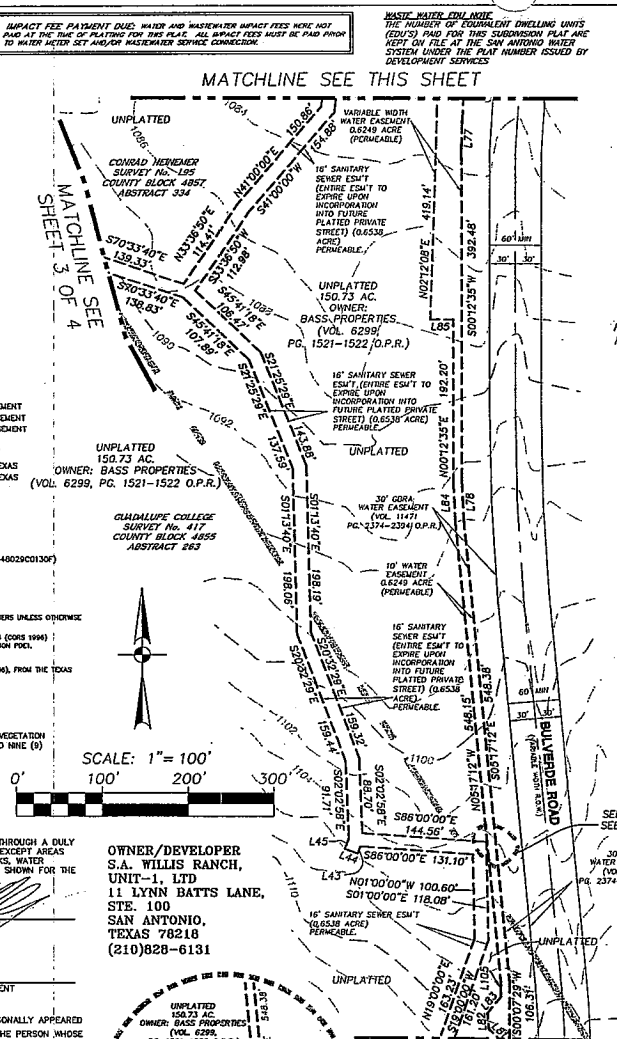
STATE OF TEXAS
COUNTY OF BEXAR

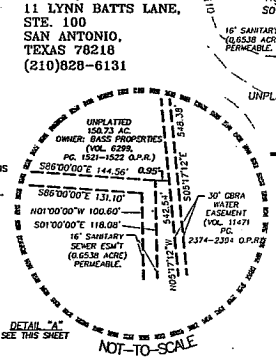
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

J. Terrell Hachmeister
REGISTERED PROFESSIONAL LAND SURVEYOR

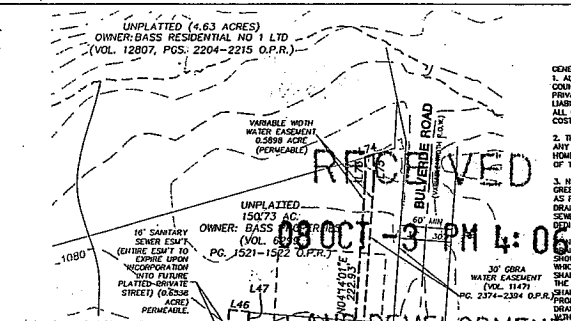
STATE OF TEXAS
J. TERRELL HACHMEISTER
5826
PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010





DETAIL "A"
SEE THIS SHEET
NOT-TO-SCALE



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08 OCT -3 PM 4:06
LAND DEVELOPMENT SERVICES DIVISION

MATCHLINE SEE THIS SHEET

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	35.11'	325.00'	17.57'	06°11'26"	35.10'	N72°01'50"E
C2	33.67'	20.00'	22.40'	96°28'08"	29.84'	N26°53'28"E
C3	85.69'	375.00'	43.03'	13°05'32"	85.50'	N10°09'32"W
C4	6.35'	100.00'	3.18'	03°38'23"	6.35'	N01°47'35"W
C5	36.71'	305.00'	18.38'	06°53'42"	36.69'	S75°15'52"W
C6	28.35'	20.00'	17.15'	81°13'33"	26.04'	N31°08'17"E
C7	72.66'	275.00'	36.54'	15°08'20"	72.45'	N01°54'19"W
C8	187.40'	749.40'	94.19'	14°19'41"	186.92'	N09°17'29"E
C9	110.35'	239.00'	56.17'	26°27'12"	109.37'	N87°10'13"W
C12	31.42'	20.00'	20.00'	90°00'00"	28.28'	S34°36'10"W
C13	31.42'	20.00'	20.00'	90°00'00"	28.28'	N55°23'50"W
C14	129.62'	225.00'	66.66'	33°00'28"	127.84'	N83°53'36"W
C15	1.58'	325.00'	0.79'	00°16'42"	1.58'	S68°47'45"W
C16	31.42'	20.00'	20.00'	90°00'00"	28.28'	N66°20'36"W
C17	681.09'	300.00'	644.50'	130°04'41"	543.96'	S03°37'04"W
C18	165.10'	275.00'	85.12'	34°23'53"	162.63'	N44°13'20"W
C19	28.35'	20.00'	17.15'	81°13'33"	26.04'	S67°38'10"E
C20	96.28'	275.00'	48.64'	20°03'32"	95.79'	N00°33'17"E
C21	138.97'	175.00'	254.54'	110°56'53"	198.41'	S44°54'23"E
C22	198.99'	431.00'	101.30'	26°27'12"	197.23'	N87°10'13"W
C23	305.20'	225.00'	182.12'	77°58'25"	283.11'	S28°24'09"E
C24	282.26'	225.00'	163.49'	72°00'20"	264.52'	N25°25'02"W
C25	784.60'	350.00'	751.91'	130°04'41"	634.62'	S03°37'04"W
C26	10.17'	325.00'	5.08'	01°47'31"	10.16'	N76°01'18"E
C27	12.60'	15.00'	6.70'	48°07'41"	12.23'	N52°51'14"E
C28	128.15'	51.00'	156.80'	143°57'51"	97.00'	S29°13'41"E
C29	108.76'	51.00'	92.35'	122°10'54"	89.29'	N73°45'09"E
C30	15.26'	15.00'	8.36'	58°16'51"	14.61'	S73°17'56"E
C31	2.09'	275.00'	1.04'	00°26'06"	2.09'	N75°20'35"E
C33	253.23'	51.00'	39.10'	285°03'06"	62.06'	N08°41'04"W
C35	31.98'	425.00'	16.00'	04°18'42"	31.97'	N19°11'15"W
C37	37.16'	255.00'	18.61'	08°20'52"	37.13'	N25°53'32"E
C39	27.54'	425.00'	13.78'	03°42'47"	27.54'	N08°32'26"W
C40	27.54'	475.00'	13.77'	03°19'20"	27.54'	S08°44'10"E
C41	190.66'	762.40'	95.83'	14°19'41"	190.16'	S09°17'29"W
C42	---	---	---	---	---	---
C43	18.10'	100.00'	9.07'	10°22'13"	18.07'	N05°12'43"E
C44	50.05'	414.00'	25.06'	06°55'38"	50.02'	N03°21'51"W
C45	116.65'	375.00'	58.49'	17°43'50"	115.58'	N12°28'41"W

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WILLIS RANCH FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

6. LOT 999, BLOCK 2, C.B. 4855 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

7. LOT 901, BLOCK 2, & LOT 901, BLOCK 3 C.B 4855 SHALL BE DESIGNATED AS GREENBELT AND AS A PEDESTRIAN ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT.

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

9. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL NO. 48029C0130F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 08-06-0794P. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 20__.
ATTESTED:

_____ COUNTY CLERK
BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY

SUBDIVISION PLAT
OF
WILLIS RANCH UNIT - 1 , ENCLAVE

BEING 25.25 ACRE TRACT OF LAND OUT OF A 23.23 ACRE TRACT OF LAND CONVEYED TO S.A. WILLIS RANCH, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13131, PAGES 402-413 AND A 150.73 ACRE TRACT OF LAND CONVEYED TO BASS PROPERTIES AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, THE CONRAD HEINEMER SURVEY NUMBER 194, ABSTRACT 637, COUNTY BLOCK 4862, THE J.T. ROBINSON SURVEY NUMBER 486, ABSTRACT 263, COUNTY BLOCK 4855 AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WILLIS RANCH UNIT - 1 , ENCLAVE 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

SHEET 4 of 4

Date: Oct 01, 2008, 9:00am User ID: JoshuaGarcia
File: P:\61\80\10\Design\Civil\Plat\PL618010.dwg

DRAWN BY: JS JOB No.: 6180-10

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

REPLY TO
ATTENTION OF

OCT - 9 2008

Office of the Commander

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

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's October 8, 2008 notification on Plat No 070526 Willis Ranch Unit 1 a 25.2 acre development (also referred to as Willis Ranch) along the west side of Hwy 281 and north of Borgfeld and approximately 3 miles east of Camp Bullis. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of golden-cheeked warblers, a federally listed endangered species, have shown a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,300 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers this year for the 106 acre tract on the southwest corner of Camp Bullis. There is some mature woodland on this tract that could include protected habitat. See enclosed map which depicts the larger subdivision (150 acres) and has an arrow pointing to the location of this plat.

Printed on Recycled Paper

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin .

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

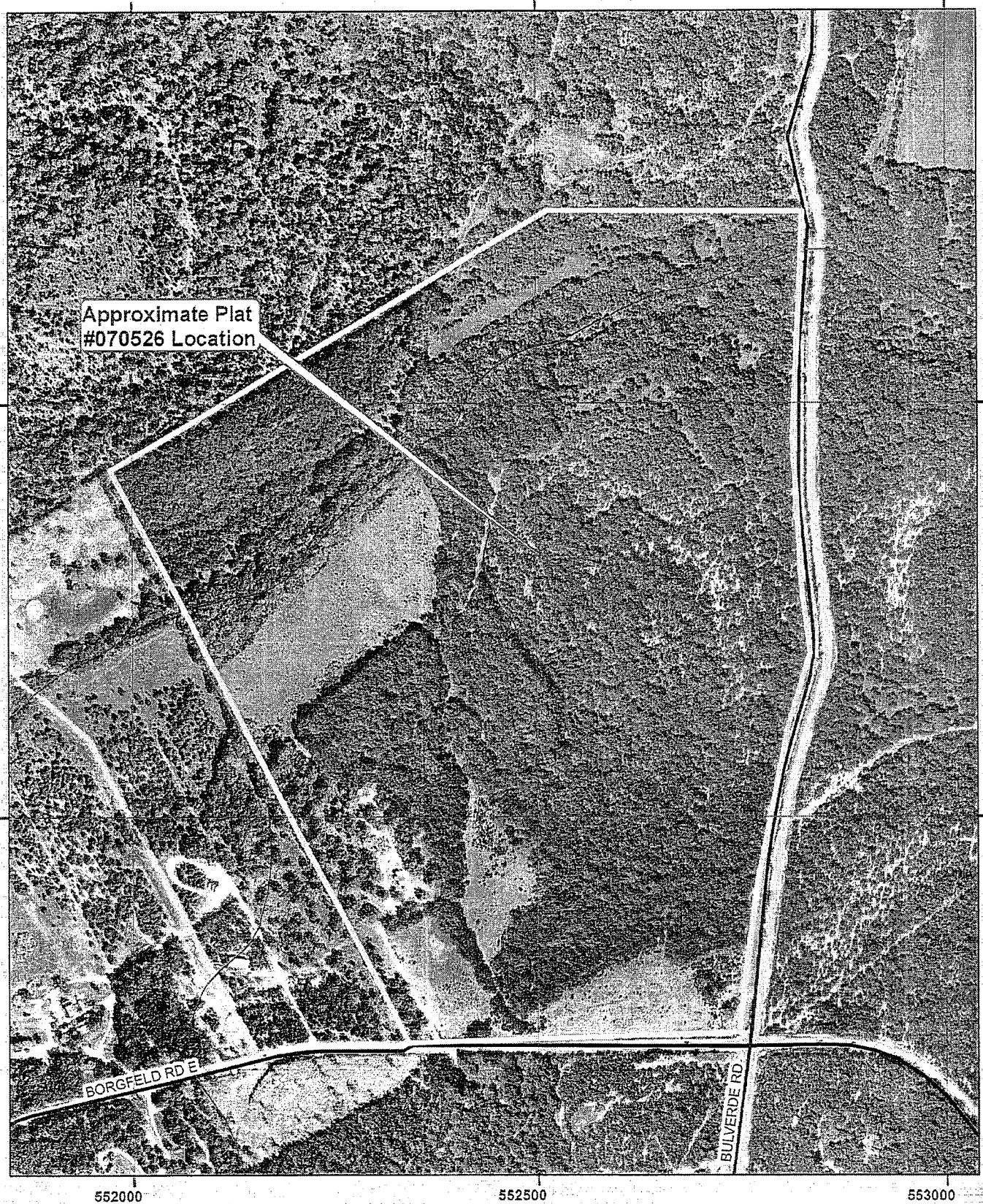
Sincerely,

Mary E. Garr

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

Estimated Tract Containing Plat #070526 - City of San Antonio, Bexar County, Texas - Vegetation Map



0 50 100 200 300 400 500 Meters

UTM - Nad 27, Zone 14N

Surface Water Flow Path

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

August 6, 2008

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LAND DEVELOPMENT SERVICES DIVISION

Administrative Exception
c/o Mr. Rick Carrizales
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Willis Ranch, Unit-1
Plat No. 070526 (ETJ)
UDC Article 35-502(a)(7)(D)
Administrative Exception

Dear Mr. Carrizales

We hereby request an Administrative Exception from the following sections of the UDC: Article 35-502(a)(7)(D)

The Developer is requesting an Administrative Exception to defer construction of the left turn lane on Bulverde Road at the entrance of Willis Ranch, Unit-1 until such time the Willis Ranch, Unit-2 plat is ready for recordation. This development was initially submitted and approved in 2005 as the "Bass Ranch" MDP No. 823. At that time, the construction of a left turn lane on Bulverde Road was a stipulation for approval as shown on the attached approval letter dated June 20, 2005. The development was later resubmitted in 2007 as the "Willis Ranch" MDP No. 823A. The revisions to the MDP significantly reduced the generated vehicle trips. The reduction in trips was summarized in the attached letter addressed to the City of San Antonio. The revised "Willis Ranch" MDP then underwent the formal review process by all applicable agencies and was approved with no requirement for a left turn lane on Bulverde Road as evidenced by the attached approval letter dated February 15, 2008. The development of Willis Ranch Unit-1 then proceeded under the presumption there was no left turn lane requirement. The subsequent request for the left turn lane has consequently presented logistic hardships. Therefore, the developer is requesting to allow the Unit-1 portion of development to proceed and allow construction of the left turn lane after recordation of Willis Ranch, Unit-1 and prior to the recordation of the Willis Ranch Unit-2 plat. An exhibit is attached showing both Unit-1 and Unit-2 within the Master Development Plan for your reference.

Furthermore, once build out of the entire development is complete the subject intersection is projected to function at Service Level "A" without the addition of the left turn lane according to the accepted TIA. The TIA concludes this due to the very low projected southbound traffic on Bulverde Road combined with the projected left turn maneuvers into the subdivision at peak hour. Based on this assessment, it can be deduced that when Unit-1 is fully occupied, the traffic conditions at the entry and Bulverde Road will function well within satisfactory parameters associated with public safety and traffic flow efficiency.

SAN ANTONIO / AUSTIN
WWW.PAPE-DAWSON.COM
555 East Ramsey San Antonio, Texas 78216 P 210.375.9000 F 210.375.9010

We appreciate your consideration in this matter and respectfully ask that you please support this request.

Approval of this request should not create any adverse impacts on the Public Health Safety and Public Works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.

Johnny G. Martinez, P.E.
Project Manager

Attachment

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LAND DEVELOPMENT SERVICES DIVISION

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

6180\10\Word\Letters\080805a2.doc

A/P # /PPR # /Plat #	Plat #070526
Date:	7/29/2008
Code Issue:	Time line for construction of left turn lane
Code Sections:	35-502 (a)(7)(D)

Submitted By: ☒ Owner ☐ Owners Agent * (Requires notarized Letter of Agent)

Owners Name: Lloyd A. Denton, Jr.

Company: S.A. Willis Ranch, Unit-1, Ltd.

Address: 11 Lynn Batts Lane, Suite 100, SA, TX **Zip Code:** 78218

Tel #: (210)828-6131 **Fax#** **E-Mail:**

Consultant: Johnny Martinez, P.E.

Company: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey SA, TX **Zip Code:** 78216

Tel #: (210) 375-9000 **Fax#** (210) 375-9040 **E-Mail:** jmartinez@pape-dawson.com

Signature:

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
   ☒ Other Time line for construction of left turn lane
2. City Council District N/A Ferguson Map Grid 417 D-2 Zoning District OCL
3. San Antonio City Limits ☐ Yes ☒ No
4. Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
5. Previous/existing landfill? ☐ Yes ☒ No
6. Parkland Greenbelts or open space? Floodplain? ☒ Yes ☐ No

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LAND DEVELOPMENT SERVICES DIVISION

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

August 31, 2007

Mr. Nicolas Fernandez, P.E.
Senior Engineer, Development Services Department
City of San Antonio
1901 S. Alamo Street
San Antonio, Texas 78283-3966

RE: Submission of TIA Worksheet - Proposed Willis Ranch, Formerly Bass Tract Located on the Northwest Quadrant of Borgfeld Road and Bulverde Road

Dear Mr. Fernandez:

Pape-Dawson Engineers, Inc. was retained by the Applicant to prepare the required TIA Worksheet and appropriate Traffic Impact Analysis (TIA) for the approval of a Master Development Plan for a 128.6 acre site located on the northwest corner of Borgfeld Road and Bulverde Road. The development consists of a mix of residential (estimated 323 lots) and approximately 13 acres for commercial use. A Level 3 TIA was previously submitted in association with a Master Development Plan formerly known as Bass Tract located on the same site.

The trip generation calculation for the current plan shows a reduction in trips from the previous plan. Specifically, the new plan is projected to generate 448 fewer AM peak hour trips and 465 fewer PM peak hour trips (see attachment). Therefore, we understand that revision of the previous Level 3 TIA is not necessary and submission of a TIA Worksheet with the current Master Development Plan will be sufficient for the review and approval process. Please contact us if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers, Inc.

Gilmer D. Gaston, P.E., PTOE
Vice President, Traffic Engineering

RECEIVED
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LAND DEVELOPMENT SERVICES DIVISION

Enclosure
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Re: **Willis Ranch**

MDP # 823-A

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed the **Willis Ranch** Master Development Plan Amendment, **MDP # 823-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at (210) 615-5814.

Bicycle approves with the following conditions:

- As required in the Bicycle Master Plan (Ordinance 100741- approved by City Council April 21, 2005), future collector and arterial roadways will be required to include bicycle facilities (path or lane). It's my understanding that the roadway network in this subdivision will be private. Be advised that if this subdivision is to be annexed into the City of San Antonio the roadways will have to be brought up to City standards, which include the installation of bike facilities on roadways collector and above.

If you have any further questions, please call Abigail Kinnison at (210) 207-3971.

Traffic Impact Analysis & Streets Division approves with the following conditions:

- Secondary access shall be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units (UDC 35-506(e)(7)) or shall apply for a variance as per section 35-483.

If you have any further questions, please call Nick V. Fernandez at (210) 207-0282.

Tree Preservation approves with the following conditions:

REC
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SERVICES

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulation for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested that you work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this permit shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412, (h)(1).

Should you need further assistance, please contact Jasmin Moore at (210) 207-0142.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

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LAND DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO

June 20, 2005

Drake Thompson, P.E.

Pape-Dawson Engineers
555 East Ramsey,
San Antonio, TX 78216

Re: Bass Ranch Subdivision

MDP # 823

Dear Mr. Thompson:

The City Staff Development Review Committee has reviewed Bass Ranch Subdivision Master Development Plan M.D.P. # 823. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 823 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- A supplemental shall be required per Rid # 012 for any plat associated with this MDP # 823 prior to any plat approval.
- A cultural resource study is required at platting; and the attached text should be added to all subsequent plats associated with the MDP per Historic Preservation Office.
- Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

  100 year Flood Plain Shown and Buffering (if applicable)

  Sensitive Recharge Features and Buffering (if applicable)

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DEVELOPMENT SERVICES DIVISION

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance #81491, Section 34-913, buffering may be required.

- Storm Water Engineering conditions for approval are as follows:

  Scale shown of 1" = 1000' on exhibit 6 and 7 is still incorrect. Please check and address original comment.

  At the time of platting, the hydrology and hydraulic analysis will be required for the existing, proposed and ultimate development conditions. This analysis will be taken to a point at least 2000' downstream of the proposed development.

- The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Bass Tract Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Bass Tract Development is located north and west of the intersection of E. Borgfeld Road and Bulverde Road. The property is located within the City of San Antonio's ETJ. The proposed development consisting of 155 acres is proposed to be developed with more than 380 single-family residences, two medical offices, one convenience store with gas station and a commercial shopping center. Bass Tract is estimated to generate 838 AM peak hour trips, 1,476 PM peak hour trips with a total of 14,023 Daily trips by the year 2025.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Bass Tract Development MDP, at no cost to the City of San Antonio:

1. Bulverde Road - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 3200-feet.

2. East Borgefield Drive - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgefield Drive (Secondary Arterial Type A – Uniform Development Code (UDC)

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LAND DEVELOPMENT
SERVICES DIVISION

3. 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1500-feet.

4. ***Intersection of Bulverde Road and East Borgefield Drive*** – An additional 30-feet of ROW for approximately 600-feet in length is required at the intersection as shown on the MDP. This additional ROW will allow for future expansion of the intersection if the growth in the area exceeds the existing capacity.

5. Construct an northbound left turn lane on Bulverde Road at the proposed east/west Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

6. Construct an eastbound left turn lane on East Borgefield Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

7. Construct an westbound right turn lane on East Borgefield Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

8. At the time of the platting of the commercial property on the northwest corner of Bulverde Road and East Borgefield Drive, intersection mitigation improvements shall be implemented as stated in the Level 3 Traffic Impact Analysis (Figure 6).

9. Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study and may require acceleration of traffic improvements, such as number of lanes and signalization.

10. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

11. Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.

12. All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

13. Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

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a. **It shall be understood that the submitted TIA concurrent with the proposed Bass Tract MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

b. It is highly recommended that the Bass Tract Subdivision be linked with the Kinder Ranch MDP to the north. This linkage will allow connectivity between neighborhoods and will reduce the amount of traffic on the existing roadway street network.

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

- Bexar County Infrastructures Services Department cites the following conditions:

It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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SERVICES DIVISION

I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

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LAND DEVELOPMENT SERVICES DIVISION

Approval of this request should not create any adverse impacts on the Public Health, Safety and Public Works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.

Johnny Martinez, P.E.
Project Manager

Attachment(s)

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

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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:	Willis Ranch Unit-1 Enclave Subdivision plat consisting of 63 lots on 23.16 acres
Address:	Near the intersection of Borgfeld Rd at Bulverde Rd Ferguson Map Grid 451/D-2
A/P #/PPR #/Plat #:	070526
AEVR #:	
AEVR Submittal Date:	08/07/2008
AEVR Submitted by:	Joshua Garcia, P.E., Pape-Dawson Engineers, Inc.
Issue:	Left and Right Turn Lane Construction Requirement
Code Sections:	2007 Unified Development Code (UDC), Section 35-502 (a)(7)(D) – Traffic Impact Analysis – Limitations on Traffic Impact Mitigation
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Joshua Garcia's letter dated August 5, 2008. At issue is the UDC requirement to construct left and right turn lanes on arterial streets. Mr. Garcia proposes allowing the required turn lanes to be constructed at the time of platting of Unit 2.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The proposal to build the turn lanes with unit-2 of the development is not contrary to the spirit or intent of the section of the UDC in question. The construction of the turn lanes will be postponed and not eliminated.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant will construct the turn lanes with the construction of unit-2. This will ensure that the required traffic safety measures will be provided at the time of higher traffic volume on Bulverde road.

3. ***Does the public interest underlying the exception outweigh the public interest of the particular regulation?*** In this case, the interest of the public is not outweighed by the interest of the exception since the measure is only a delay that is acceptable for the area. Had this been proposed in a different area, this might not be the case.

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4. ***Does the proposed exception comply with all other applicable standards of 35-432(e)?***
   Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

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

9/30/08
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

10/1/08
Date

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

10/2/08
Date

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LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Willis Ranch, Unit-1
A/P # /PPR # /Plat #	Plat #070526
Date:	7/29/2008
Code Issue:	Non standard curb and hand railing
Code Sections:	35-506 (p)(8), 35-506 (q)(8)

Submitted By: ☐ Owner ■ Owners Agent * (Requires notarized Letter of Agent)

Owners Name: Lloyd A. Denton, Jr.

Company: S.A. Willis Ranch, Unit-1, Ltd.

Address: 11 Lynn Batts Lane, Suite 100, SA, TX **Zip Code:** 78218

Tel #: (210) 828-6131 **Fax#** **E-Mail:**

Consultant: Johnny Martinez, P.E.

Company: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey SA, TX **Zip Code:** 78216

Tel #: (210) 375-9000 **Fax#** (210) 375-9040 **E-Mail:** jmartinez@pape-dawson.com

Signature:

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
   ☒ Other Non standard curb and handrail

2. City Council District N/A Ferguson Map Grid 417 D-2 Zoning District OCL

3. San Antonio City Limits	☐ Yes	☒ No
4. Edwards Aquifer Recharge Zone?	☐ Yes	☒ No
5. Previous/existing landfill?	☐ Yes	☒ No
6. Parkland Greenbelts or open space? Floodplain?	☒ Yes	☐ No

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PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

July 29, 2008

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LAND DEVELOPMENT SERVICES DIVISION

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

Re: Willis Ranch, Unit-1
Plat No. 070526 (ETJ)
UDC Article 35-506(p)(8)
Administrative Exception

Dear Mr. Carrizales

We hereby request an Administrative Exception from the following sections of the UDC: Article 35-506(p)(8) and Article 35-506(q)(8).

The Developer is requesting an Administrative Exception from using COSA standard curb details, in order to install a more aesthetic curb section as detailed in the construction plans. The proposed aesthetic curb better compliments the design concepts of the overall development. This curb section has been successfully used on similar projects in the past. These curb sections are still the same height as the City's standard curb, and therefore will maintain the same drainage characteristics. Details of the curb sections have been included below in Figure 1 and Figure 2.

The Developer is also requesting an Administrative Exception from using COSA standard hand railing details in order to install a more aesthetic decorative railing. Similar hand railing has also been successfully used throughout several developments within Bexar County. Details of the hand railing are included below in Figure 3.

We appreciate your consideration in this matter and respectfully ask that you please support this request.

SAN ANTONIO / AUSTIN
WWW.PAPE-DAWSON.COM
555 East Ramsey San Antonio, Texas 78216 P 210.375.9000 F 210.375.9010

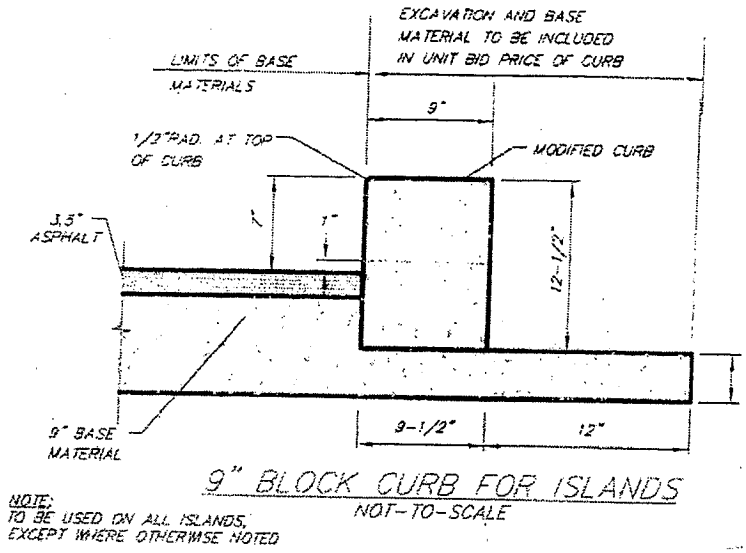

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Figure 1

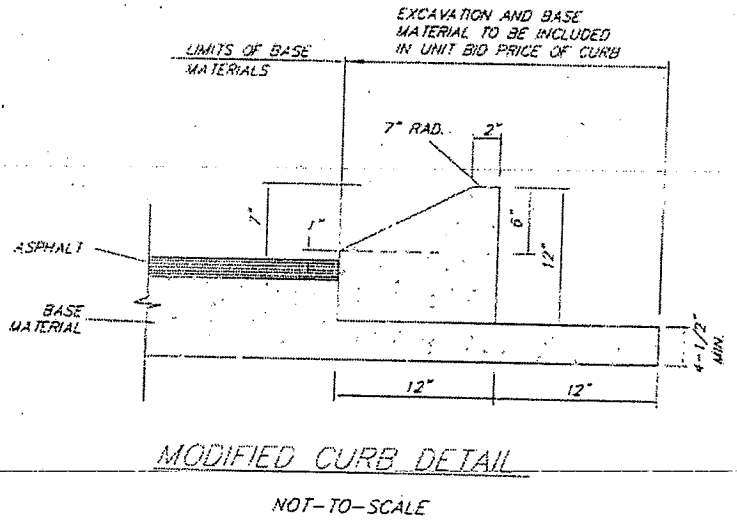

Figure 2

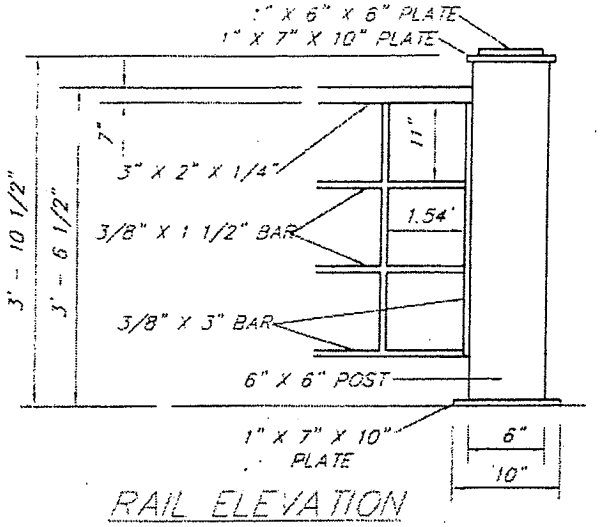

Figure 3

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Approval of this request should not create any adverse impacts on the Public Health Safety and Public Works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.

Johnny Martinez, P.E.
Project Manager

Attachment(s)

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For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

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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:	Willis Ranch Unit-1 Enclave Subdivision plat consisting of 63 lots on 23.16 acres
Address:	Near the intersection of Borgfeld Rd at Bulverde Rd Ferguson Map Grid 451/D-2
A/P #/PPR #/Plat #:	070526
AEVR #:	
AEVR Submittal Date:	08/07/2008
AEVR Submitted by:	Joshua Garcia, P.E., Pape-Dawson Engineers, Inc.
Issue:	Block Curbs and Decorative Handrail
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (p)(8) – Pavement Standards – Curb and Gutter and Section 35-506 (q)(8) – Sidewalks – Drain Crossings
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Joshua Garcia's letter dated July 29, 2008. At issue are the proposed construction of curbs and handrail within Willis Ranch Unit-1 Enclave.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The proposed changes will enhance the aesthetics of the development and will not affect the functionality of the pavement system. Since the proposed items are not of standard design, it is expected that these items will require a higher degree of maintenance, staff training, and the use of materials that are not available at the Service Centers.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant will be modifying a Right-of-Way (ROW) agreement indicating who will be responsible for maintaining these items. Within the agreement, provisions will address emergency repair in order to protect public health, safety and welfare.

3. ***Does the public interest underlying the exception outweigh the public interest of the particular regulation?*** In this case, the public benefit is an enhanced aesthetic value to the development that is not available through the standard design.

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4. ***Does the proposed exception comply with all other applicable standards of 35-432(e)?***
   Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

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

9/18/08
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

9/26/08
Date

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

9/30/08
Date

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PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 17 **October 22, 2008**

BALCONES CREEK UNIT 1 — MAJOR PLAT — 070640
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 412 D-8
OWNER: BP Balcones Crossing, Ltd., by Shaul Baruch
ENGINEER: Jones & Carter, Inc., by Charles Grady Koehl, P.E.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: October 7, 2008

Location: On the west side of I.H. 10 West, north of Winwood

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Plat is in accordance with:
MDP 013-07 Balcones Creek Subdivision was accepted on December 4, 2007.

APPLICANT'S PROPOSAL:

To plat **43.136** acres consisting of **58** single family lots and **3** non-single family lots.

DISCUSSION:

It is noted that because plat # 070645, Balcones Commercial, Unit 1, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

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 -- 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.

The applicant's engineer acknowledged receiving the Planning and Deveolpment Services email, but did not indicate if they will or will not conform to the Military's request.

Furthermore, the City and Camp Bullis have been working on a joint effort to coordinate the Balcones Creek Unit 1 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 at Bexar County (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:

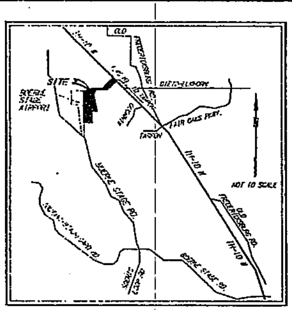
Approval

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

FERGUSON MAP GRID 412 E8

DRAINAGE 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.

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

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

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

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

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

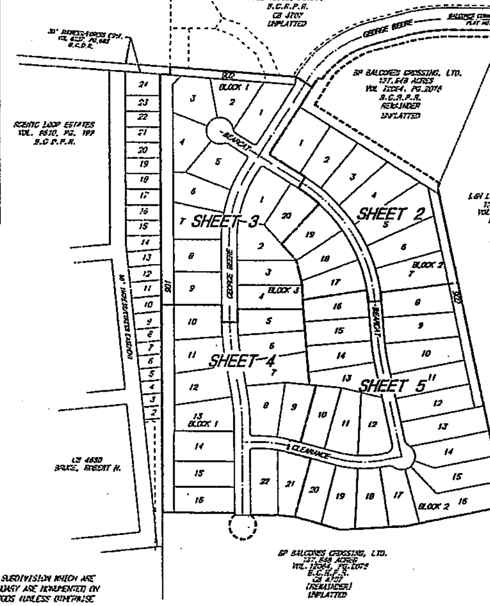
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
C.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SCALE 1" = 300'

300' 150' 0 300'



INDEX MAP

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION 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., 200__.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LOT AREA TABLE

LOT NO.	BLOCK NO.	GROSS AREA IN ACRES	NET AREA = (GROSS LESS EASEMENTS) IN ACRES
1	1	0.60 ACRES	0.51 ACRES
2	1	0.57 ACRES	0.50 ACRES
3	1	0.57 ACRES	0.51 ACRES
4	1	0.52 ACRES	0.50 ACRES
5	1	0.58 ACRES	0.51 ACRES
6	1	0.52 ACRES	0.50 ACRES
7	1	0.54 ACRES	0.51 ACRES
8	1	0.53 ACRES	0.50 ACRES
9	1	0.53 ACRES	0.50 ACRES
10	1	0.53 ACRES	0.50 ACRES
11	1	0.53 ACRES	0.50 ACRES
12	1	0.58 ACRES	0.57 ACRES
13	1	0.62 ACRES	0.58 ACRES
14	1	0.63 ACRES	0.51 ACRES
15	1	0.53 ACRES	0.51 ACRES
16	1	0.53 ACRES	0.51 ACRES
1	2	0.59 ACRES	0.58 ACRES
2	2	0.56 ACRES	0.53 ACRES
3	2	0.61 ACRES	0.55 ACRES
4	2	0.72 ACRES	0.66 ACRES
5	2	0.81 ACRES	0.77 ACRES
6	2	0.72 ACRES	0.69 ACRES
7	2	0.68 ACRES	0.66 ACRES
8	2	0.62 ACRES	0.60 ACRES
9	2	0.67 ACRES	0.60 ACRES
10	2	0.69 ACRES	0.66 ACRES
11	2	0.63 ACRES	0.60 ACRES
12	2	0.62 ACRES	0.60 ACRES
13	2	0.73 ACRES	0.67 ACRES
14	2	0.65 ACRES	0.60 ACRES
15	2	0.67 ACRES	0.63 ACRES
16	2	0.93 ACRES	0.89 ACRES
17	2	0.55 ACRES	0.53 ACRES
18	2	0.57 ACRES	0.55 ACRES
19	2	0.59 ACRES	0.57 ACRES
20	2	0.55 ACRES	0.53 ACRES
21	2	0.54 ACRES	0.51 ACRES
22	2	0.62 ACRES	0.54 ACRES
1	3	0.59 ACRES	0.51 ACRES
2	3	0.54 ACRES	0.52 ACRES
3	3	0.52 ACRES	0.50 ACRES
4	3	0.52 ACRES	0.50 ACRES
5	3	0.52 ACRES	0.50 ACRES
6	3	0.52 ACRES	0.50 ACRES
7	3	0.60 ACRES	0.57 ACRES
8	3	0.57 ACRES	0.50 ACRES
9	3	0.53 ACRES	0.51 ACRES
10	3	0.57 ACRES	0.80 ACRES
11	3	0.59 ACRES	0.58 ACRES
12	3	0.57 ACRES	0.50 ACRES
13	3	0.53 ACRES	0.50 ACRES
14	3	0.53 ACRES	0.51 ACRES
15	3	0.52 ACRES	0.50 ACRES
16	3	0.53 ACRES	0.60 ACRES
17	3	0.54 ACRES	0.51 ACRES
18	3	0.54 ACRES	0.51 ACRES
19	3	0.54 ACRES	0.51 ACRES
20	3	0.54 ACRES	0.51 ACRES

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 48029C0085E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN".
4. THE BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR IS 1.000177
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC
8. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
9. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
11. NEITHER THE CITY OF SAN ANTONIO NOR BEXAR COUNTY WILL MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE SUBDIVISION HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

C.P.S.B. NOTES:

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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.

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, 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 3 day of October, 2008.

Bonnie Quesada Arulai
My Commission Expires 10/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of ____________ A.D., 200__

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

9.18.2008
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL LAND SURVEYOR

RECEIVED
08 OCT -3 PM 4:23
AND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the ____ day of _____ A.D., 200_ at ____ M. and duly recorded the ____ day of _____ A.D., 200_ at ____ M. in the deed and plat records of Bexar County, in Book/Volume ____ on page ____.

In testimony whereof, witness my hand and official seal of office, this ____ day of _____ A.D., 200_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _______________, DEPUTY

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
2535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0000

DRN: CAM/KA APP: CCK/MAR

SHEET 1 OF 6

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

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

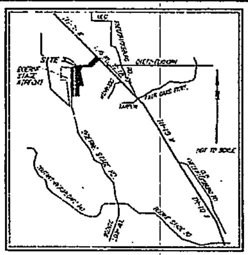
JOB NO.: 411-018-19 SG/5-5 DATE: 05/02/2008

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12054, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LEGEND

B.S.L.	BUILDING SETBACK LINE
CA T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON __________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES; RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONERS COURT.

DATED THIS______DAY OF__________________A.D., 200___.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

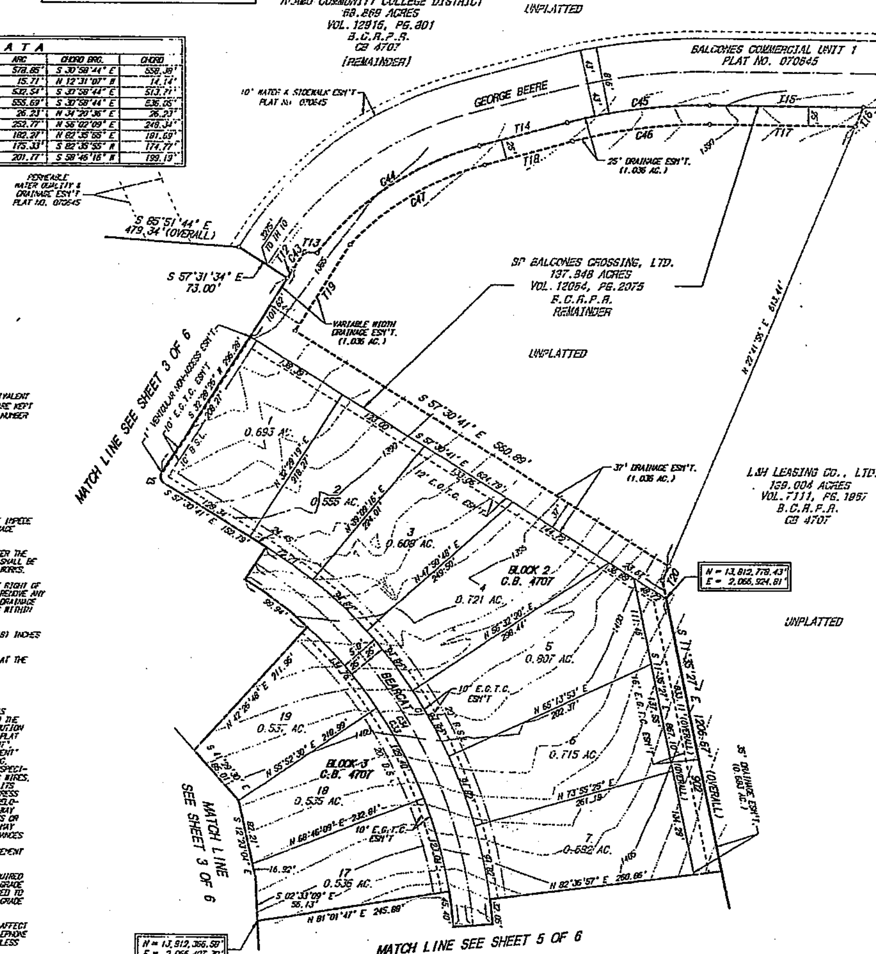
SCALE 1" = 100'

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	053°03'54"	625.00'	312.06'	578.85'	S 30°58'44" E	558.38'
5	089°59'07"	10.00'	10.00'	15.71'	N 12°31'07" W	14.14'
33	053°03'54"	575.00'	287.09'	532.54'	S 30°58'44" E	513.71'
34	053°03'54"	600.00'	299.57'	555.69'	S 30°58'44" E	536.05'
43	003°44'19"	402.00'	13.12'	26.23'	N 34°20'36" E	26.23'
44	037°13'49"	389.00'	131.03'	252.77'	N 56°02'09" E	248.34'
45	015°53'44"	657.00'	91.72'	182.27'	N 82°35'55" E	181.69'
46	015°53'44"	632.00'	88.23'	175.33'	S 82°35'55" W	174.77'
47	031°45'34"	364.00'	103.55'	201.77'	S 58°46'16" W	199.19'

LINE DATA

T NO.	DIRECTION	DISTANCE
12	N 32°29'26" E	13.61'
13	S 85°51'44" E	15.44'
14	N 74°39'03" E	116.51'
15	S 69°27'13" E	194.93'
16	S 22°41'56" W	26.99'
17	N 69°27'13" W	184.76'
18	S 74°39'03" W	115.51'
19	S 32°28'25" W	130.45'
20	S 22°41'56" W	20.30'



SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD. by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER, by SHAUL BARUCH, ITS MANAGER 2535 IH-10 WEST, SUITE 1201 SAN ANTONIO, TEXAS 78257 TELEPHONE (210) 677-0000

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

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

DRAINAGE 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.

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

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

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

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

C.P.S.B. NOTES:

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

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

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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.

9-18-08

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, 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 3 day of October A.D., 2008.

Bonnie Quesada Hudal My Commission Expires 03/10/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of ______________ A.D., 200___.

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

9-18-2008

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, ______________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ____ day of ______ A.D., 200__ at ___M. and duly recorded the ____ day of ______ A.D. 200__ at ____M. in the deed and plat records of Bexar County, in Book/Volume ______ on page ______.

In testimony whereof, witness my hand and official seal of office, this ____ day of ______ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________ DEPUTY

RECEIVED 08 OCT 6 PM 4: 23 LAND DEVELOPMENT DIVISION

DWN. CAN/KA APP. CGK/HAR

SHEET 2 OF 6

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

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

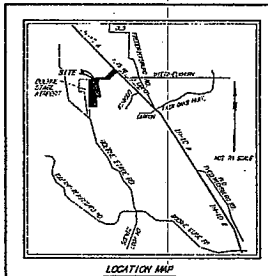
JOB NO.: 411-018-19 BG/5-5 DATE: 05/02/2008

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.849 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIS.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
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E.D.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CERTIFICATE OF APPROVAL

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

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'

100' 50' 0 100'

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
5	089°59'07"	10.00'	10.00'	15.71'	N 12°31'07" W	14.14'
6	090°00'53"	10.00'	10.00'	15.71'	S 77°28'53" W	14.14'
7	041°35'35"	29.00'	12.77'	24.07'	N 33°44'19" W	23.39'
8	205°16'30"	51.00'	------	244.86'	S 32°29'19" W	69.65'
9	041°35'45"	29.00'	12.77'	24.07'	S 81°12'03" E	23.39'
10	089°59'07"	10.00'	10.00'	15.71'	S 12°31'07" E	14.14'
11	090°00'53"	10.00'	10.00'	15.71'	N 77°28'53" E	14.14'
12	040°37'50"	470.00'	137.57'	297.17'	S 16°09'31" W	264.07'
13	025°37'50"	800.00'	146.36'	284.76'	S 16°09'31" W	280.92'
14	037°37'50"	530.00'	155.14'	301.84'	S 16°09'31" W	297.39'
33	009°57'29"	572.00'	50.09'	99.94'	S 52°31'58" E	99.81'

LINE DATA

T NO.	DIRECTION	DISTANCE
5	S 85°48'35" E	37.73'
6	N 01°41'59" E	30.27'
10	N 89°50'35" E	46.73'

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES MUST BE 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.

DRAINAGE 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.

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

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

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

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

C.P.S.B. NOTES:

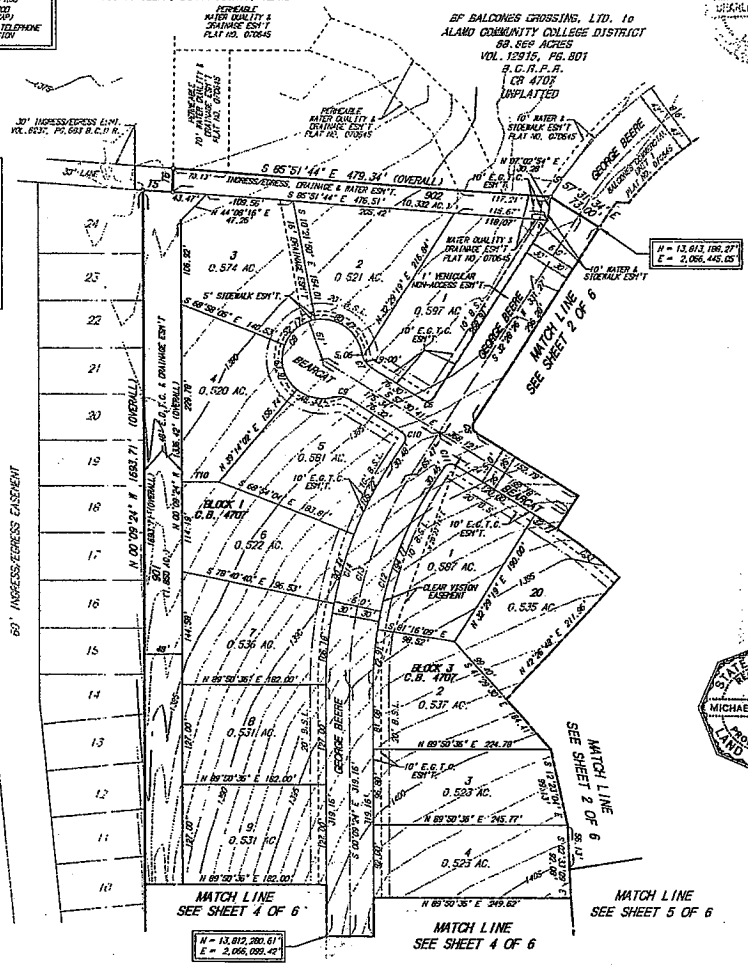
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "UNDERW EASEMENT", "SERVICE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

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

THIS PLAT DOES NOT 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 FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED BY ALL OF THE UNDERGROUND ELECTRIC AND GAS FACILITIES.

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



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.

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, 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 3 day of October A.D., 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commision.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 9-18-2008

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office on the _____ day of _____ A.D., 200__ at _____ H. and duly recorded, the _____ day of _____ A.D., 200__ at _____ H. in the deed and plat records of Bexar County, in Book/Volume _____ Page _____.
Witnessed my hand and official seal of office this _____ day of _____ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

DWN: CAN/KA APP: CGK/MAR

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
23005 IH-10 WEST SUITE 201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

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

JOB NO.: 411-018-19 BG/S-5 DATE: 05/02/2008

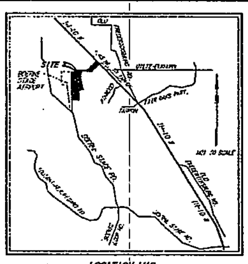
SHEET 3 OF 6

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
15	009°07'49"	670.00'	53.50'	106.77'	S 04°43'18" E	106.65'
16	009°07'49"	700.00'	55.89'	111.55'	S 04°43'18" E	111.43'
17	009°07'49"	730.00'	58.29'	116.33'	S 04°43'18" E	116.20'
18	009°07'49"	730.00'	58.29'	116.33'	S 04°43'18" E	116.20'
19	009°07'49"	700.00'	55.89'	111.55'	S 04°43'18" E	111.43'
20	009°07'49"	670.00'	53.50'	106.77'	S 04°43'18" E	106.65'
21	090°00'00"	10.00'	10.00'	15.71'	S 45°09'24" E	14.14'
22	090°00'00"	10.00'	10.00'	15.71'	N 44°50'36" E	14.14'
23	015°18'35"	375.00'	50.40'	100.20'	S 82°30'06" E	99.90'
24	015°18'35"	400.00'	53.76'	106.88'	S 82°30'06" E	106.56'
25	015°18'35"	425.00'	57.12'	113.56'	S 82°30'06" E	113.23'
42	286°15'37"	50.00'	37.50'	249.81'	N 89°50'36" E	60.00'

CURVE DATA

T NO.	DIRECTION	DISTANCE
3	N 83°57'11" W	62.77'
4	S 89°50'36" W	105.00'
8	N 89°50'36" E	70.07'

LINE DATA

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

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

DRAINAGE 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.

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

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

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

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

C.P.S.B. NOTES:

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES

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

CERTIFICATE OF APPROVAL

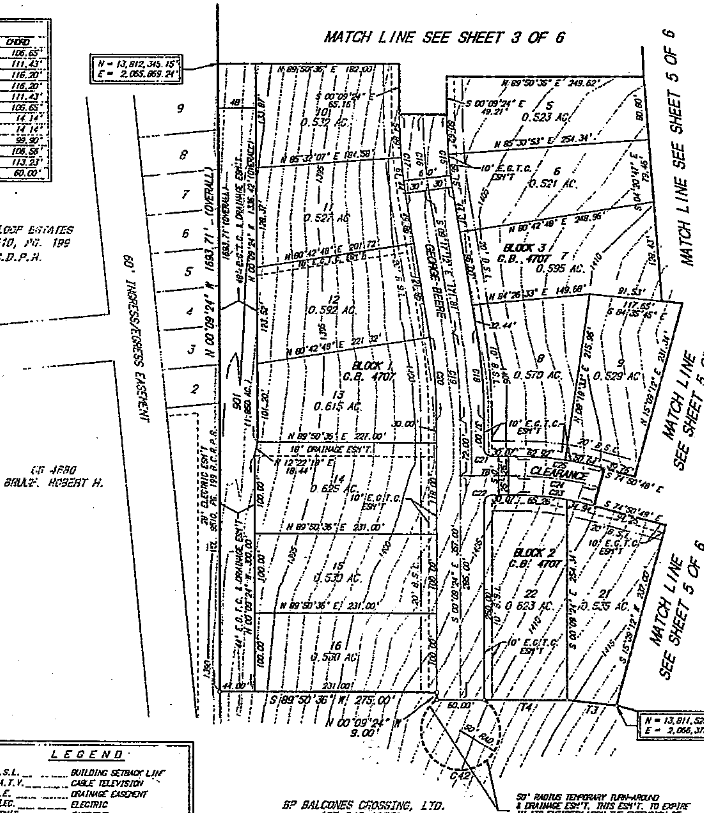
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY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

DATED THIS______DAY OF__________________A.D., 200___.

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

SCALE 1" = 100'



LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD. by BP BALCONES CROSSING GP, LLC. ITS GENERAL PARTNER, by SHAUL BARUCH, ITS MANAGER
2535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0000

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.

[signature] 9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, 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 3 day of October, A.D., 2008.

Bonnie Quesada Azulol
My Commission Expires 3/10/2012

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this ______ day of ______________ A.D. 200__.

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

MICHAEL A. ROMANS 4657 REGISTERED PROFESSIONAL LAND SURVEYOR

[signature] 9.18.2008
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, ______________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ____ day of ______ A.D., 200__ at ____ M. and duly recorded the ____ day of ______ 200__ at ____ M. in the deed and plat records of Bexar County, in Book/Volume ____ on page ____.

In testimony whereof, witness my hand and official seal of office, this ____ day of ______ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________ DEPUTY

RECEIVED 08 OCT 16 PM 4:23 LAND DEVELOPMENT DIVISION

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., B-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

DWN: CAH/KA APP.: CGK/MAR

SHEET 4 OF 6

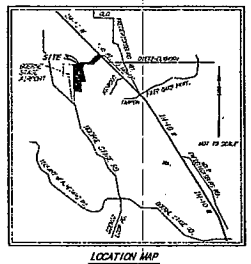
JOB NO.: 411-018-19 BG/5-5 DATE: 05/02/2008

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.849 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD., RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
2	004°32'26"	575.00'	22.71'	45.40'	N 06°42'30" W	45.39'
4	002°58'16"	625.00'	16.03'	32.06'	S 06°54'55" E	32.04'
26	026°54'06"	420.00'	101.65'	199.55'	S 88°17'52" E	197.72'
27	026°54'06"	400.00'	96.57'	187.87'	S 88°17'52" E	186.09'
28	026°54'06"	375.00'	90.69'	176.07'	S 88°17'52" E	174.45'
29	047°32'45"	25.00'	12.77'	24.01'	S 77°58'13" E	23.33'
30	185°05'30"	51.00'	—	164.75'	N 33°15'05" E	101.90'
31	047°32'45"	29.00'	14.77'	24.07'	N 36°31'17" W	23.39'
32	090°00'00"	26.00'	29.00'	45.55'	S 33°15'05" W	41.01'
39	007°18'06"	625.00'	39.88'	79.63'	S 09°05'51" E	79.60'
40	007°18'06"	600.00'	38.29'	76.47'	S 09°05'51" E	76.42'
41	007°18'06"	575.00'	36.69'	73.29'	S 09°05'51" E	73.23'

LINE DATA		
L NO.	DIRECTION	DISTANCE
2	S 11°45'38" E	50.11'
9	W 78°15'05" E	65.84'
11	S 70°32'13" E	80.72'

SCALE 1" = 100'

100' 50' 0 100'

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.

9-18-08

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH 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 3 day of October A.D. 2008

Bonnie Quesada Ayala
My Commission Expires
03/15/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground

BY: BROWN ENGINEERING CO. 9.18.2008

MICHAEL A. ROMANS
4657
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M. and duly recorded the _____ day of _____ A.D. 200_ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DRN: CAH/RA APP: CGN/HAR

SHEET 5 OF 6

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

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

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D., 200__.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DRAINAGE NOTES:

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

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

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER PROPERTY 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.

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

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

C.P.S.B. NOTES:

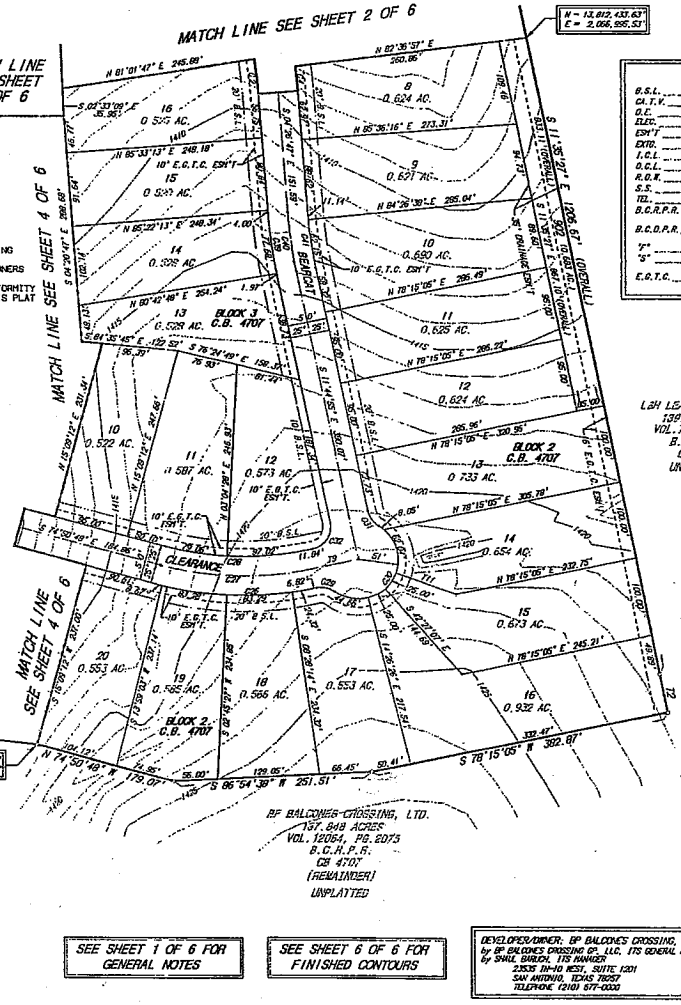
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROVIDED ON EASEMENT WITHIN THOSE FIVE-FOOT(5'-WIDE) EASEMENTS.



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTD.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
23535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0030

BROWN ENGINEERING CO.

JONES & CARTER COMPANY

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO. 411-016-15 DATE 05/02/2008

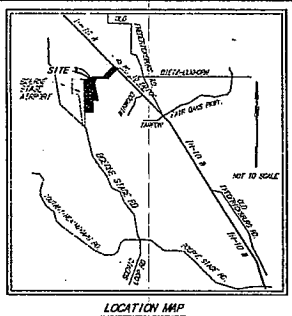
RECEIVED
2008 OCT 30 PM 4:23
SAN ANTONIO DEVELOPMENT SERVICES DIVISION

SUBDIVISION PLAT ESTABLISHING

070640

BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 12064, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

FERGUSON MAP GRID 412 E8

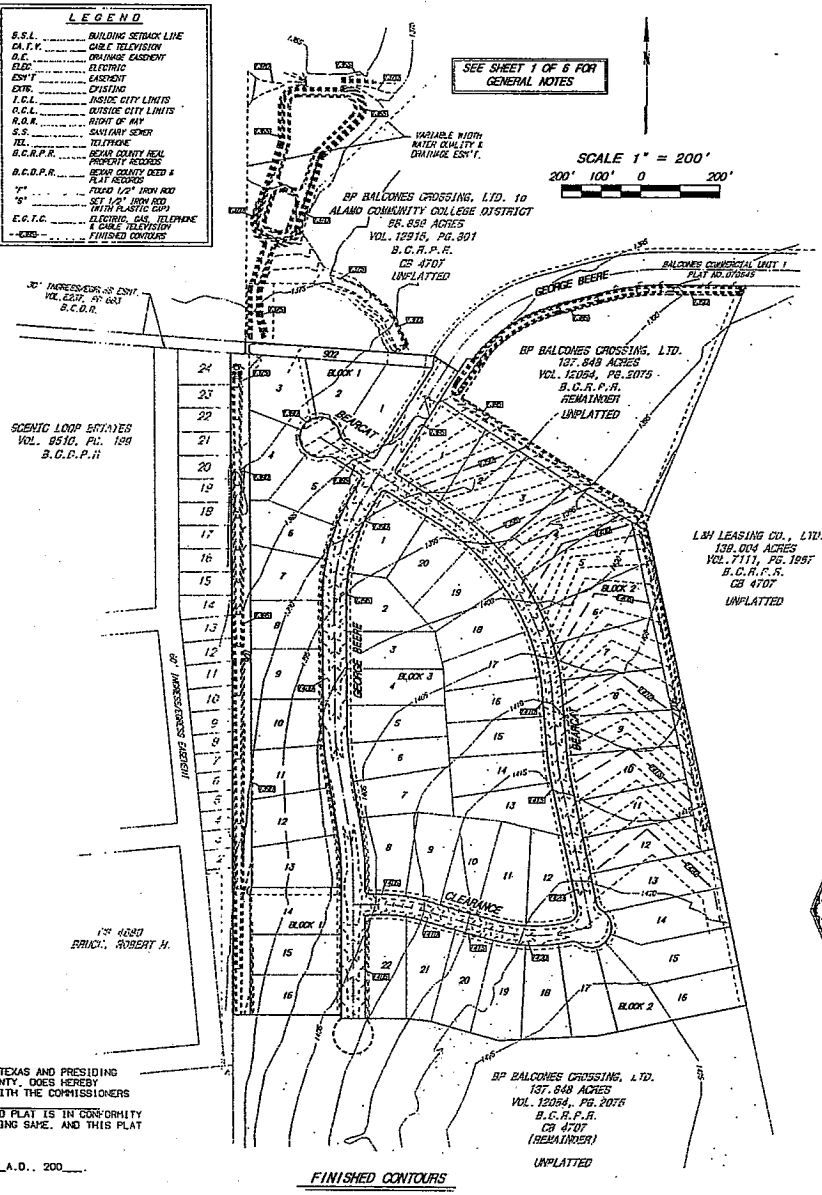
LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIS.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
4680	FINISHED CONTOURS

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SCALE 1" = 200'

200' 100' 0 200'



FINISHED CONTOURS

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

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

DRAINAGE 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.

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

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

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

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

SYNTHETIC TURF MAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____
AND THAT AFTER EXAMINATION 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., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.
by BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER,
by SHAUL BARUCH, ITS MANAGER
20535 IH-10 WEST, SUITE 1201
SAN ANTONIO, TEXAS 78257
TELEPHONE (210) 677-0200

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.

9-18-08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

SHAUL BARUCH
BP BALCONES CROSSING, LTD.
BP BALCONES CROSSING GP, LLC, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared SHAUL BARUCH, 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 3rd day of October A.D., 2008.

Bonnie Quesada Hurlot
My Commission Expires
02/19/2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying Practice and to an actual survey made on the ground by: BROWN ENGINEERING CO. 9-18-2008

MICHAEL A. ROMANS
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

_____ County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office on the _____ day of _____ A.D., 200___ at _____ M. and duly recorded the _____ day of _____ A.D., 200___ at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200___.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: CAH/RA APP: CGK/MAR

SHEET 6 OF 6

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

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

JOB NO.: 411-019-19 BCS-5 DATE: 05/02/2008

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

REPLY TO
ATTENTION OF

OCT - 9 2008

Office of the Commander

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

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's October 8, 2008 notification on Plat No 070640 Balcones Creek Unit 1 a 43.1 acre development (also referred to as Balcones Crossing) along the southwest side of I-10 near Dietz Elkhorn Road and approximately 3 mile west of the northern portion of Camp Bullis. We provide the following comments.

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

Printed on Recycled Paper

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: (1) has appropriate documentation -- recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present; (2) sends the surveys to USFWS Ecological Services Office in Austin.

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

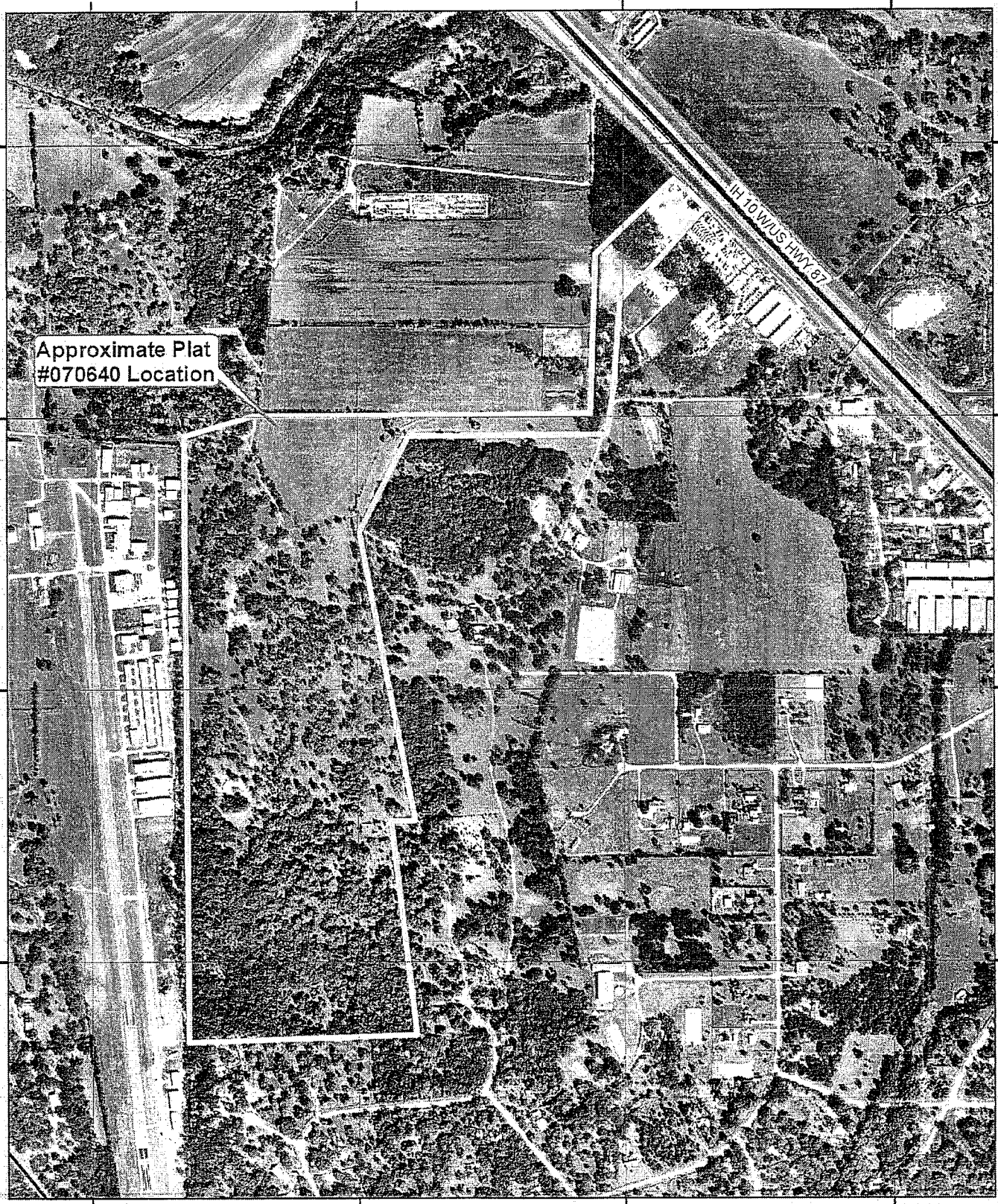
Sincerely,

Mary E. Garr

Mary E. Garr
Colonel, US Army
Garrison Commander

Enclosure

Estimated Tract Containing Plat #070640 - City of San Antonio, Bexar County, Texas - Vegetation Map



0 80 160 320 480 640 800 Meters

UTM - Nad 27, Zone 14N

Surface Water Flow Path

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 18 **October 22, 2008**

ACME PARK	MAJOR PLAT	070579
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 614 E-6
OWNER: Mehul Patel
ENGINEER: Flores & Co., by Thomas Flores, P.E.
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: October 7, 2008

Location: At the northwest corner of Old Highway 90 and South Acme Road

Services Available: SAWS Water and Sewer

Zoning:
I-1 General Industrial
C-3R Restrictive Commercial
C-3 General Commercial

Proposed Use: Commercial

Major Thoroughfare: 151 is a freeway, Old Highway 90 is a secondary arterial, type A, minimum R.O.W. 86 feet and South Acme Road is a Secondary Arterial type B, minimum R.O.W. 70 feet.

APPLICANT'S PROPOSAL:

To plat **12.192** acres consisting of **7** non-single family lots.

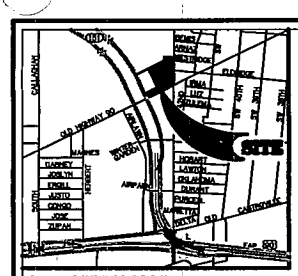
DISCUSSION:

The Planning and Development Services Director has cited: Section 35-506(g)(2) of the UDC regarding Dedication of Arterial and 35-506(d)(9)(a) regarding Substandard Streets. A capital improvement project had been constructed along Acme Road from Old Highway 90 to W. Commerce Street by TxDot approximately 10 years ago and all dedication required for the improvement of Acme Road had been attained. Further, the adjoining properties to the north and along the east side of Acme are entirely developed. The applicant's engineer has submitted a request for variance to the requirement. The Planning and Development Services Department, Engineering Staff has no objection to the granting of the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070579



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

1. IRON PINS (1/2") FOUND AT ALL CORNERS, EXCEPT AS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON NAD 83(1993) STATE PLANE GRID COORDINATE SYSTEM.
3. ALL 1' VEHICULAR NON-ACCESS EASEMENT ARE 125' FROM THE CUT-OFF, EXCEPT ALONG HIGHWAY 151.
4. NO STRUCTURES, FENCES, WALLS OR OTHERS OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

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

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

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5) .

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

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.

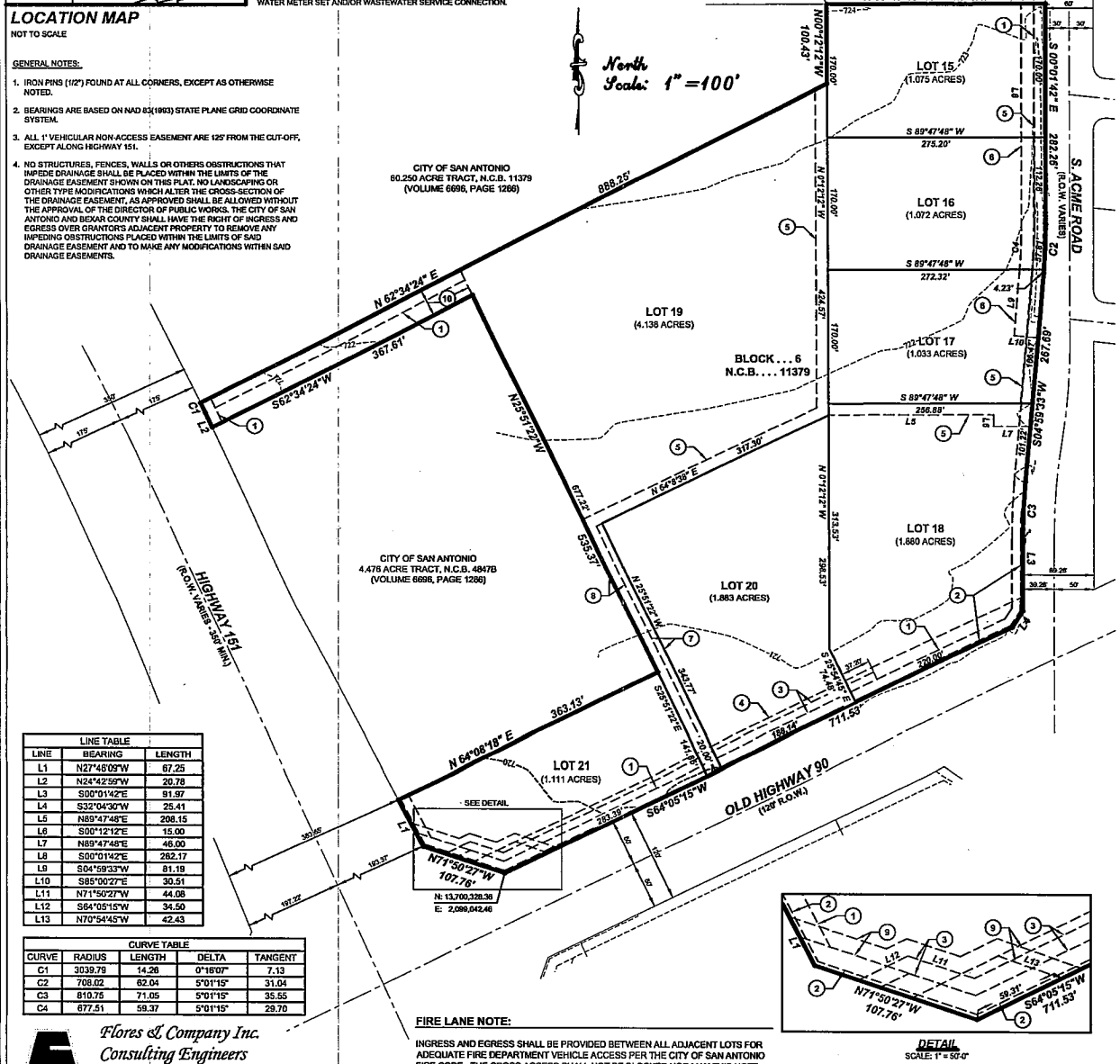
TxDOT NOTE:

1. For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
2. Owner/ Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
3. Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". This property is eligible for a maximum combined total of 1 (one) access point, based on overall platted highway frontage of 102.29 feet.
4. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of the sidewalks within State right-of-way shall be as directed by TxDOT.

DEVELOPER/OWNER:

MEHUL PATEL
702 S. ACME ROAD
SAN ANTONIO, TEXAS 78237
PHONE: (210) 436-0804

WRENN MIDDLE SCHOOL SUBDIVISION
LOT 14, BLOCK 6, N.C.B. 11379
(VOLUME 9552, PAGE 66)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°46'09"W	67.25
L2	N24°42'59"W	20.78
L3	S00°01'42"E	91.97
L4	S32°04'30"W	25.41
L5	N89°47'48"E	208.15
L6	S00°12'12"E	15.00
L7	N89°47'48"E	46.00
L8	S00°01'42"E	262.17
L9	S04°59'33"W	81.19
L10	S85°00'27"E	30.51
L11	N71°50'27"W	44.08
L12	S64°05'15"W	34.50
L13	N70°54'45"W	42.43

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	3039.79	14.26	0°16'07"	7.13
C2	708.02	62.04	5°01'15"	31.04
C3	810.75	71.05	5°01'15"	35.55
C4	677.51	59.37	5°01'15"	29.70

DETAIL
SCALE: 1" = 50'-0"

FIRE LANE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

LEGEND

1. 14' GAS, ELEC, TELE, & CATV EASEMENT
2. 1' VEHICULAR NON-ACCESS EASEMENT
3. 10' DRAINAGE EASEMENT
4. 30' ELECTRIC TRANSMISSION EASEMENT
5. 15' SANITARY SEWER EASEMENT
6. 30.51' DRAINAGE EASEMENT
7. 8' DRAINAGE EASEMENT
8. 12' SANITARY SEWER EASEMENT
9. 10' WATER EASEMENT
10. 35' INGRESS / EGRESS EASEMENT (VOLUME 12016, PAGE 643)

CPS NOTES:

The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement, "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land the right to relocate said facilities within said easement and right-of-way areas and the right to remove from said land all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons 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 (5) foot wide electric and gas easement when lots are served only by rear lot underground electric and gas facilities.

Roof overhangs are allowed within five (5) foot wide electric and gas easement when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easement.

PLAT ESTABLISHING

ACME PARK SUBDIVISION

ESTABLISHING LOTS 15-21, BLOCK 6, N.C.B. 11379, CONSISTING OF 12.192 ACRES OF LAND KNOWN AS A 11.00 ACRE TRACT RECORDED IN VOLUME 12016, PAGE 643 AND A 1.03 ACRE TRACT RECORDED IN VOLUME 12579, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ACME PARK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS____ DAY OF _____ A.D., 20 ___

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
REGISTERED PROFESSIONAL ENGINEER

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: EMPLOYEE OF FLORES & COMPANY CONSULTING ENGINEERS UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT

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

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

_____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK

VOLUME _____ ON PAGE _____.

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

_____ A.D., _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

Flores & Company Inc.
Consulting Engineers
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
Phone 210.490.9963 Fax 210.490.0820

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Acme Park Subdivision
Address:	
A/P #/PPR #/Plat#:	Plat# 070579
AEVR #:	
AEVR Submittal Date:	03/10/08
AEVR Submitted by:	Art Flores
Issue:	Dedication of R.O.W. on Arterial
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (g)(2) Dedication on Existing Streets, Section 35-506 (d)(9)(a) Substandard Streets
By:	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated March 10, 2008 from the Consulting Firm representing the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506(g) (2) (dedication on all existing streets) is made. The proposed development consists of 7 non single family lots on 12.192 acres and is located at the intersection of Old Highway 90 and Acme Rd.

Response to Section 35-506(g) (2) (Dedication on Existing Street) Variance Exception: The Unified Development Code (UDC) – Article V, Section 35-506 (g) (2) All Existing Streets. Where subdivisions are adjacent to existing arterial streets and right-of-way widths of those existing arterial streets are less than the minimum right-of-way widths as set out in this chapter for all streets, the subdivider shall be required to dedicate on the plat one-half (1/2) of the right-of-way width required adjacent to the land being platted to bring the existing arterial streets to the right-of-way widths in accordance with the major thoroughfare plan.

The applicant is requesting a variance to the dedication requirements of the UDC. The applicant would like to be exempt from the dedication requirement due to the limited developable area. The required dedication at that time was previously attained during a Capital Improvement Project when Acme Road was reconstructed approximately 10 years ago. The adjoining property to the north of this project and adjacent properties along the east right-of-way line of Acme Road are entirely developed.

The DSD Staff believes the proposed variance request **does** meet the intent of the UDC and is therefore approved.

RECOMMEND APPROVAL OF VARIANCE:

8-6-08

Juan M. Ramirez, P.E... Date
Engineer
DSD – Land Development Engineering

Agree/Disagree:

8/6/08

Thomas L. Carrasco, P.E. Date
Development Services Engineer
DSD – Land Development Engineering

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

Roderick Sanchez, AICP, CBO
Director
Development Services Department

Flores & Company Inc.
Consulting Engineers

March 10, 2008

RECEIVED
08 MAR 25 PM 3:18
LAND DEVELOPMENT SERVICES DIVISION

3/24/08
10:32am

Administrative Exception / Variance Request Review[1]
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Acme Park Subdivision
Plat Number 070579
UDC Code Section 35-506(g)(2)

Administrative Exception

Environmental Variance

✔ Subdivision Platting Variance – Time Extension

Dear COSA DSD,

On behalf of my client, Mehul Patel, I am requesting that the City of San Antonio grant a variance for the Acme Park Subdivision to the required dedication along the portion of Acme Road under the 70' minimum right-of-way width, as prescribed under section 35-506(g)(2) of the City's Unified Development Code.

A capital improvement project had recently been constructed along Acme Road from Old Highway 90 to W. Commerce Street by TxDOT approximately 10 years ago (see attachment). At that time any and all dedication required for the improvement of Acme Road had been attained. The adjoining property to the north of this project and adjacent properties along the east right-of-way line of Acme Road are entirely developed. Therefore, the granting of this variance will not be injurious to the other properties.

- ***(If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property)*** *When this tract of land was purchased from the City of San Antonio it was understood that the tract would be usable in its entirety.*
- ***(The hardship relates to the applicant's land, rather than personal circumstances)*** *The dedication requested is a function of the City's new Major Thoroughfare Plan which increased the right-of-way along Acme Road from 60 feet to 70 feet after he bought it from the City.*
- ***(The hardship is unique, or nearly so, rather than one shared by many surrounding properties)*** *Since all of the adjoining land owners in a the northerly direction along the existing right-of-way of Acme Road are platted schools, apartments, and/or homes, no*

3/26/08 10:32 AM
F&C

other property owners in the area will be required to dedicate right-of-way for Acme Road.

- ***(The hardship is not the result of the applicant's own actions)*** *When the CIP project was designed several years ago right-of-way was part of the design requirement. This dedication was obtained during the CIP process and in conformance with the then acceptable Major Throughfare Plan of the City. A new MTP has since been approved andit increased the right-of-way of Acme Road.*

- ***(The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.)****Since Acme Road have been reconstructed within the present right-of-way, this request will not cause any negativeimpact or prevent the orderly development of existing land owners in the neighborhood.*

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

Any considerations and approvals you wish to extend shall be greatly appreciated. If you have any further questions, please do not hesitate to contact our office.

Sincerely,
Flores & Company Inc.

Art Flores

Mehul Patel (Owner)

Attachment(s)

RECEIVED
08 MAR 25 PM 3:18
LAND DEVELOPMENT SERVICES DIVISION

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

APPROVED APPROVED W/ COMMENTS DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 19 **October 22, 2008**

CANYON CROSSING UNIT-6 — MAJOR PLAT — 080258
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 A-4
OWNER: LGI Homes, by Eric Lipar
ENGINEER: Pape Dawson Engineers, Inc., by Rick Wood, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: October 7, 2008

Location: Extending Alamo Canyon west, at Bear Canyon and Alamo Canyon

Services Available: Bexar Metropolitian Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 857, Canyon Crossing, accepted January 4, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **22.6** acres consisting of **97** single family lots, **5** non-single family lot, and **4,127.95** linear feet of public sreets.

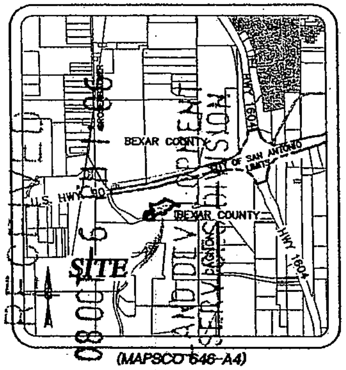
DISCUSSION:

It is noted that the Planning Commission on the August 13, 2008 agenda approved a variance for Appendix F- Subdivision C- Section A (f) (18) of the UDC regarding one hundred-year flooplain reclamation where the watershed drainage area is less than three hundred twenty acres, in support of staff recommendation.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080258



(MAPSCO 646-A4)
LOCATION MAP
NOT TO SCALE

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

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

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
VNAE = VEHICULAR NON-ACCESS
ESMT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
C.B. = COUNTY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG.= RADIAL BEARING
(1) 10' ELEC., GAS, TELE., & CATV. ESMT
(2) 5' ELEC., GAS, TELE., & CATV. ESMT
—1115— = EXISTING CONTOUR
—(1110)— = PROPOSED CONTOUR
*FF 680.90 = FINISHED FLOOR ELEVATION

FLOODPLAIN NOTES:
1. LOTS 81 THRU 86 BLOCK 19, AND LOT 95 BLOCK 15 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 48029C0415-E, DATED FEBRUARY 16, 1996. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, CASE NO. 08-06-2097R, HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS INC. AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0415-E DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

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

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

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

LINE TABLE

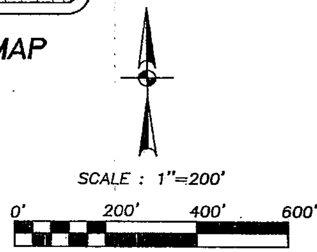
LINE	LENGTH	BEARING
L1	60.00'	S13°21'47"W
L2	74.48'	N81°46'32"W
L3	12.51'	S20°47'44"E
L4	27.18'	S83°52'06"W
L5	117.02'	S37°15'06"W
L6	96.82'	S53°40'03"W
L7	54.55'	S62°19'51"W
L8	76.48'	S17°08'58"W
L9	50.00'	S15°36'33"W
L10	10.00'	S15°40'33"W
L11	NOT	USED
L12	10.79'	N31°35'50"W
L13	75.30'	S61°18'29"W
L14	16.00'	N60°35'24"W
L15	74.85'	N61°18'28"E
L16	23.20'	N31°35'50"W
L17	NOT	USED
L18	NOT	USED
L19	81.54'	N31°28'27"W
L20	NOT	USED
L21	60.00'	N09°28'25"W
L22	NOT	USED
L23	50.00'	N02°02'53"W
L24	50.00'	N87°57'07"E
L25	50.00'	S02°02'53"E
L26	80.17'	S02°02'53"E
L27	73.39'	N52°24'41"E
L28	50.00'	N29°14'08"W
L29	58.58'	S23°24'34"E

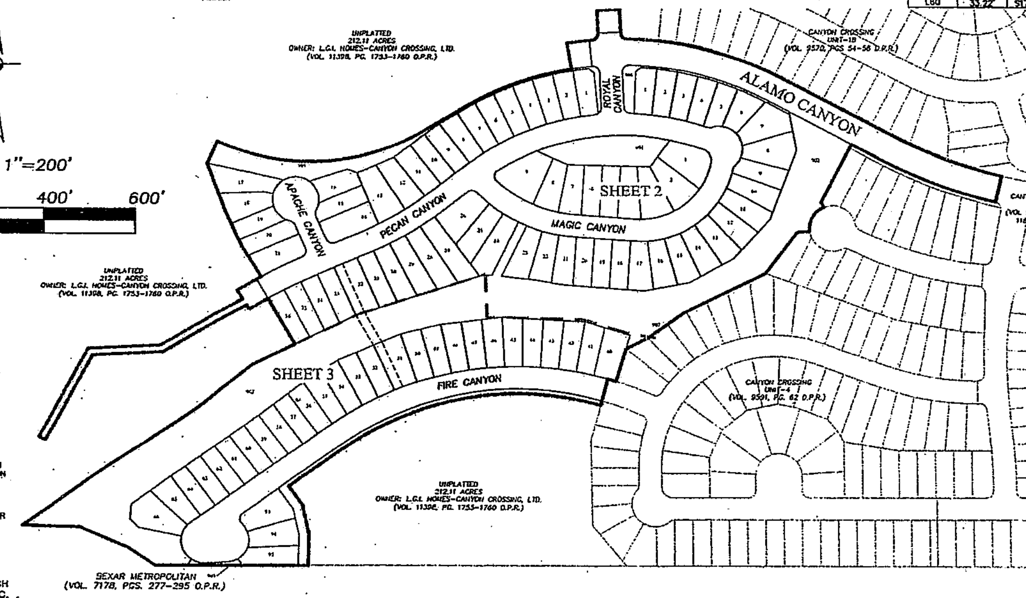
LINE TABLE

LINE	LENGTH	BEARING
L30	56.52'	N23°24'34"W
L31	65.22'	S66°35'26"W
L32	80.19'	S02°02'53"E
L33	60.00'	N05°37'57"W
L34	14.28'	N48°41'10"E
L35	59.63'	S61°46'32"E
L36	89.06'	S10°13'15"E
L37	55.08'	N79°41'18"W
L38	78.72'	N83°28'31"W
L39	28.14'	S84°50'48"W
L40	20.00'	S76°20'56"E
L41	21.98'	S87°33'36"E
L42	112.33'	N52°26'33"E
L43	81.61'	N58°34'01"E
L44	14.28'	S51°19'45"E
L45	74.57'	S66°23'13"E
L46	74.62'	N36°28'47"E
L47	47.29'	N86°41'23"E
L48	55.72'	S35°58'58"E
L49	62.13'	S11°41'44"E
L50	68.92'	S01°56'06"W
L51	18.58'	S39°27'16"E
L52	15.73'	S26°03'43"W
L53	26.60'	N44°12'54"W
L54	34.45'	N05°30'18"E
L55	NOT	USED
L56	50.45'	S35°58'58"E
L57	69.50'	S11°41'44"E
L58	70.75'	S01°56'06"W
L59	50.00'	N87°57'07"E
L60	33.22'	S17°08'56"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	287.16'	1030.00'	134.33'	15°51'41"	266.41'	N69°12'23"W
C2	86.58'	51.00'	38.98'	74°46'43"	81.94'	S31°15'28"W
C3	18.62'	725.00'	9.31'	01°28'18"	18.62'	N73°39'18"W
C4	471.52'	480.00'	256.75'	56°17'01"	452.79'	N87°02'28"E
C5	252.89'	670.00'	127.97'	21°37'35"	251.39'	N69°42'48"E
C6	5.39'	730.00'	2.70'	00°25'24"	5.39'	N64°38'45"E
C7	22.76'	15.00'	14.22'	86°55'20"	20.64'	N41°24'47"E
C8	22.76'	15.00'	14.22'	86°55'20"	20.64'	S45°30'33"E
C9	346.48'	730.00'	176.57'	27°11'41"	343.24'	S76°22'22"E
C10	251.60'	970.00'	126.51'	14°51'41"	250.89'	S89°12'23"E
C11	313.05'	670.00'	159.44'	26°46'15"	310.21'	N75°09'39"W
C12	24.48'	15.00'	15.95'	93°31'14"	21.85'	S44°42'44"W
C13	22.52'	15.00'	13.99'	86°00'40"	20.46'	S45°03'12"E
C14	170.25'	560.00'	85.79'	17°25'07"	169.59'	N70°20'59"W
C15	10.09'	15.00'	5.25'	38°33'12"	9.80'	S89°55'01"E
C16	139.57'	51.00'	248.49'	156°48'13"	99.92'	N30°47'31"W
C17	9.14'	15.00'	4.72'	34°54'30"	9.00'	S30°09'21"W
C18	298.88'	210.00'	181.09'	81°32'40"	274.28'	N53°28'26"E
C19	236.67'	325.00'	123.88'	41°43'26"	231.46'	S64°53'30"E
C20	21.88'	15.00'	13.40'	83°33'33"	19.99'	S85°46'32"E
C21	179.42'	725.00'	90.17'	14°10'45"	178.96'	N58°30'04"E
C22	117.94'	1160.00'	59.02'	05°49'32"	117.89'	N63°41'00"E
C23	100.64'	1210.00'	50.35'	04°45'56"	100.61'	S63°42'09"W
C24	23.43'	15.00'	14.87'	89°29'42"	21.12'	N21°20'17"E
C25	13.60'	15.00'	7.45'	52°41'41"	13.31'	N49°45'23"W
C26	254.03'	51.00'	38.66'	285°23'23"	61.82'	S86°35'26"W
C27	13.60'	15.00'	7.43'	52°41'41"	13.31'	S02°58'17"W
C28	23.56'	15.00'	15.00'	90°00'00"	21.21'	S68°24'34"E
C29	167.04'	675.00'	83.95'	14°10'45"	166.62'	N50°30'04"E
C30	308.38'	560.00'	158.21'	31°33'06"	304.50'	S68°11'14"W
C31	22.52'	15.00'	13.99'	86°00'40"	20.46'	S40°57'27"W
C32	24.46'	15.00'	15.92'	93°25'02"	21.84'	S48°50'26"E
C33	288.69'	665.00'	146.66'	24°52'24"	286.43'	N71°20'13"E
C34	472.40'	510.00'	254.66'	53°04'19"	455.19'	N63°38'32"E
C35	35.28'	25.00'	21.30'	80°51'20"	32.42'	S20°05'38"E
C36	231.83'	160.00'	141.34'	82°54'44"	211.85'	S52°47'24"W
C37	188.68'	275.00'	98.22'	39°18'39"	185.00'	N66°05'55"W
C38	27.19'	15.00'	19.15'	103°50'58"	23.62'	N05°28'54"E
C39	607.74'	675.00'	328.21'	51°35'10"	587.42'	S79°48'37"W
C40	26.19'	15.00'	17.89'	100°02'19"	22.99'	N03°39'52"E
C41	118.13'	51.00'	116.49'	132°42'40"	93.44'	N20°20'03"E
C42	132.85'	51.00'	185.49'	149°14'55"	98.35'	S18°41'29"E
C43	652.83'	725.00'	350.42'	51°35'31"	630.99'	S79°48'47"W
C44	47.84'	1160.00'	23.97'	02°22'04"	47.94'	S59°35'12"W
C45	50.00'	1210.00'	25.00'	02°22'03"	50.00'	N59°35'12"E
C46	50.00'	730.00'	25.01'	03°55'28"	49.99'	N82°29'19"E
C47	45.89'	670.00'	22.95'	03°55'28"	45.88'	N82°29'19"E
C48	11.60'	1210.00'	5.80'	00°32'58"	11.60'	N61°02'42"E
C49	286.00'	685.00'	145.24'	24°38'28"	283.80'	S74°05'46"E
C50	0.07'	675.00'	0.03'	00°00'21"	0.07'	N74°23'38"W
C51	598.72'	685.00'	321.37'	51°35'06"	578.70'	S79°48'35"W





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

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

3. THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY PUBLIC WORKS AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

4. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.

5. THE MAINTENANCE OF LOT 901, BLOCK 20, LOT 902, BLOCK 20, LOT 901, BLOCK 22, LOT 901, BLOCK 23, LOT 905, BLOCK 15 AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CANYON CROSSING, UNIT-6 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LGI HOMES
[signature]
MIKE SNIDER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE SNIDER, 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 15 DAY OF Aug A.D. 20 08

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

USETT TOMPKINS
MY COMMISSION EXPIRES
April 14, 2012

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.

[signature: Rik Wood]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

Date: Jul 31, 2008, 2:06pm User ID: CKwong
File: P:\61\42\60\Design\Civil\PL614260.dwg

INDEX SHEET
(SCALE: 1" = 200')

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

OWNER/DEVELOPER:
LGI HOMES
19221 I-45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

SUBDIVISION PLAT OF
CANYON CROSSING UNIT-6

22.60 ACRES OUT OF THE REMAINING PORTION OF A 212.11 ACRE TRACT OF LAND CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-6 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

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SURVEYORS 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 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL

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

ON THIS THE ____ DAY OF ______, ____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

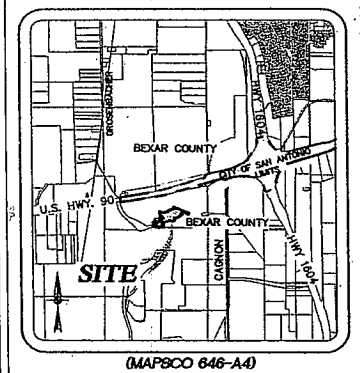
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS.

SHEET 1 OF 3 BY: ______, DEPUTY

PLAT NO. 080258



(MAPSCO 646-A4)

LOCATION MAP

NOT TO SCALE

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

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

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

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

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
NHAE = NONEXCLUSIVE NON-ACCESS
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
C.B. = COUNTY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
(1) 10' ELEC., GAS, TELE., & CA.TV. ESM'T
(2) 5' ELEC., GAS, TELE., & CA.TV. ESM'T
---460--- = EXISTING CONTOUR
---460--- = PROPOSED CONTOUR
✱ FF 680.50 = FINISHED FLOOR ELEVATION

SCALE : 1"=100'

0' 100' 200' 300'

SURVEYORS 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 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.
3. DIMENSIONS SHOWN ARE SURFACE.
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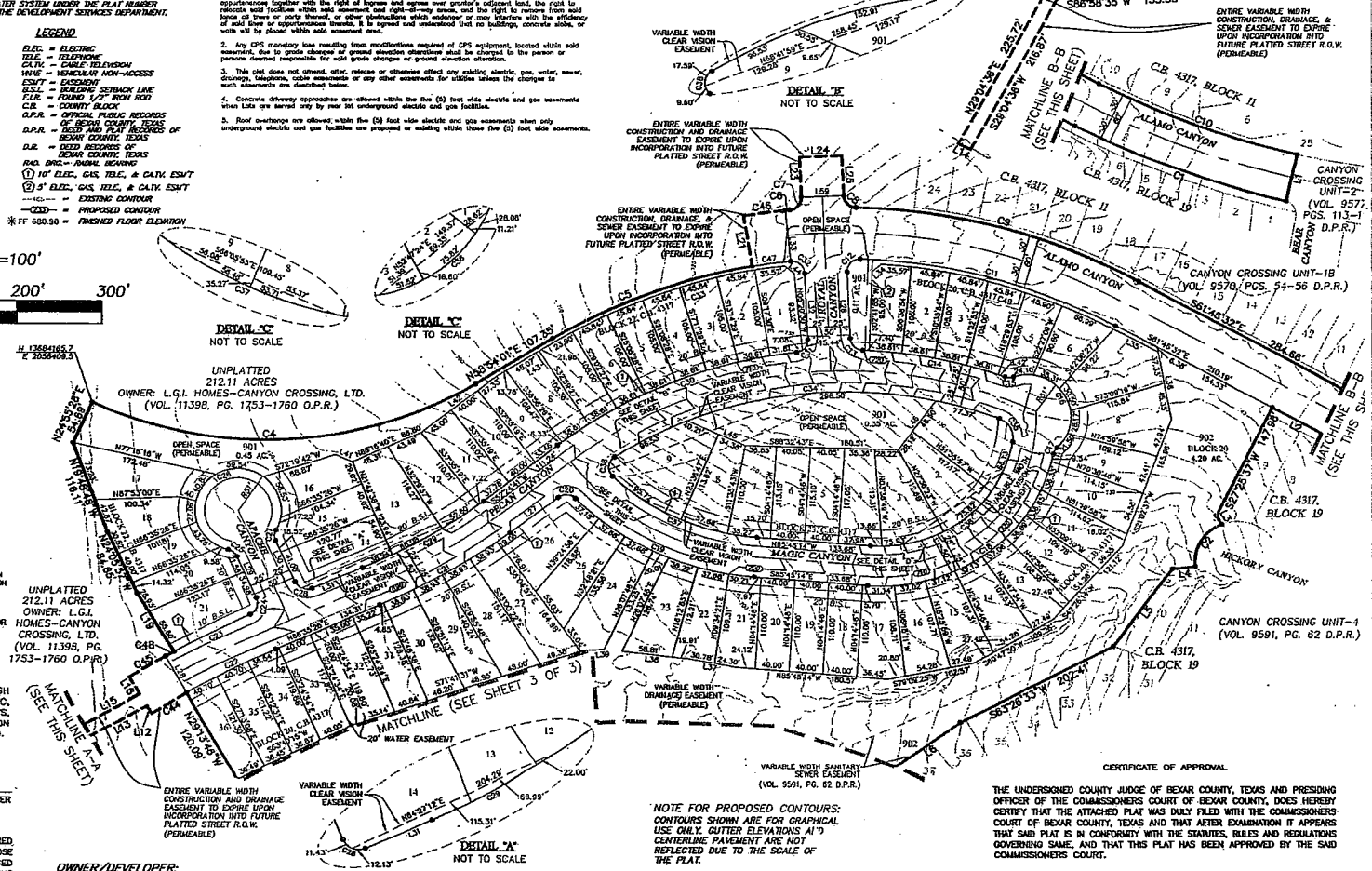
C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and cutting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

FLOODPLAIN NOTES:
1. LOTS 61 THRU 66 BLOCK 19, AND LOT 95 BLOCK 15 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS MAP NOS. 48029C0415-E, DATED FEBRUARY 16, 1996. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, CASE NO. 06-06-2087R, HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS INC. AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0415-E DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
3. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.



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

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 18" ABOVE FINISHED ADJACENT GRADE.
3. THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY PUBLIC WORKS AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
4. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.
5. THE MAINTENANCE OF LOT 901, BLOCK 20, LOT 902, BLOCK 20, LOT 901, BLOCK 22, LOT 901, BLOCK 23, LOT 905, BLOCK 15 AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CANYON CROSSING, UNIT-6, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LGI HOMES

MIKE SNIDER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE SNIDER, 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 15 DAY OF Aug A.D. 20 08

NOTARY PUBLIC BEXAR COUNTY, TEXAS

USETT TOMPKINS
MY COMMISSION EXPIRES
April 14, 2012

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

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

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402

Jul 31, 2008, 2:06pm User ID: CKwong
P:\61\42\60\Design\Civil\PL51H260.dwg

OWNER/DEVELOPER:
LGI HOMES
19221 I-45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

SUBDIVISION PLAT OF
CANYON CROSSING UNIT-6

22.60 ACRES OUT OF THE REMAINING PORTION OF A 212.11 ACRE TRACT OF LAND CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-6 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

PAPE-DAWSON ENGINEERS

CERTIFICATE OF APPROVAL

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

ON THIS THE ____ DAY OF _____, _____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

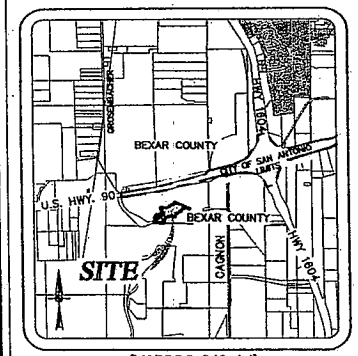
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NO. 080258



(MAPSCO 646-A4)

LOCATION MAP

NOT TO SCALE

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

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

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

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LEGEND

ELEC. = ELECTRIC
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FF 650.00 = FINISHED FLOOR ELEVATION

SURVEYORS NOTES:
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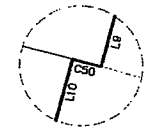
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

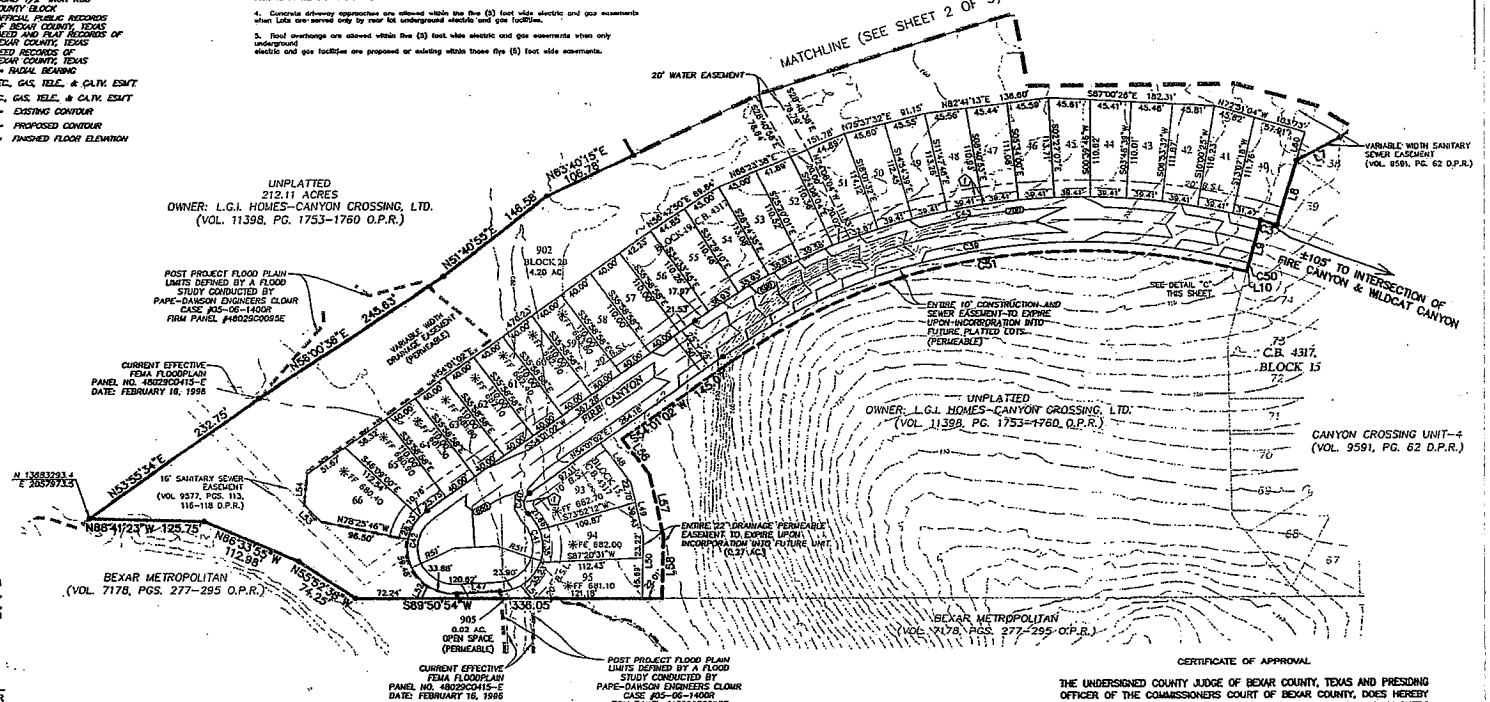
FLOODPLAIN NOTES:
1. LOTS 61 THRU 68 BLOCK 15, AND LOT 95 BLOCK 15 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 48029C0415-E, DATED FEBRUARY 16, 1996. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, CASE NO. 06-06-2860R, HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS INC. AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0415-E DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
3. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.



DETAIL "C"
NOT TO SCALE

SCALE : 1"=100'
0' 100' 200' 300'

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
3. THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY PUBLIC WORKS AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
4. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.
5. THE MAINTENANCE OF LOT 901, BLOCK 20, LOT 902, BLOCK 20, LOT 901, BLOCK 22, LOT 901, BLOCK 23, LOT 905, BLOCK 15 AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE, WITHIN CANYON CROSSING, UNIT-6, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS' (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.



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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LGI HOMES

MIKE SNIDER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE SNIDER. 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 13 DAY OF Aug A.D. 20 08

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 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

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.

LISETT TOMPKINS
MY COMMISSION EXPIRES
April 14, 2012

STATE OF TEXAS
W. R. WOOD
95364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402

Jul 31, 2008, 2:04pm User ID: CKwong
P:\61\42\60\Design\Civil\PL61426D.dwg

OWNER/DEVELOPER:
LGI HOMES
19221 I45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT OF
CANYON CROSSING UNIT-6

22.60 ACRES OUT OF THE REMAINING PORTION OF A 212.11 ACRE TRACT OF LAND CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF JOHN BARRIT SURVEY NUMBER 68, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-6 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 BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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LAND DEVELOPMENT
SERVICES DIVISION

July 14, 2008

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

Re: Canyon Crossing (Potranca Creek and Unnamed Tributary) Conditional Letter of Map Revision (CLOMR)
Code Chapter 35, Appendix F, Subdivision C, Section A, (f)(18)

Dear COSA DSD:

In accordance with Section 35-F135 of the Floodplain Ordinance, we are requesting an administrative exception/variance to Subdivision C, Section A, paragraph (f)(18), which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres. The Canyon Crossing development is located at the southwest corner of the intersection between FM 1604 and Hwy 90. A Location Map is included with this letter for reference. To the north of the development is Hwy 90 and an unnamed tributary to Potranca Creek. The eastern edge of the development is bounded by Cagnon Road and the western extents abut Potranca Creek. To the south of the development is an undeveloped hill. The Canyon Crossing development drains into both the Unnamed Tributary and Potranca Creek. At the development, Potranca Creek has a 13.2 mi^2 contributing area. Proposed development includes placing fill along the left bank of Potranca Creek to elevate Unit-3 out of the floodplain for development. The results of our hydraulic analysis indicate no adverse affects to habitable structures located within the project limits or 2,000 feet downstream of the site due to placement of fill. The following reasons are based on approval criteria outlined in Article IV, Section of 35-483(e):

If the applicant complies with provisions of these regulations as set out in the City of San Antonio Unified Development Code Appendix F (C) (A) (f), item (18) the applicant would not be able to make reasonable use of their property, as a large portion of Unit-3 is currently in the effective and ultimate development floodplain. Proposed plans for this area are to place the minimum amount of fill necessary to elevate the development above the floodplain. The hydraulic analysis submitted with the CLOMR Flood Study indicates that a shallow flooding area where fill will be placed is less than 3 ft deep and has a velocity less than 3 fps. Placement of the fill will not cause any significant increases to the Potranca Creek water surface elevation

SAN ANTONIO / AUSTIN
WWW.PAPE-DAWSON.COM
555 East Ramsey San Antonio, Texas 78216 P 210.375.9000 F 210.375.9010

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LAND DEVELOPMENT
SERVICES DIVISION

or velocities. The Stormwater Management Plan has proved that the proposed development will not cause any impacts to upstream or downstream properties.

The attached table contains a comparison between the modeled 1% pre-project and post-project ultimate development water surface elevations and velocities. Although no cross-sections of Potranca Creek show significant increase, one cross-section of the unnamed tributary shows an increase of 0.44 ft. The elevated 1% Annual Chance (AC) water surface at this cross-section is still contained within the channel banks and will not cause any impact to nearby development. The last column in the table compares the pre-project and post-project total velocity. The Unnamed Tributary model does indicate increases in velocity within the project area; however, the increases involve velocities less than 6 feet per second (fps) which is allowable under the UDC. The Potranca Creek hydraulic model indicates decreases in the velocities when fill is placed in the overbank area. The results indicate that the project would not negatively impact the potential of Potranca Creek or the Unnamed Tributary of Potranca Creek to convey flood flows, or flooding upstream and downstream of the project.

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

   If the applicant complies, they cannot fully make reasonable use of their land.

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

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

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

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

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

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

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

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

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We believe that despite the drainage area being greater than the 320-acres, as supposed to what is allowed for in the UDC, the impacts of granting this variance would result in no adverse effects to the upstream or downstream floodplain due to development. We also believe that the project design is consistent with the goals and intent of Appendix F of the UDC (COSA Floodplain Ordinance). We appreciate your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.

Shiva Sandrana, P.E.
Project Manager

Signature of Owner

Attachments

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CITY OF SAN ANTONIO

2008 JUL 16 PM 1:06

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

LAND DEVELOPMENT SERVICES DIVISION

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Canyon Crossing, Unit-6
A/P # /PPR # /Plat #	
Date:	July 14, 2008
Code Issue:	Drainage is greater than 320-acres
Code Sections:	Chapter 35, App. F, Subdivision C, Section A (f)(18)

Submitted By: ☒ Owner ☐ Owners Agent * (Requires notarized Letter of Agent)

Owners Name: Mike Snider

Company: LGI Homes

Address: 19221 I-45 South, Suite 230, Conroe, TX **Zip Code:** 77385

Tel #: 281-362-8998 **Fax#** **E-Mail:**

Consultant: Shiva Sandrana, P.E.

Company: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX **Zip Code:** 78216

Tel #: 210-375-9000 **Fax#** 210-375-9040 **E-Mail:** ssandrana@pape-dawson.com

Signature:

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☒ Floodplain Permit ☐ Completeness Appeal
   ☐ Other _____

2. City Council District 4 Ferguson Map Grid 646 Zoning District OCL

3. San Antonio City Limits ☒ Yes ☐ No

4. Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

5. Previous/existing landfill? ☐ Yes ☒ No

6. Parkland Greenbelts or open space? Floodplain? ☐ Yes ☒ No

Comparison of 1% Annual Chance Pre- and Post-Project Hydraulic Conditions

Cross-Section	Existing Pre-Project Conditions			Proposed Post-Project Conditions			WS.EL. Change (ft)
	Flow (csf)	Vel. (fps)	WS.EL. (ft)	Flow (csf)	Vel. (fps)	WS.EL. (ft)	
Potranca Creek							
1	20042	6.03	675.48	20042	6.03	675.48	0
2	20042	6.26	678.32	20042	6.24	678.31	-0.01
3	20042	8.37	680.73	20042	7.95	680.69	-0.04
4	20042	7.08	683.55	20042	6.41	683.50	-0.05
6	17048	9.47	685.80	17048	8.17	685.81	0.01
7	17048	8.24	689.53	17048	8.22	689.54	0.01
8	17048	9.11	689.81	17048	9.05	689.82	0.01
Unnamed Trib. 17							
20	-	-	-	1840	3.78	684.54	-
30	-	-	-	1840	5.39	685.28	-
35	-	-	-	1840	5.26	685.54	-
40	-	-	-	1840	4.51	687.36	-
50	1840	1.84	688.34	1840	3.75	688.02	-0.32
100	1840	4.70	691.20	1840	5.19	691.64	0.44
440	1840	4.70	696.89	1840	5.23	696.87	-0.02
680	1840	5.35	700.57	1840	5.14	700.57	0
830	1840	4.30	702.21	1840	4.40	702.15	-0.06

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LAND DEVELOPMENT
SERVICES DIVISION

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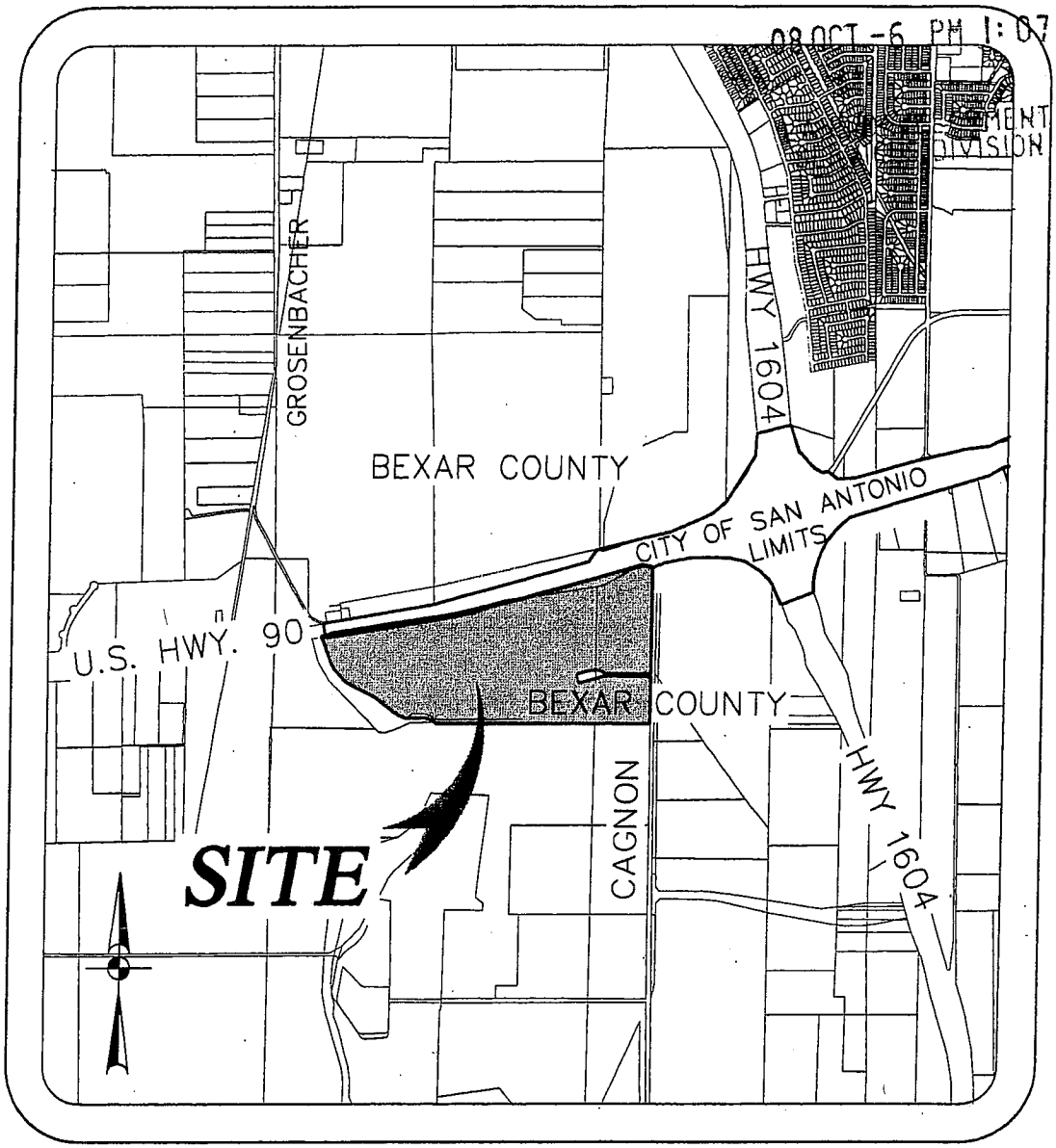

(MAPSCO 646-A4)

LOCATION MAP

NOT TO SCALE

JOB NO.	6142-30
DATE	JULY 2008
DESIGNER	AN
CHECKED	DH
DRAWN	JR
SHEET	1.0

CANYON CROSSING UNITS 3-6

LOCATION MAP

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

Date: Jul 14, 2008, 8:42am User ID: JReyes
File: P:\6142\30\Design\Civil\XREF\LocationMap.dwg

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

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Richard O'Neil, representing Mrs. Crow, stated Mrs. Crow has legitimate concerns. He stated they been in contact with the engineer and developer however this issue is still in the works of being address therefore he would like to request a continuance.

Motion: Commissioner Limon to follow staff recommendation.
Second: Commissioner Romero
In Favor: Van Eman, Hartman, Romero, Limon, Friesenhahn, Chao, James
Opposed: Garcia, Rodriguez
Motion Passes.

INDIVIDUAL CONSIDERATION

PLATS:

22. 080272 Victoria Commons, Unit 5
(At the corner of I.H. 37 and Santos Street)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to follow staff recommendation.
Second: Commissioner James
In Favor: Unanimous
Opposed: None
Motion Passes.

VARIANCES and APPEALS:

23. FPV 08-015 Canyon Crossing, Unit 6
(At the southwest corner of Loop 1604 and Highway 90)

Staff introduced the item and recommended approval.

Motion: Commissioner Limon to follow staff recommendation.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes.

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 20 **October 22, 2008**

ACE WELDING AND TRAILER COMPANY
SUBDIVISION NAME:

080515
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 620 E-5
OWNER: Frank Jackel
ENGINEER: Wilkie Surveying, by Jerry D. Wilkie
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Location: On the north side of FM 1346, east of Schuwirth Road

Zoning: Outside San Antonio City Limits

Proposed use: Business/Office

APPLICANT'S PROPOSAL:

To plat **7.50** acres consisting of **1** non-single family lot.

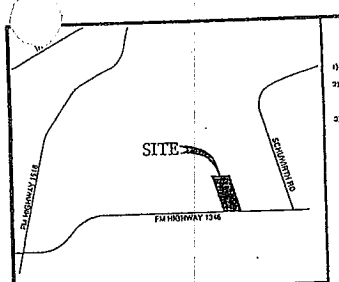
APPLICANT'S REQUEST:

The applicant is requesting temporary utility service prior to plat approval & recordation. The applicant states that the deferral will enable him to keep contact proposal dates.

STAFF RECOMMENDATION:

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

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



LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID 620E5

WASTEWATER EDU NOTE:

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

TXDOT NOTES

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE ACCESS POINT ALONG FM 1346, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 215'

4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

BEXAR COUNTY NOTES

NOTES:

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

2) FINISHED FLOOR ELEVATIONS MUST BE A MIN MUM OF 18 INCHES ABOVE FINAL ADJACENT GRADE.

3) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

4) BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.

GENERAL PLATTING NOTES

1) STEEL PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

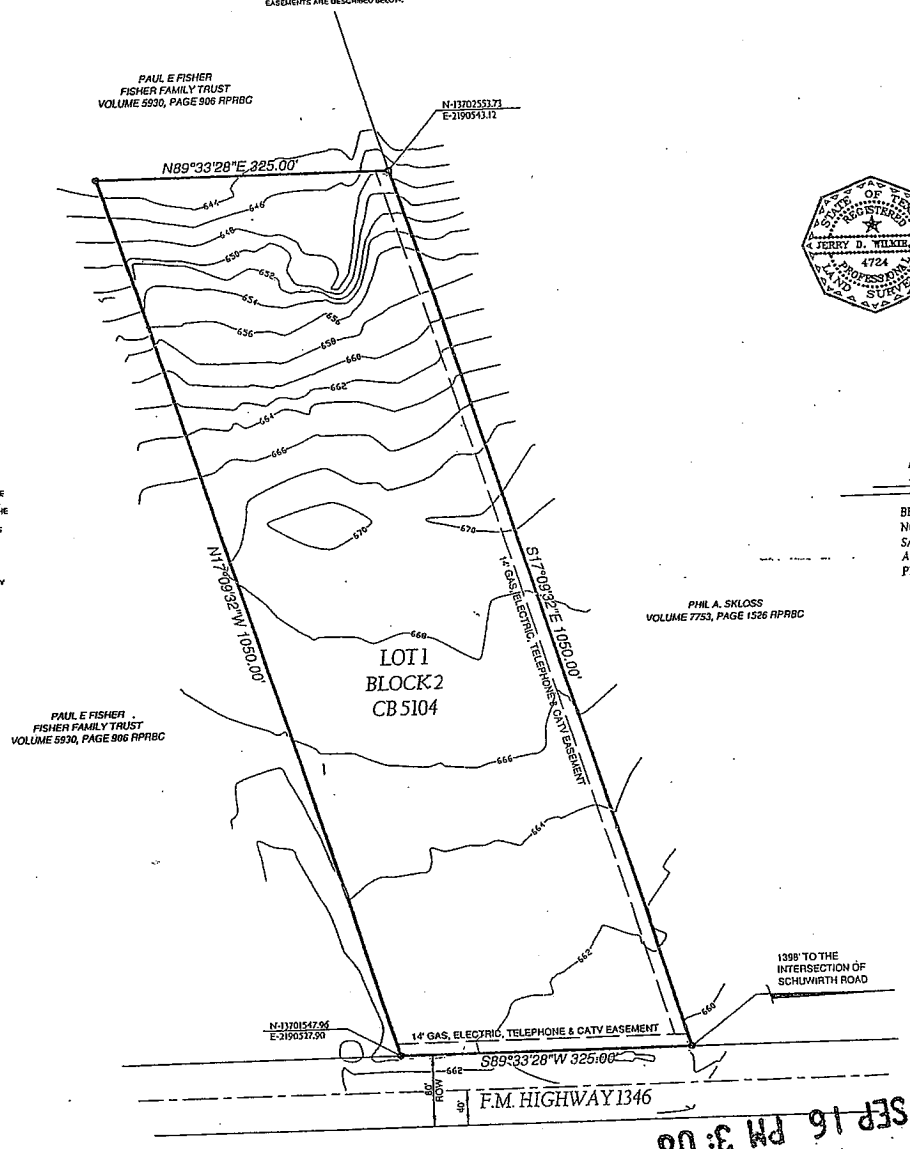
2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD83). DISTANCES SHOWN ARE ACTUAL GROUND DISTANCES.

3) BEARINGS SHOWN HEREON ARE REFERENCED TO GEODETIC OBSERVATION USING GPS RECEIVERS

THE CITY OF SAN ANTON[illegible] OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-O[illegible] FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE 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 OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS; CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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



STATE OF TEXAS
COUNTY OF BEXAR

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

AGENT: FRANK JACKEL
9455 FM HWY 1346
BEXAR COUNTY, TEXAS 78263

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2005

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REGISTERED
JERRY D. WILKIE, JR.
4724
PROFESSIONAL
LAND SURVEYOR

JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4724

SUBDIVISION PLAT
ESTABLISHING
ACE WELDING AND TRAILER CO. SUBDIVISION

BEING 7.50 ACRES OF LAND OUT OF THE A.H. YOUNG SURVEY NO. 139, ABSTRACT NO. 188, C.B. 5104 IN BEXAR COUNTY, TEXAS. SAID 7.50 ACRE TRACT BEING THE SAME LAND AS DESCRIBED IN A DEED FROM E. PAUL FISHER TO ACE WELDING AND TRAILER CO., RECORDED IN VOLUME 3141, PAGE 366 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS MINOR PLAT ACE WELDING AND TRAILER CO. SUBDIVISION HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

DATED THIS _____ DAY OF _____ A.D. 2006

BY: _____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

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.

_____
REGISTERED PROFESSIONAL
ENGINEER

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

DATED THIS _____ DAY OF _____ A.D., 2006

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., 2006 _____ AT _____ H., AND DULY RECORDED THE _____ DAY OF _____ A.D. 2006 _____ AT _____ H., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2006 COUNTY CLERK BEXAR COUNTY, TEXAS.

BY: _____, DEPUTY

2008 SEP 16 PM 3:08
DEVELOPMENT SERVICES
RECEIVED

WILKIE SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
10515 PERRIN BEITEL #206
SAN ANTONIO, TEXAS 78217
210-650-9990

JULY 3, 2008

ACE WELDING & TRAILER CO.
9425 ST HEDWIG ROAD
SAN ANTONIO TEXAS 78263

PLAT DEFERRAL LETTER

Ace is in need of a plat deferral to maintain our current proposal dates and pricing from the contractors we will need to complete the project. We also need the added space to be able to organize and complete a project which we are scheduled to start the first part of September.

RESPECTFULLY SUBMITED

Signed Frank Jackel General Manager

DEVELOPMENT SERVICES
RECEIVED
2008 SEP 16 PM 3:08

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 21 **October 22, 2008**

WAGLEY SUBDIVISION
SUBDIVISION NAME:

080593
PLAT #

COUNCIL DISTRICT: 5
FERGUSON MAP GRID: 616 C-4
OWNER: Janice Wagley
ENGINEER: C & W Surveying, by Kevin Wilson
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Location: Southwest of Salinas Street and North San Marcos Street

Zoning: I-1 General Industrial District
R-4 Residential Single Family District

Proposed use: Commercial

APPLICANT'S PROPOSAL:

To plat **1** non-single family lot consisting of **0.195** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation.

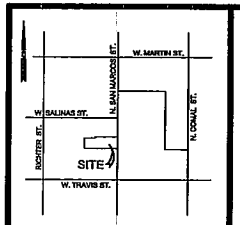
STAFF RECOMMENDATION:

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

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered for approval within 30 days of a formal plat filing.

3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

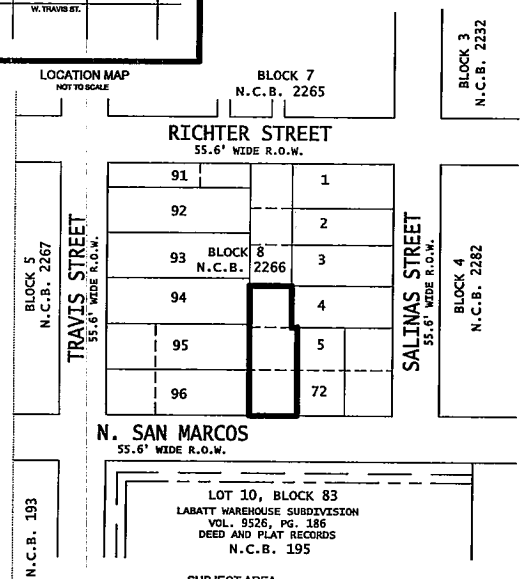
PLAT ID NO. 080593



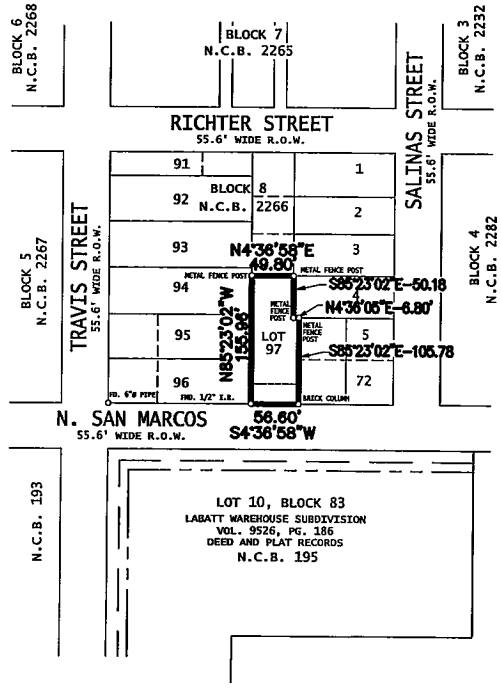
LOCATION MAP
NOT TO SCALE

LEGEND

PROPERTY CORNER o



SUBJECT AREA



REPLAT ESTABLISHING

WAGLEY SUBDIVISION

THE SOUTH PART OF LOTS 4, 5 AND 72, BLOCK 8, N.C.B. 2266, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO DEED THEREOF RECORDED IN VOLUME 12255, PAGE 471, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

State of Texas
County of Bexar

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

Owner

Owner's duly authorized agent

State of Texas
County of Bexar

Before me, the undesigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he(she) 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 the ____ day of _____, 2008.

Notary Public in and for the
State of Texas

My commission expires _____

The City of San Antonio as part of its electric and gas system (City Public Service Board)is hereby dedicated the easement and right-of-way for electric and gas distribution and service facilities on the areas designated on this plat as "electric easement", "anchor easement", "service easement", "overhang easement", "gas easement", "utility easement" and "transformer easement" for the purpose of installing, construction, reconstruction, maintaining, removing, inspecting, patrolling and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land. The right to relocated said facilities within said easements and right-of-way areas and the right to remove from said lands all trees or parts thereof, or other constructions which endanger or may with efficiency of said lines or appurtenances thereto, it is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or elevation alterations.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

Wastewater EDU Note: The owner has agreed to pay all applicable impact fees before the plat recordation. The number of wastewater equivalent dwelling units (EDU) paid for this subdivision plat are kept on file at the San Antonio Water System under the file number issued by the Development Services Department.

RECEIVED
DEVELOPMENT SERVICES DEPARTMENT
CITY OF SAN ANTONIO

C&W
Surveying
P.O. Box 692202
San Antonio, TX 78269
210-613-2097
210-690-8241 Fax

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, and to the best of my knowledge, this plat conforms to all the requiremetns of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the city.

Registered Professional Engineer

Sworn to and subscribed before me this the ____ day of_____, 2008.

Notary Public
Bexar County, Texas

State of Texas
County of Bexar

I hereby certify that the above plat confrms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: Kevin Ray Wilson.

STATE OF TEXAS
REGISTERED
KEVIN R WILSON
5787
PROFESSIONAL
LAND SURVEYOR

Kevin Ray Wilson
Registered Professional Land Surveyor
No. 5787

Sworn to and subscribed before me this the ____ day of_____, 2008.

Notary Public
Bexar County, Texas

This plat of Wagley Subdivision has been submitted to and considered by the Planning Commission to the City of San Antonio, Texas and is hereby approved by such commission.

Date this ____ day of_____, 2008.

By:_____
Chairman

By:_____
Secretary

State of Texas
County of Bexar

I,_____County Clerk of said county, do hereby certify that this plat was filed for record in my office on the____day of_____, A.D., 2008 at_____M. and duly recorded the____day of_____, A.D., 2008, at .M. in the records of_____of said county, in Book/Volume_____, on Page____in testimony whereof, witness my hand and seal of office this day of_____, A.D.

County Clerk, Bexar County, Texas

By:_____ Deputy

C&W
Surveying
P.O. Box 692202
San Antonio, Texas 78269
210-613-2097 210-690-8241 FAX

October 16, 2008

Planning Commission:

Plat ID 080593
Wagley Subdivision
Address: 315 N San Marcos

I, Kevin Ray Wilson, Registered Professional Land Surveyor No. 5787, would like to request the Wagley Subdivision be approved for deferral durring the process of platting which I am involved. Ms Wagley would like to move her existing building onto this lot for the use of a business to be determined as appropriate within the current zoning. She is being required to remove her building from the existing location for expansion of the highway. Her deadline is October 22, 2008 to have the building removed or she will lose the building and all value invested in it. Ms Wagley previously consulted with AJ York about approval for the permit to move the building. Mr Favors the receipiant of the permit can be contacted at 210-628-4714.

Sincerily Kevin Wilson, RPLS

Kevin Wilson

San Antonio Greenways

Leon

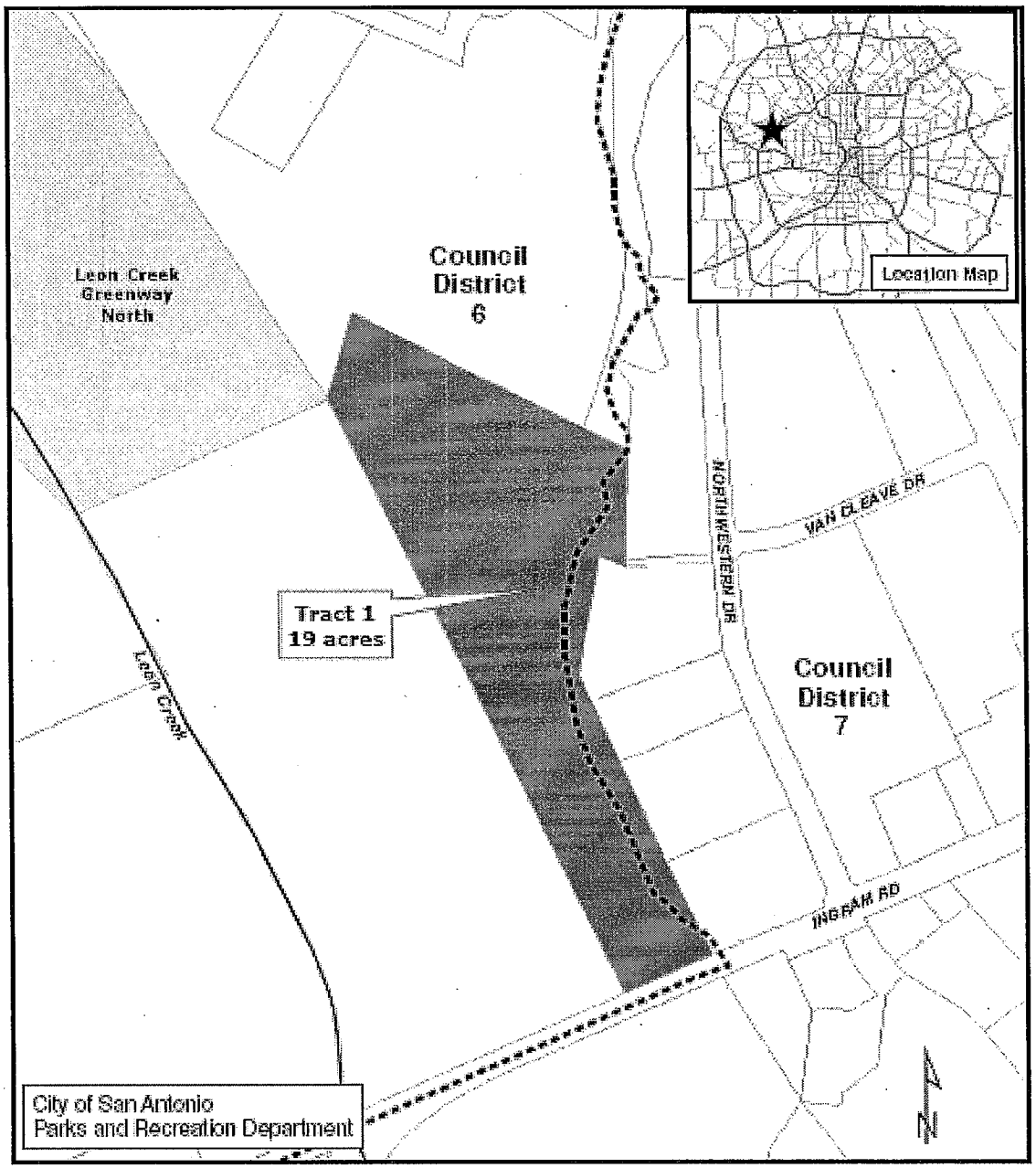
Salado

Supplemental Land Acquisitions

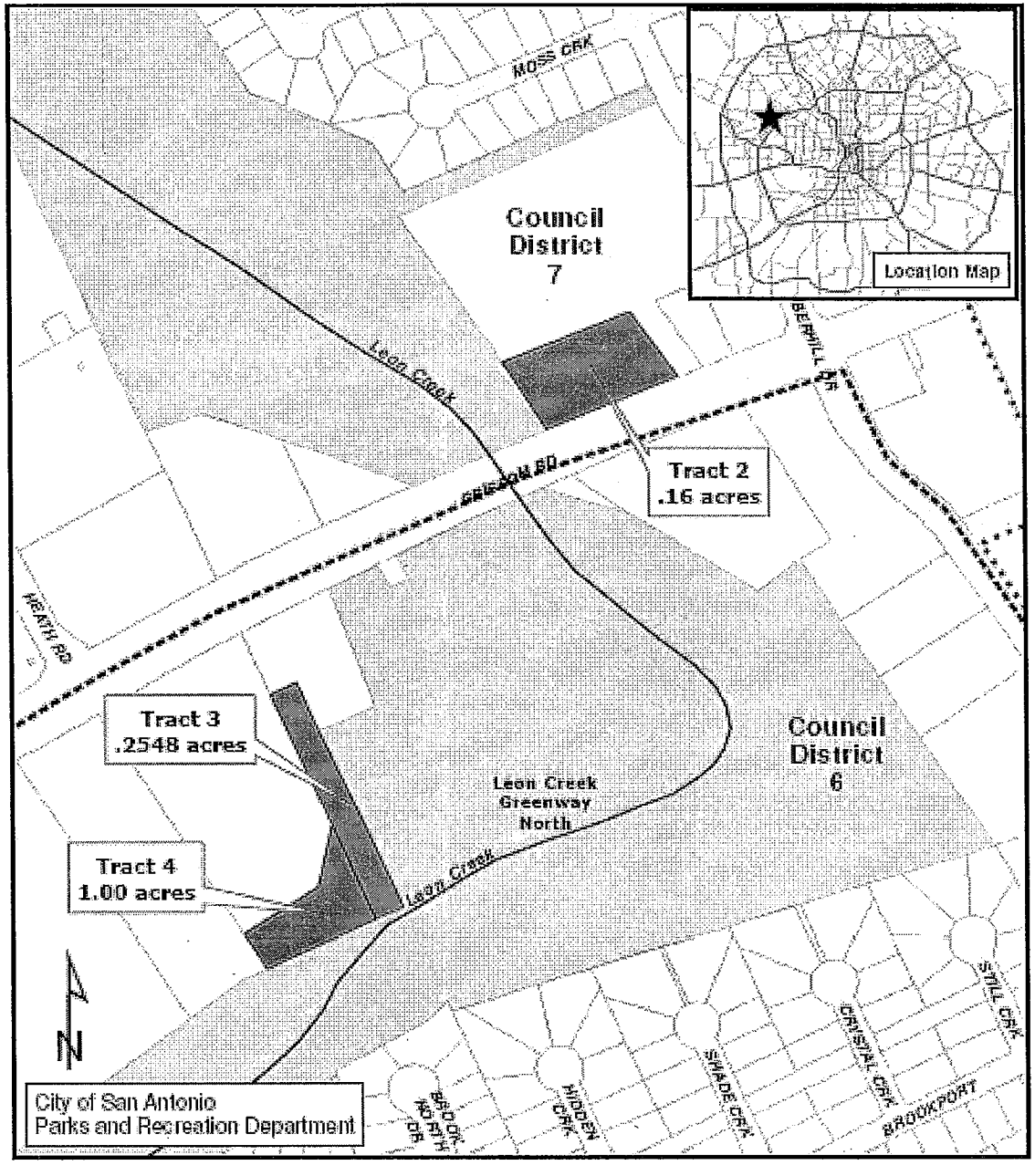
Oct. 22nd, 2008

ITEM 22

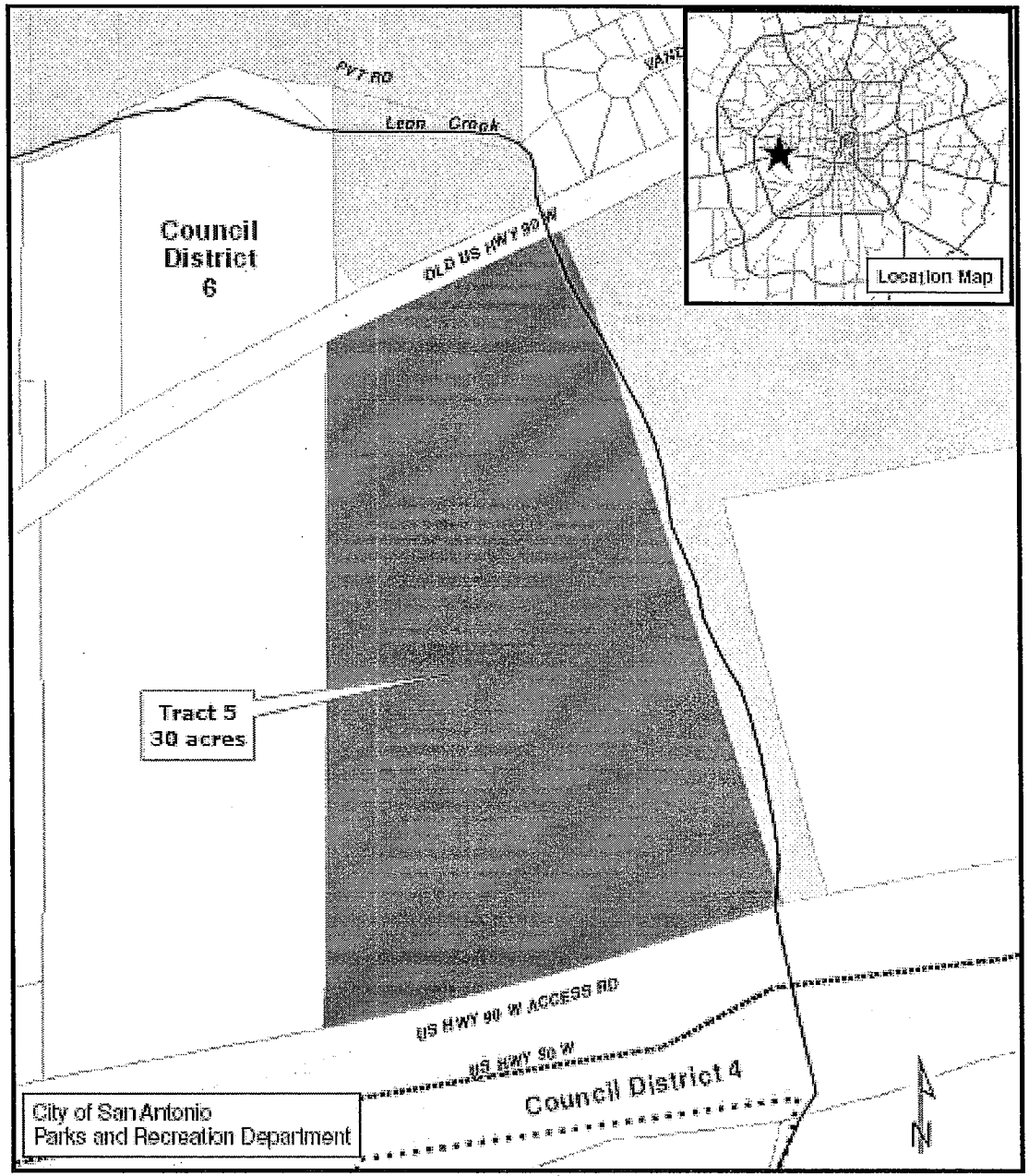
Site Map # 1
Proposed Land Acquisitions for Linear Creekway Parks
18 acres in District 6 & 1 acre in District 7



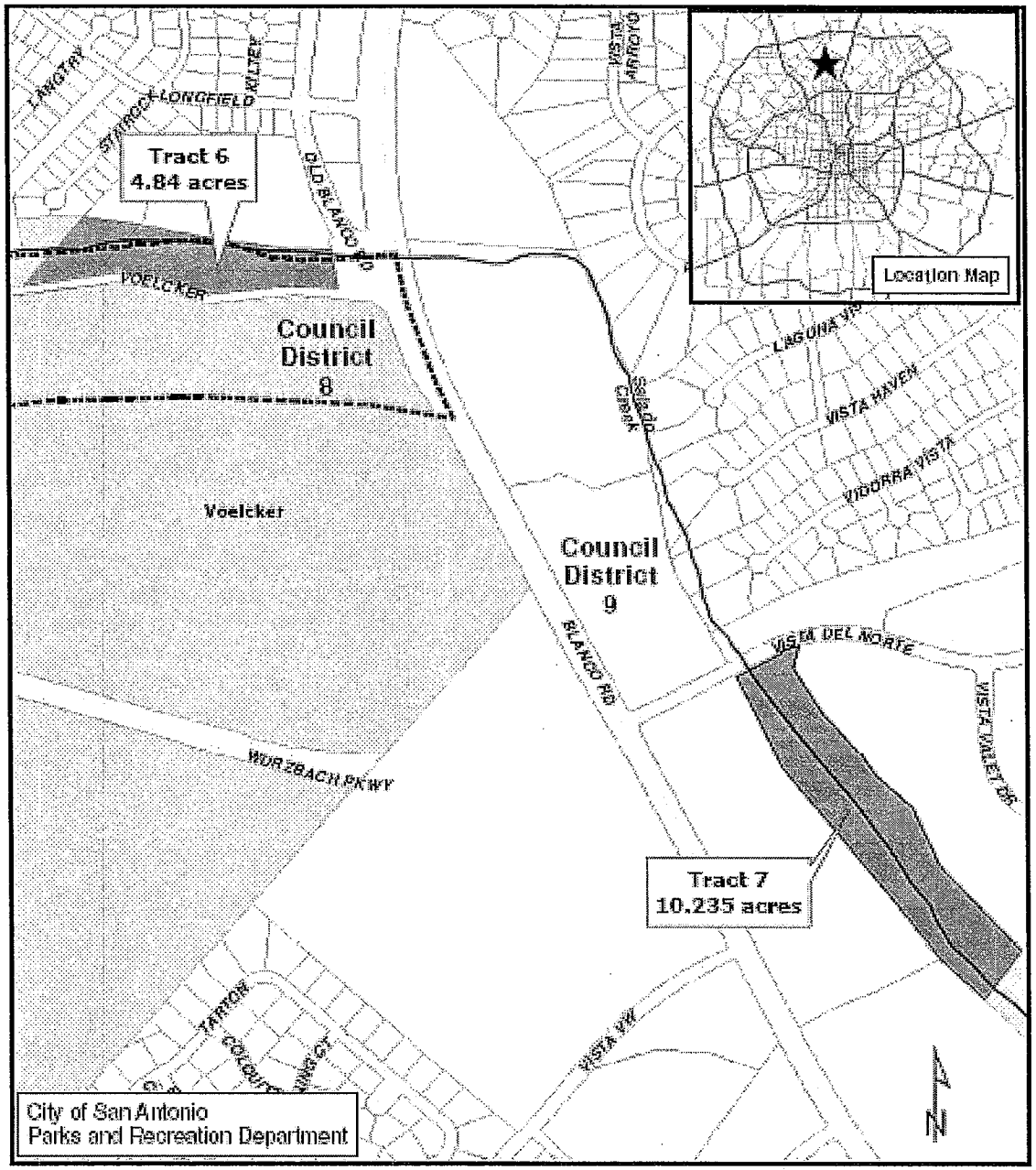
Site Map # 2
Proposed Land Acquisitions for Linear Creekway Parks
1.2548 acres in District 6 & .16 acres in District 7



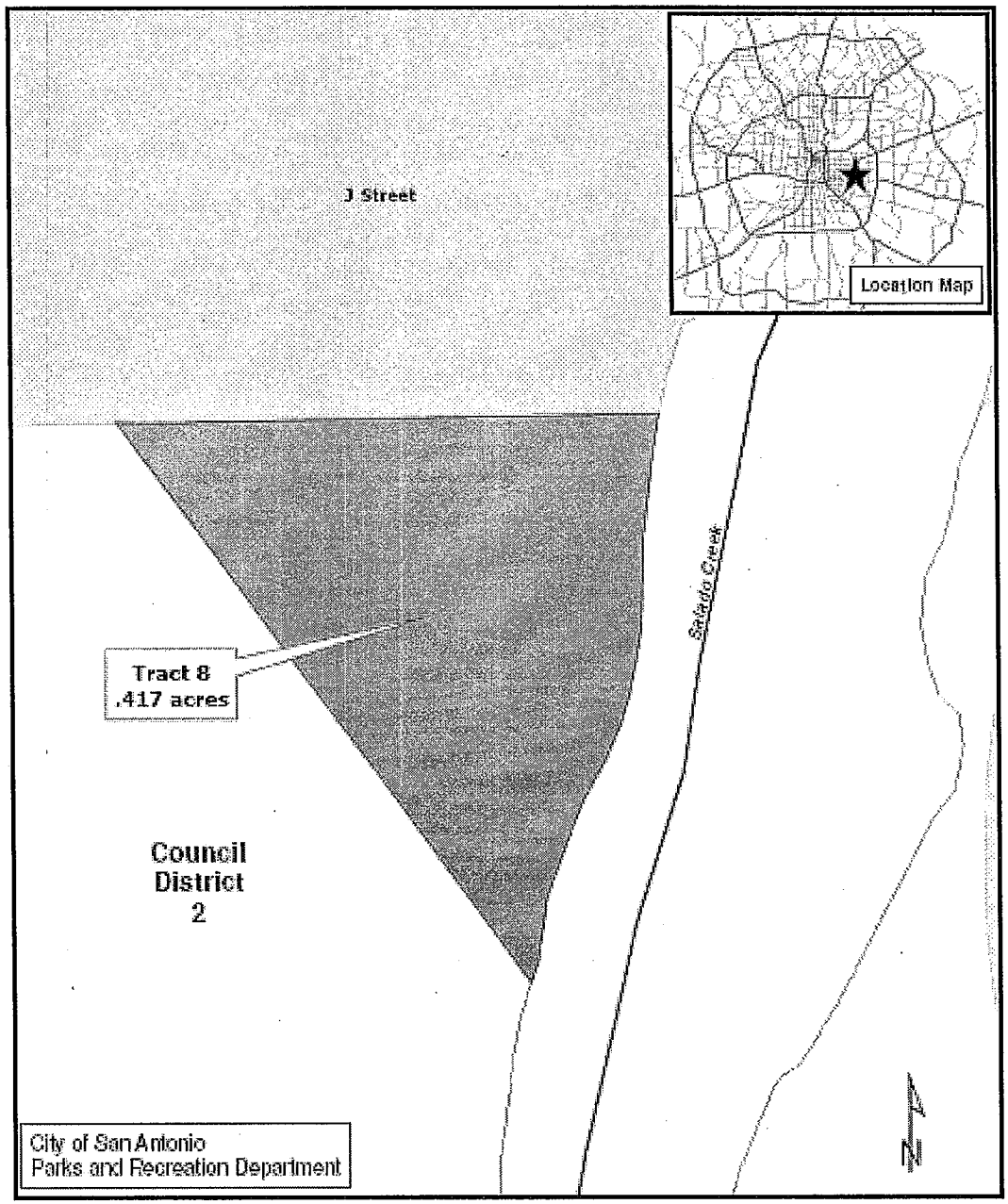
Site Map # 3
Proposed Land Acquisitions for Linear Creekway Parks
30 acres in District 6



Site Map # 4
Proposed Land Acquisitions for Linear Creekway Parks
4.84 acres in District 8 & 10.235 acres in District 9



Site Map # 5
Proposed Land Acquisitions for Linear Creekway Parks
.417 acres in District 2



SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO._____

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF PROPERTIES ALONG LEON CREEK FOR THE PROPOSITION THREE PARKS DEVELOPMENT AND EXPANSION VENUE PROJECT.

WHEREAS, the City Planning Commission is tasked with the review and recommendation for purchase of lands for the Proposition Three Project; and

WHEREAS, under Proposition Three of the election held on May 6, 2000, the voters of San Antonio approved an increase in the sales tax to fund the purchase of new parkland for linear parks along the Leon Creek and Salado Creeks; and

WHEREAS, these parcels are presented for consideration and recommendation to the Planning Commission under the Proposition Three Parks Development and Expansion Venue Project; and

WHEREAS, these properties are located along the Salado and Leon Creeks and are to be acquired from private sellers; and

WHEREAS, these properties are within the Project priority segments and staff from various departments have coordinated for the selection and review of these properties;

NOW THEREFORE;

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

Recommendation to the City of San Antonio City Council for the acquisition of properties along the Salado and Leon Creeks for the Proposition Three Parks Development and Expansion Venue Project by negotiation and/or condemnation, if necessary.

PASSED AND APPROVED THIS 22rd DAY OF OCTOBER, 2008

_____
Murray Van Eman, Chairperson

ATTEST:

_____
Executive Secretary

Individual Consideration

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 23 **October 22, 2008**

VERANO N/S BOULEVARD FBZD — MAJOR PLAT — 080489
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 682 A-6
OWNER: VTLM Texas, L.P., by Chris Lindhorst
ENGINEER: Pate Engineers, Inc., by Jeffrey McKinnie, P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: PENDING (CRC Approval)

Location: South of Loop 410, east of Zarzamora

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: FBZD Form Based Zoning District

Plat is in accordance with:
MDPP 011-08, Verano is pending acceptance.

Proposed Use: Public R.O.W.

Major Thoroughfare: Loop 410 is a freeway.

APPLICANT'S PROPOSAL:

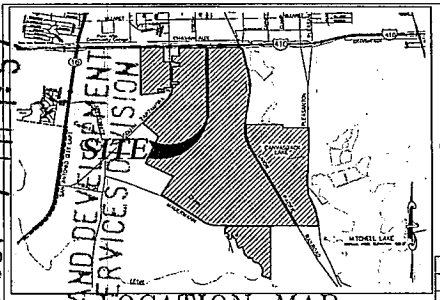
To plat **26.18** acres consisting of **5,226** linear feet of public streets.

STAFF RECOMMENDATION:

PENDING

RECEIVED
08 OCT -7 PM 1:57
LAND DEVELOPMENT SERVICES DIVISION

PLAT NO: 080489



LOCATION MAP

1"=6000'

LEGEND

- ○ 1" IRON ROD FOUND
- ● 1" IRON ROD W/ PATE ENGINEERS CAP SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ESMT. EASEMENT
- EXIST. EXISTING
- TYP. TYPICAL
- RAD. RADIUS
- D.P.R. DEED & PLAT RECORDS OF BEXAR CO. TX.
- D.R. DEED RECORDS OF BEXAR CO. TX.
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR CO. TX.

CITY PUBLIC SERVICE

1.) The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances. Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said land all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

2.) Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

3.) This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4.) Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5.) Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 204.0'.

4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

GENERAL PLATTING NOTES:

1.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-83 (NORTH AMERICAN DATUM 1983).
2.) E,G,T,CATV – ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
3.) ORIGINATION OF CONTOURS AND ELEVATIONS – TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION)
4.) BASIS OF BEARING:
TEXAS STATE PLANE COORDINATE SYSTEM(NAD83)
SOUTH CENTRAL ZONE 4204.
COORDINATES SHOWN ARE SURFACE COORDINATES
TO ADJUST TO GRID TEXAS PLANE COORDINATES
MULTIPLY COORDINATES BY: 0.99983902

BEXAR METROPOLITAN WATER DISTRICT
NOTE: IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING OF THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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.

STATE OF TEXAS
COUNTY OF BEXAR

_____
LICENSED PROFESSIONAL ENGINEER

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_____.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SAN ANTONIO WATER SYSTEM NOTES:

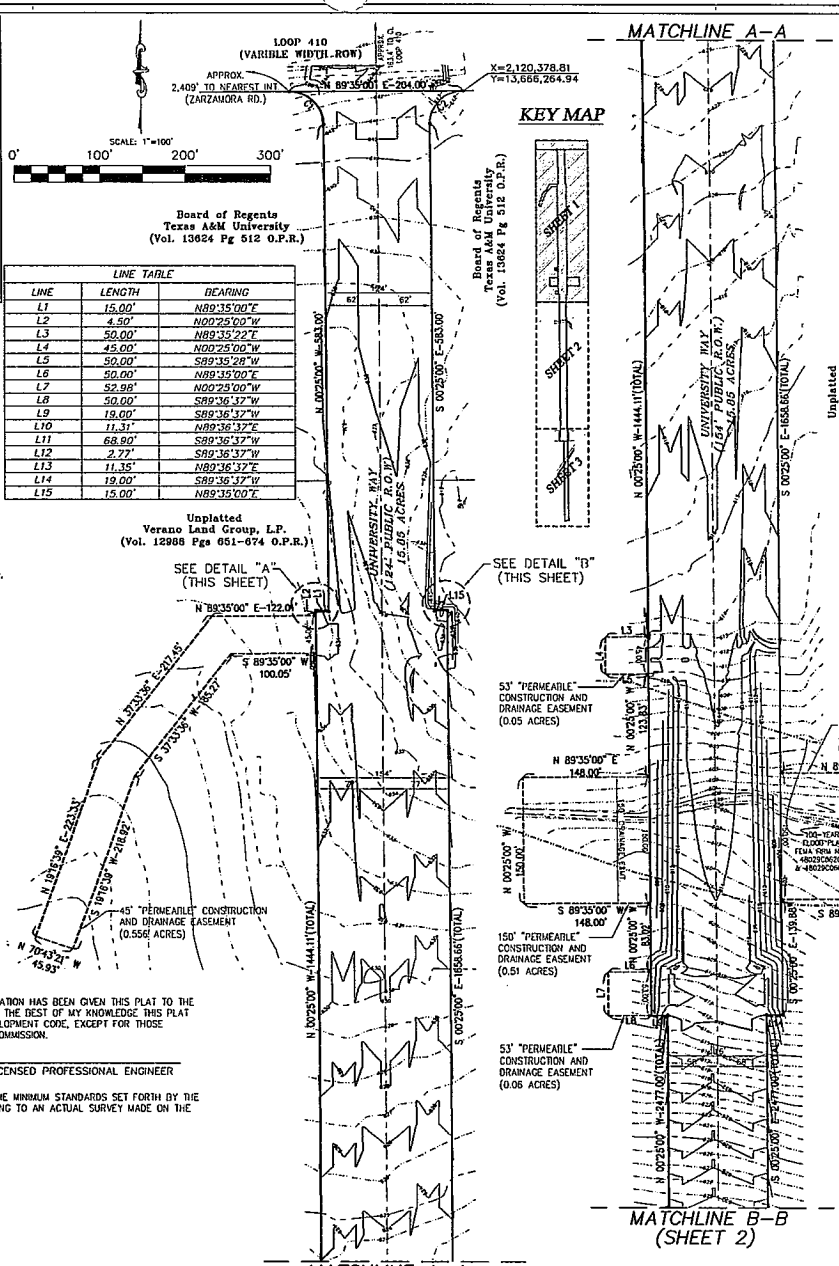
1.) WASTEWATER EDU'S NOTES
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

2.) DEDICATED SANITARY SEWER MAIN NOTES:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

CITY OF SAN ANTONIO NOTES:

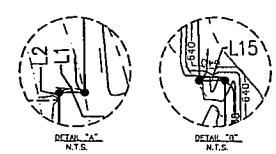
1.) DRAINAGE EASEMENT NOTES
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

2.) THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 15.85 ACRES.



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N89°35'00"E
L2	4.50'	N00°25'00"W
L3	50.00'	N89°35'22"E
L4	45.00'	N00°25'00"W
L5	50.00'	S89°35'28"W
L6	50.00'	N89°35'00"E
L7	52.98'	N00°25'00"W
L8	50.00'	S89°36'37"W
L9	19.00'	S89°36'37"W
L10	11.31'	N89°36'37"E
L11	68.90'	S89°36'37"W
L12	2.77'	S89°36'37"W
L13	11.35'	N89°36'37"E
L14	19.00'	S89°36'37"W
L15	15.00'	N89°35'00"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIST	CHORD BEARING
C1	62.83'	40.00'	40.00	90°00'00"	56.57	N45°25'00"W
C2	62.83'	40.00'	40.00	90°00'00"	56.57	S44°35'00"W



DETAIL "A" N.T.S.

DETAIL "B" N.T.S.

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
AGENT – CHRIS LINDHORST

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20___

_____
NOTARY PUBLIC, IN AND FOR THE STATE OF THE STATE OF TEXAS

PATE ENGINEERS
8200 IH-10 West - Suite 440 San Antonio, Texas 78230
OFFICE: (210) 340-8481 FAX: (210) 340-3964

SUBDIVISION PLAT OF

VERANO N/S BOULEVARD - FBZD

BEING A 15.85 ACRE ROAD RIGHT-OF-WAY TRACT, AN 0.5559 ACRE EASEMENT, AN 0.0517 ACRE EASEMENT, AN 0.5096 ACRE EASEMENT, AN 0.0608 ACRE EASEMENT AND AN 0.7473 ACRE EASEMENT, A 2.205 ACRE EASEMENT OUT OF A 423.65 ACRE TRACT OF LAND CONVEYED TO VERANO LAND GROUP, LP. AND RECORDED UNDER DOC# 20070162086,OUT OF A 416.5 ACRE TRACT CONVEYED TO VERANO LAND GROUP, LP. AND RECORDED UNDER DOC# 20070162145, OUT OF A 50.00 ACRE TRACT CONVEYED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM AND RECORDED UNDER DOC# 20070232308, AND A 530 ACRE TRACT CONVEYED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM AND RECORDED UNDER DOC# 20080169450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. ALSO BEING OUT OF THE SAMUEL WILSON SURVEY NO. 51 ABSTRACT 804 AND THE FERNANDO RODRIGUEZ SURVEY NO. 6 ABSTRACT 15, COUNTY BLOCK 4005 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VERANO N/S BOULEVARD 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

OWNER / DEVELOPER:
VTLM TEXAS, LP.
3157 RAINBOW BLVD., STE 305
LAS VEGAS, NEVADA 89108

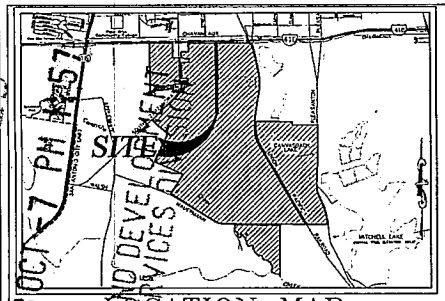
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____, DEPUTY

RECEIVED
08 OCT 7 PM 4:57

PLAT NO: 080489



LOCATION MAP

1"=6000'

LEGEND

o	½" IRON ROD FOUND
x	½" IRON ROD W/ PATE ENGINEERS CAP SET
480	EXISTING CONTOURS
442	PROPOSED CONTOURS
EGMT.	EASEMENT
EXIST.	EXISTING
TYP.	TYPICAL
RAD.	RADIUS
D.P.R.	DEED & PLAT RECORDS OF BEXAR CO. TX.
D.R.	DEED RECORDS OF BEXAR CO. TX.
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR CO. TX.

CITY PUBLIC SERVICE
1.) The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said lands all trees or parts thereof, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
2.) Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.
3.) This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4.) Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5.) Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 204.0'.
4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

GENERAL PLATTING NOTES:
1.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-'83 (NORTH AMERICAN DATUM 1983).
2.) E,G,T,CATV – ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
3.) ORIGINATION OF CONTOURS AND ELEVATIONS – TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION)
4.) BASIS OF BEARING:
TEXAS STATE PLANE COORDINATE SYSTEM(NAD83)
SOUTH CENTRAL ZONE 4204.
COORDINATES SHOWN ARE SURFACE COORDINATES
TO ADJUST TO GRID TEXAS PLANE COORDINATES
MULTIPLY COORDINATES BY: 0.999837902

BEXAR METROPOLITAN WATER DISTRICT
NOTE: IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING OF THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

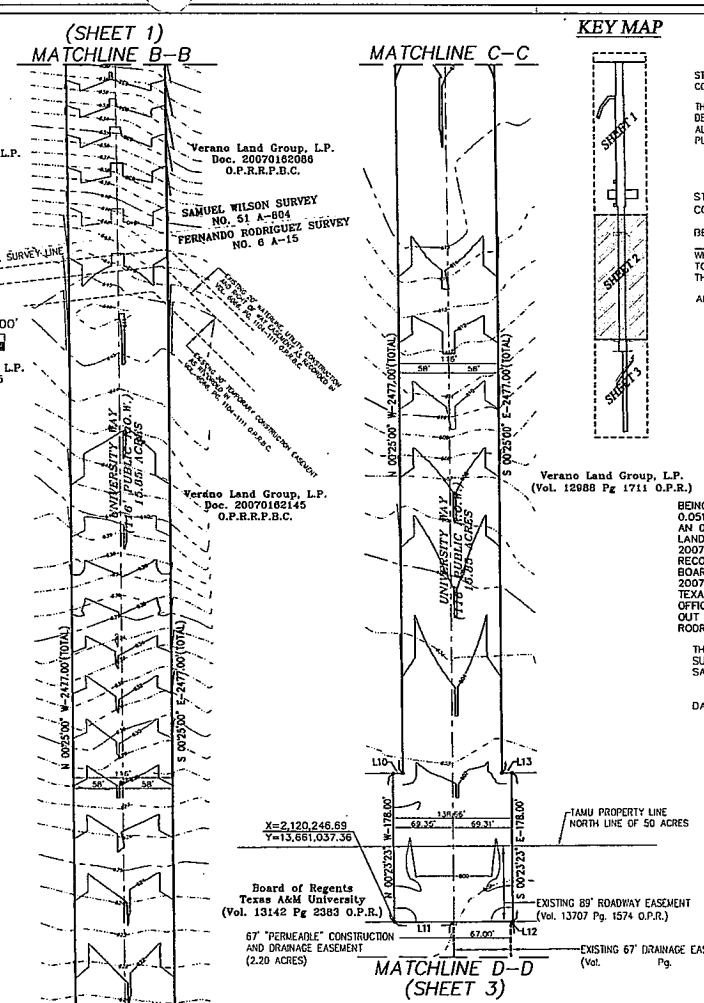
STATE OF TEXAS
COUNTY OF BEXAR

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_____

REGISTERED PROFESSIONAL LAND SURVEYOR

SAN ANTONIO WATER SYSTEM NOTES:
1.) WASTEWATER EDU'S NOTES
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
2.) DEDICATED SANITARY SEWER MAIN NOTES:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

CITY OF SAN ANTONIO NOTES:
1.) DRAINAGE EASEMENT NOTES
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
2.) THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 15.85 ACRES.



OWNER / DEVELOPER:
VILM TEXAS, LP
3157 RAINBOW BLVD., STE 305
LAS VEGAS, NEVADA 89108

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N89°35'00"E
L2	4.50'	N00°25'00"W
L3	50.00'	N89°35'22"E
L4	45.00'	N00°25'00"W
L5	50.00'	S89°35'28"W
L6	50.00'	N89°35'00"E
L7	52.98'	N00°25'00"W
L8	50.00'	S89°36'37"W
L9	19.00'	S89°36'37"W
L10	11.31'	N89°36'37"E
L11	68.90'	S89°36'37"W
L12	2.77'	S89°36'37"W
L13	11.35'	N89°36'37"E
L14	19.00'	S89°36'37"W
L15	15.00'	N89°35'00"E

STATE OF TEXAS
COUNTY OF BEXAR

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

AGENT – CHRIS LINDHORST

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20___.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

PATE ENGINEERS
8200 IH-10 West - Suite 440 San Antonio, Texas 78230
OFFICE: (210) 340-8481 FAX: (210) 340-3964

SUBDIVISION PLAT OF

VERANO N/S BOULEVARD - FBZD

BEING A 15.85 ACRE ROAD RIGHT-OF-WAY TRACT, AN 0.5559 ACRE EASEMENT, AN 0.0517 ACRE EASEMENT, AN 0.5096 ACRE EASEMENT, AN 0.0608 ACRE EASEMENT AND AN 0.7473 ACRE EASEMENT, A 2.205 ACRE EASEMENT OUT OF A 423.65 ACRE TRACT OF LAND CONVEYED TO VERANO LAND GROUP, LP. AND RECORDED UNDER DOC# 20070162086,OUT OF A 416.5 ACRE TRACT CONVEYED TO VERANO LAND GROUP, LP. AND RECORDED UNDER DOC# 20070162145, OUT OF A 50.00 ACRE TRACT CONVEYED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM AND RECORDED UNDER DOC# 20070232308, AND A 530 ACRE TRACT CONVEYED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM AND RECORDED UNDER DOC# 20080169450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. ALSO BEING OUT OF THE SAMUEL WILSON SURVEY NO. 51 ABSTRACT 804 AND THE FERNANDO RODRIGUEZ SURVEY NO. 6 ABSTRACT 15, COUNTY BLOCK 4005 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VERANO N/S BOULEVARD 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

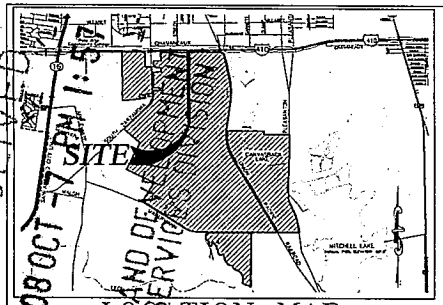
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____, DEPUTY

PLAT NO: 080489



LOCATION MAP

1"=6000'

LEGEND

o	1/2" IRON ROD FOUND
•	1/2" IRON ROD W/ PATE ENGINEERS CAP SET
687	EXISTING CONTOURS
687	PROPOSED CONTOURS
ESMT.	EASEMENT
EXIST.	EXISTING
TYP.	TYPICAL
RAD.	RADIUS
D.P.R.	DEED & PLAT RECORDS OF BEXAR CO. TX.
D.R.	DEED RECORDS OF BEXAR CO. TX.
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR CO. TX.

CITY PUBLIC SERVICE
1.) The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said lands all trees or parts thereof, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
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5.) Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 204.0'.
4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

GENERAL PLATTING NOTES:
1.) 1/2" IRON RODS SET AT ALL LOT CORNERS.
2.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-'83 (NORTH AMERICAN DATUM 1983).
3.) E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
4.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION)
5.) BASIS OF BEARING:
TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE 4205.

SAN ANTONIO WATER SYSTEM NOTES:
1.) WASTEWATER EDU'S NOTES
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
2.) DEDICATED SANITARY SEWER MAIN NOTES:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

GENERAL PLATTING NOTES:
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SOUTH CENTRAL ZONE 4204.
COORDINATES SHOWN ARE SURFACE COORDINATES
TO ADJUST TO GRID TEXAS PLANE COORDINATES
MULTIPLY COORDINATES BY: 0.999837902

BEXAR METROPOLITAN WATER DISTRICT
NOTE: IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING OF THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

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

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_____.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N89°35'00"E
L2	4.50'	N00°25'00"W
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L14	19.00'	S89°36'37"W
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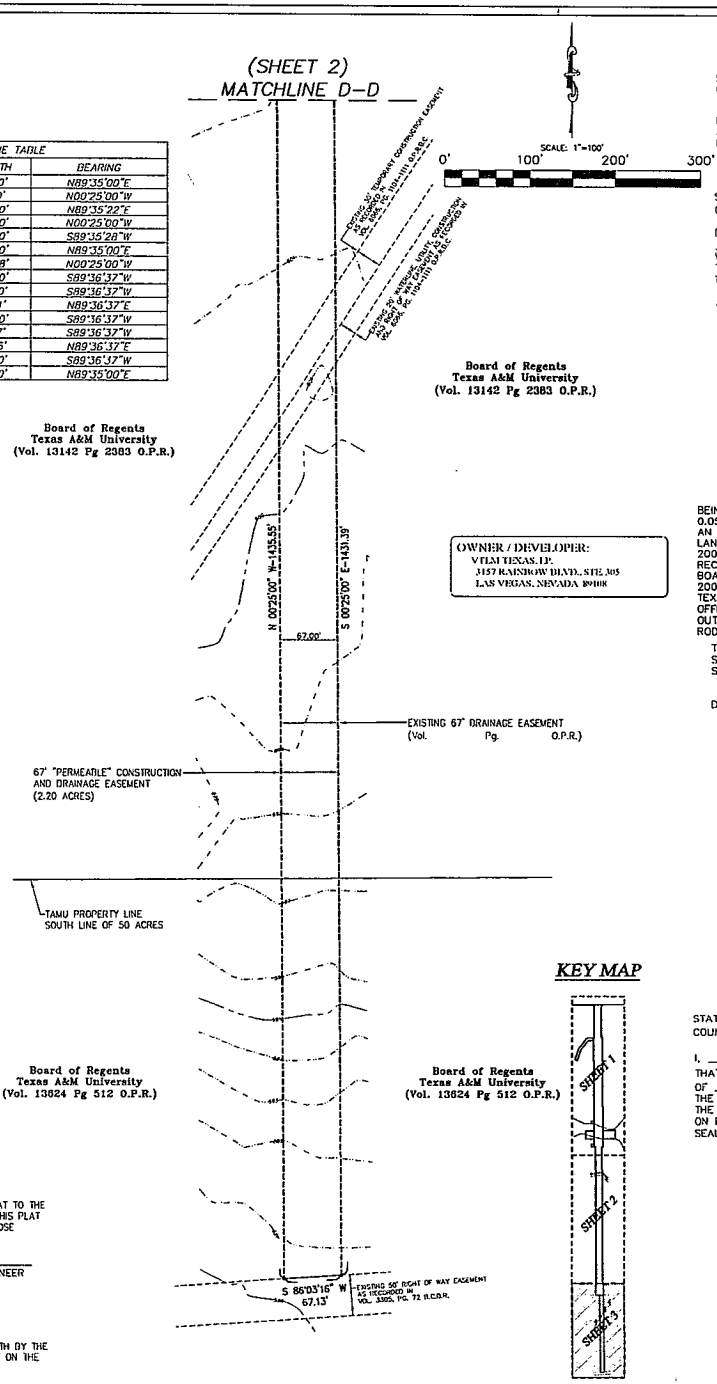


OWNER / DEVELOPER:
VFLM TEXAS, LP.
3157 RAINBOW BLVD., STE 305
LAS VEGAS, NEVADA 89108

KEY MAP

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
AGENT-CHRIS LINDHORST

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____CHRIS LINDHORST_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 20___

_____
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

PATE ENGINEERS
8200 IH-10 West - Suite 440 San Antonio, Texas 78230
OFFICE: (210) 340-8481 FAX: (210) 340-3964

SUBDIVISION PLAT OF

VERANO N/S BOULEVARD - FBZD

BEING A 15.85 ACRE ROAD RIGHT-OF-WAY TRACT, AN 0.5559 ACRE EASEMENT, AN 0.0517 ACRE EASEMENT, AN 0.5096 ACRE EASEMENT, AN 0.0608 ACRE EASEMENT AND AN 0.7473 ACRE EASEMENT, A 2.205 ACRE EASEMENT OUT OF A 423.65 ACRE TRACT OF LAND CONVEYED TO VERANO LAND GROUP, LP. AND RECORDED UNDER DOC# 20070162085,OUT OF A 416.5 ACRE TRACT CONVEYED TO VERANO LAND GROUP, LP. AND RECORDED UNDER DOC# 20070162145, OUT OF A 50.00 ACRE TRACT CONVEYED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM AND RECORDED UNDER DOC# 20070232308, AND A 530 ACRE TRACT CONVEYED TO THE BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM AND RECORDED UNDER DOC# 20080169450 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. ALSO BEING OUT OF THE SAMUEL WILSON SURVEY NO. 51 ABSTRACT 804 AND THE FERNANDO RODRIGUEZ SURVEY NO. 6 ABSTRACT 15, COUNTY BLOCK 4005 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____VERANO N/S BOULEVARD_____ 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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____, DEPUTY

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 24 **October 22, 2008**

WOODLAKE MEADOWS, UNIT 4 — 040555
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 585 E-4
OWNER: DFGG of Texas, Ltd, by A. Bradford Galo
ENGINEER: Turner, Collie & Braden, by Brian Crowell
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

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

Plat status: Plat was approved on October 26, 2005 and has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a one year extension for completion of required site improvements.

DISCUSSION:

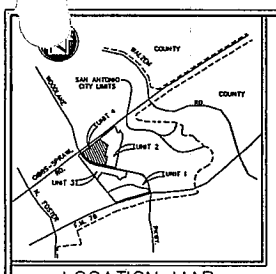
None of the required site improvements have been completed. The remaining required improvement include sewer.

STAFF RECOMMENDATION:

The Director of Planning and Development Services recommends approval of a one (1) year extension for the following reasons:

- The Planning and Department of Development Services, Engineering, San Antonio River Authority and San Antonio Water Systems have no objection to the granting of a one (1) year time extension
- The subject property is vacant.

- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs.
- The required improvements are currently been implemented
- No further extensions shall be supported if the bond is not posted by the end of the one (1) year extension period.



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER:
DFGG OF TEXAS, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

RECEIVED
05 OCT 10 PM 2:45

"SIGHT CLEARANCE EASEMENT NOTE"

"SIGHT CLEARANCE EASEMENT"
(DEFINED AS THE AREA BETWEEN THE SIGHT CLEARANCE LINE AND THE STREET RIGHT-OF-WAY LINE) NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.

SAWS NOTE:
IMPACT FEE PAYMENT DUE:
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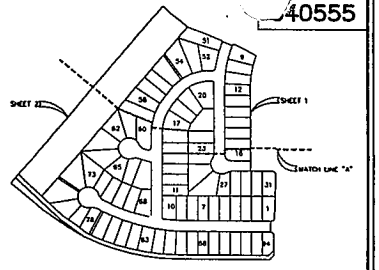
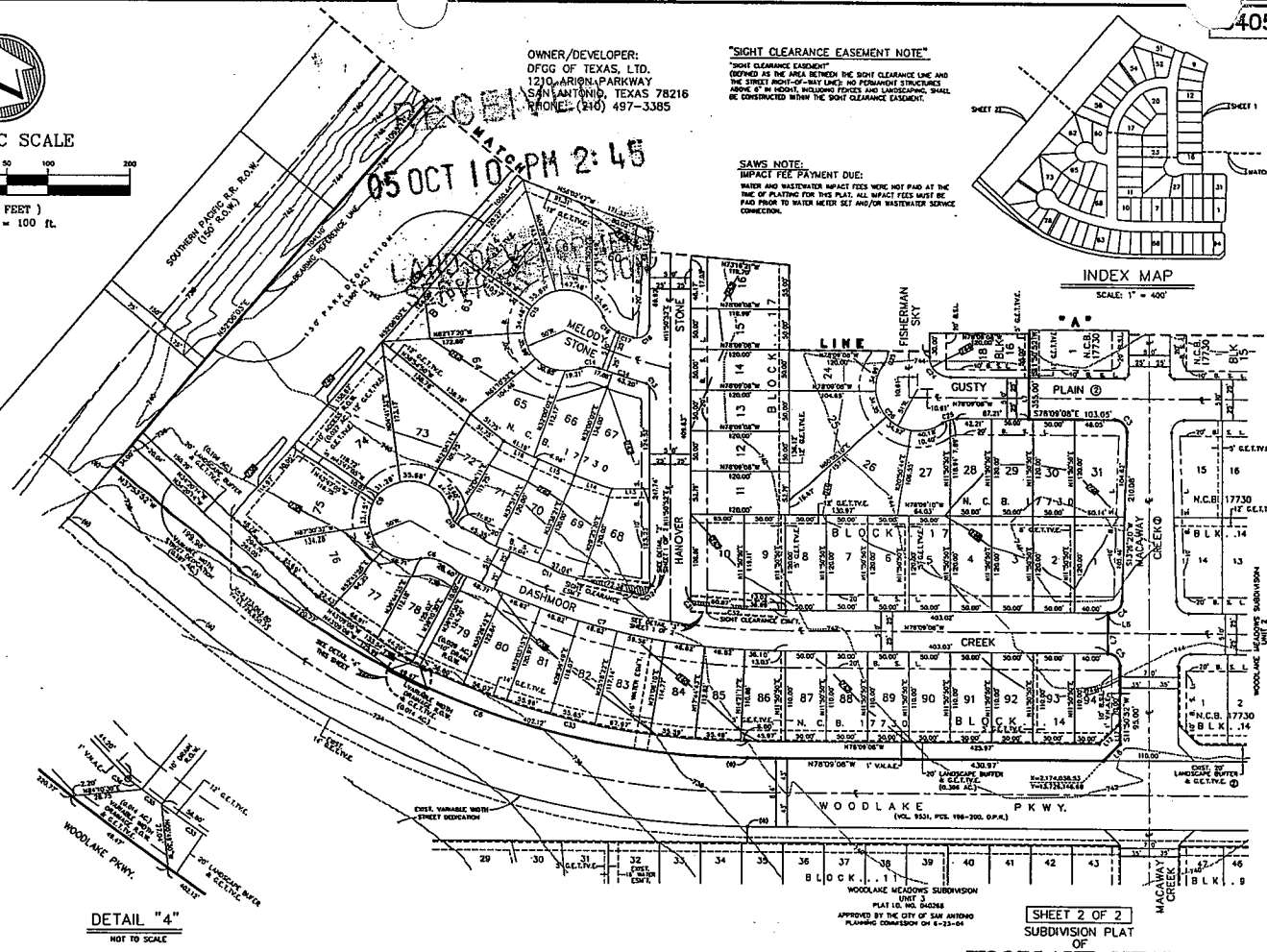


INDEX MAP

SCALE: 1" = 400'



DETAIL "4"

NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

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

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

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

4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

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LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ---------- E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ---------- T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.T.V.E.
6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.
7.) VEHICULAR NON ACCESS ESM'T. ---------- V.N.A.E.
8.) REFERENCE TO ADJACENT SUBDIVISION ---------- ①
9.) PROPOSED FINISHED CONTOUR ---------- 824
10.) MINIMUM FINISHED FLOOR ELEVATION ---------- M.F.F.

"GENERAL NOTES"

1.) THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO :
STATION SAN ANTONIO R.R.P., P.I.D., # AY 2137
DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.999839
ROTATION GRID TO PLAT IS 00°00'00"

2.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "SURVCON, INC." PLASTIC CAP. (●) INDICATES A FOUND 1/2" REBAR WITH "CASELLA & ASSOC." PLASTIC CAP.

4.) BEARING REFERENCE SOURCE IS THE DEED FOR THE PARENT 47.66 ACRE TRACT, RECORDED IN VOL. 10202, PG. 1766, D.P.R.

5.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITES.

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7.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.

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

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

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

11.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (33-304(C)(2) p-3-40).

12.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY.
THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 650221.0137

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

DRAWN BY: M.C. JOB ORDER NO.: 52802605 DATE: 09/15/05

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
4244
PROFESSIONAL LAND SURVEYOR
TONNIE L. BATES, JR.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: DFGG OF TEXAS, LTD.
A. BRADFORD GALO
MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2005.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

SHEET 2 OF 2

SUBDIVISION PLAT
OF

WOODLAKE MEADOWS SUBDIVISION UNIT 4

BEING 21.557 ACRES OF LAND OUT OF A 47.66 ACRE TRACT OF LAND DESCRIBED IN VOL. 10202, PG. 1766, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 17730, SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

DATED THIS _____ DAY OF _____ A.D. 2005.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

_____ DAY OF _____ A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____

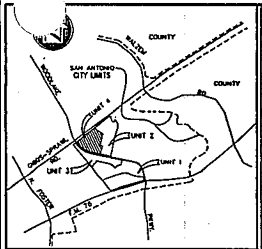
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

H:\DRAW\Land Development\GALO-Woodlake Meadows Subdivision Unit 4.dwg\Layout-50 FT Lots dwgs\Woodlake Meadows Subdivision Unit 4.dwg, 10/2005 04:31:13 PM, munozri, 1:225

040555



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SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 660221.0137

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

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

"SIGHT CLEARANCE EASEMENT NOTE"

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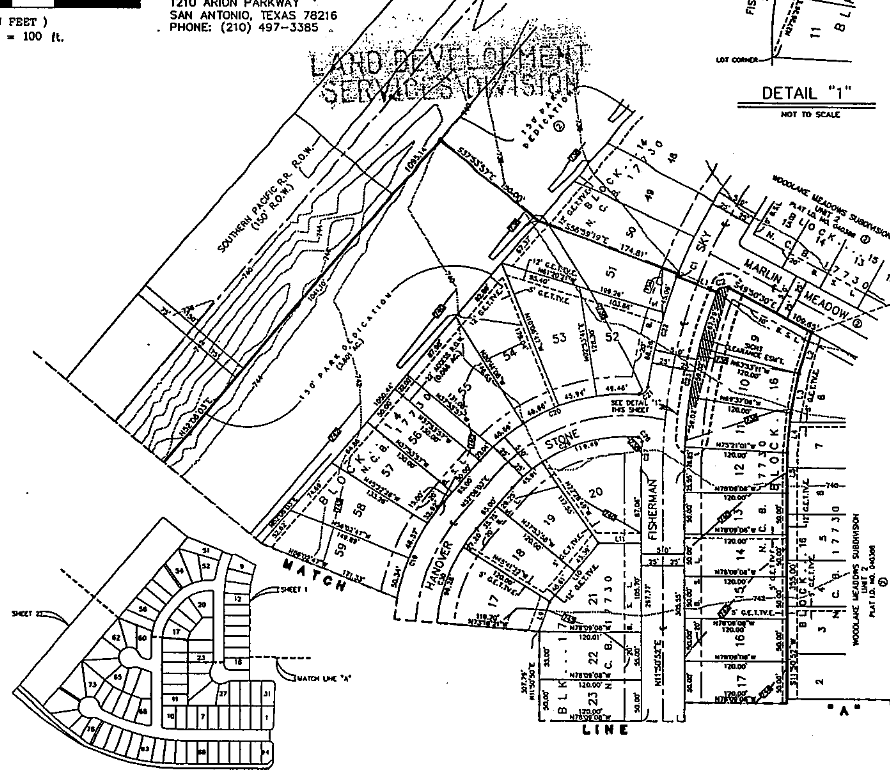
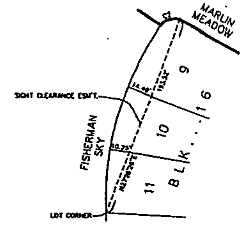
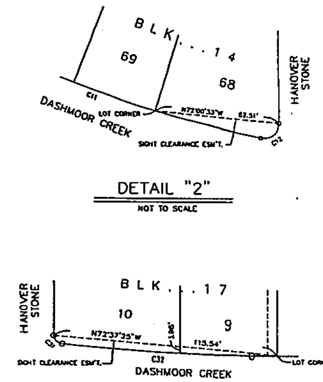
OWNER/DEVELOPER:
DFGG OF TEXAS, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

RECEIVED
05 OCT 10 PM 2:45
LAND DEVELOPMENT SERVICES DIVISION





DETAIL "1"
NOT TO SCALE



DETAIL "2"
NOT TO SCALE

DETAIL "3"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°18'10"E	50.00'
L2	S29°08'31"W	49.66'
L3	S23°14'52"W	47.00'
L4	S17°30'56"W	47.00'
L5	S12°30'40"W	48.53'
L6	N78°09'08"W	2.22'
L7	S11°50'52"W	50.00'
L8	S56°50'52"W	28.28'
L9	N30°56'40"E	38.21'
L10	N51°11'34"E	89.99'
L11	N78°09'10"W	50.45'
L12	N56°50'52"E	35.36'
L13	S78°09'08"E	45.80'
L14	N58°28'10"W	48.19'
L15	N54°15'09"W	48.19'
L16	N50°02'14"W	48.16'
L17	S11°50'52"W	25.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	0°18'51"	640.00'	3.51'	1.75'	3.51'
C2	97°27'40"	10.00'	17.01'	11.40'	15.03'
C3	91°35'28"	15.00'	23.98'	15.42'	21.51'
C4	88°24'32"	15.00'	23.15'	14.59'	20.92'
C5	90°00'00"	15.00'	23.56'	15.00'	21.21'
C6	40°15'16"	957.00'	672.36'	350.73'	658.62'
C7	29°38'51"	825.00'	426.89'	218.34'	422.15'
C8	44°35'17"	30.00'	23.35'	12.30'	22.76'
C9	273°03'48"	50.00'	238.29'	-	68.80'
C10	48°45'44"	30.00'	25.53'	13.60'	24.77'
C11	17°08'12"	775.00'	231.80'	116.77'	230.93'
C12	102°13'26"	10.00'	17.84'	12.40'	15.57'
C13	75°14'46"	5.00'	6.57'	3.85'	6.10'
C14	43°32'26"	30.00'	22.80'	11.98'	22.25'
C15	272°57'26"	50.00'	238.20'	-	68.86'
C16	50°07'46"	30.00'	26.25'	14.03'	25.42'
C17	2°17'37"	484.19'	19.38'	9.69'	19.38'
C18	108°17'56"	15.00'	28.35'	20.76'	24.32'
C19	40°15'11"	250.00'	175.64'	91.62'	172.05'
C20	53°23'18"	225.00'	209.65'	113.13'	202.15'
C21	84°43'48"	10.00'	14.79'	9.12'	13.48'
C22	11°56'17"	640.00'	133.35'	66.92'	133.11'
C23	20°50'58"	590.00'	214.70'	108.55'	213.51'
C24	90°00'00"	25.00'	39.27'	25.00'	35.36'
C25	36°08'23"	29.00'	18.29'	9.46'	17.99'
C26	162°16'45"	51.00'	144.45'	327.16'	100.78'
C27	3°10'10"	640.00'	35.40'	17.71'	35.40'
C28	88°45'41"	5.00'	7.75'	4.89'	6.99'
C29	54°09'17"	175.00'	165.41'	89.46'	159.32'
C30	40°15'11"	200.00'	140.51'	73.29'	137.64'
C31	82°45'54"	5.00'	7.22'	4.41'	6.61'
C32	7°14'07"	775.00'	97.87'	49.00'	97.80'
C33	25°10'32"	937.00'	411.72'	209.23'	408.41'
C34	6°33'04"	534.19'	61.08'	30.57'	61.05'
C35	0°36'42"	937.00'	10.01'	5.00'	10.01'
C36	0°26'03"	937.00'	7.10'	3.55'	7.10'

SHEET 1 OF 2

SUBDIVISION PLAT
OF

WOODLAKE MEADOWS SUBDIVISION UNIT 4

BEING 21.557 ACRES OF LAND OUT OF A 47.66 ACRE TRACT OF LAND DESCRIBED IN VOL. 10202, PG. 1766, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 17730, SAN ANTONIO, 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 DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS — DAVID P. BEALES — 58552 — REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS — REGISTERED — TOMMIE L. BATES, JR. — 4244 — PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: DFGG OF TEXAS, LTD.
A. BRADFORD GALO
MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ____________ A.D. 2005.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

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

DATED THIS ______ DAY OF ____________ A.D. 2005.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ______ DAY OF ________ A.D. ____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________ DEPUTY

ITEM 25

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CITY OF SAN ANTONIO
Housing & Neighborhood Services Department

Interdepartmental Correspondence Sheet

TO: Planning Commissioners

FROM: David D. Garza, Housing and Neighborhood Services Director

COPIES TO: Roderick Sanchez, Fernando De Leon, Michael S. Frisbie, George Rodriguez, Ed Guzman, Kenneth Bennight, Jesse Quesada, Adrian Lopez, Richard A. Ramirez, Irene Avina

SUBJECT: Sale of real property located at 704 Virginia, San Antonio, Texas through the Housing Asset Recovery Program

DATE: October 9, 2008

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting scheduled for October 22, 2008:

Briefing and consideration of a resolution authorizing the sale of approximately 0.1291-acres of City of San Antonio owned real property, and the structure thereupon, legally described as NCB 654 BLK 1 LOT 2 and located in City Council District 2 to Alonzo E. Gates II, Arroyo Management LLC., for a total sum of $30,500.00 for the public purpose of providing affordable housing in the community in connection with the Housing Asset Recovery Program.

Please review attached memo for additional history to authorize the sale of 704 Virginia.

Thank You,

David D. Garza

David D. Garza

City of San Antonio Housing & Neighborhood Services Department

Briefing and Consideration for the sale of 704 Virginia Ave.

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Council District: 2

City Council Meeting Date: 11/6/2008

☒Location Map – Attachment 1
☒Property Information (Pictures) – Attachment 2
☒Sales Contract – Attachment 3

Summary:

Briefing and consideration of a resolution authorizing the sale of approximately 0.1291-acres of property owned by the City of San Antonio, and the structure thereupon, legally described as NCB 654, BLK 1, LOT 2 to Alonzo E. Gates II for a total sum of $30,500.00 for the public purpose of providing affordable housing in the community in connection with the Housing Asset Recovery Program.

Background Information:

Applicant: David D. Garza
Owner: City of San Antonio
Property Location: 704 Virginia Ave., San Antonio, TX

The Housing Asset Recovery Program (HARP) was created in 2000 in an effort to recover and rehabilitate homes that were damaged as a result of the Flood of October 1998. The City formulated HARP to: purchase homes from families who resided in the 100-year flood plain, move structures to existing vacant lots, rehab structures, place them back on the tax roll. This was achieved through a public/private partnership with Fannie Mae.

HEB donated a 902 sq ft single family residence during their 2001 expansion of 1648 W. Lullwood store. The single family residence was relocated to 704 Virginia a city-owned vacant lot. The structure was fully rehabilitated and placed on the real estate market January 2004.

The following is a brief history of the property:

- Planning Commission approved the sale to a private investor on December 14, 2005; City Council did not approve the sale because it did not meet the Program Guidelines.
- Planning Commission approved a lease purchase arrangement on July 26, 2006; City Council approved the item; the buyer lived in the house but later abandoned the home
- Staff advertised the property in the Commercial Recorder on Friday, April 11, 2008 and Monday, April 14, 2008; the advertisement allows for bids to be accepted for 24 months after the date of advertisement

Comments:
Disposition of this house has met the initial intent of the program: to assist in the revitalization of inner city neighborhoods, preserve housing stock and placing property back on the tax roll. The 2008 BCAD property appraisal is estimated at $ 38,110.00.

Issue:

Staff has received three proposals in the amount of $ 7,500.00, $ 11,000.00 and $ 33,500.00. The property was advertised for sale "as is." The estimate to repair the home is $ 17,737.00 due to its'

current condition. The house remains vacant and is deteriorating. There are no funds available for the upkeep of this property.

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Fiscal Impact:

There is no negative fiscal impact to the General Fund. This property is currently not generating any taxes and through the disposition process it will positively affect the General Fund on a long-term basis. All proceeds of this sale will offset the deficit currently in the HARP fund account.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments:

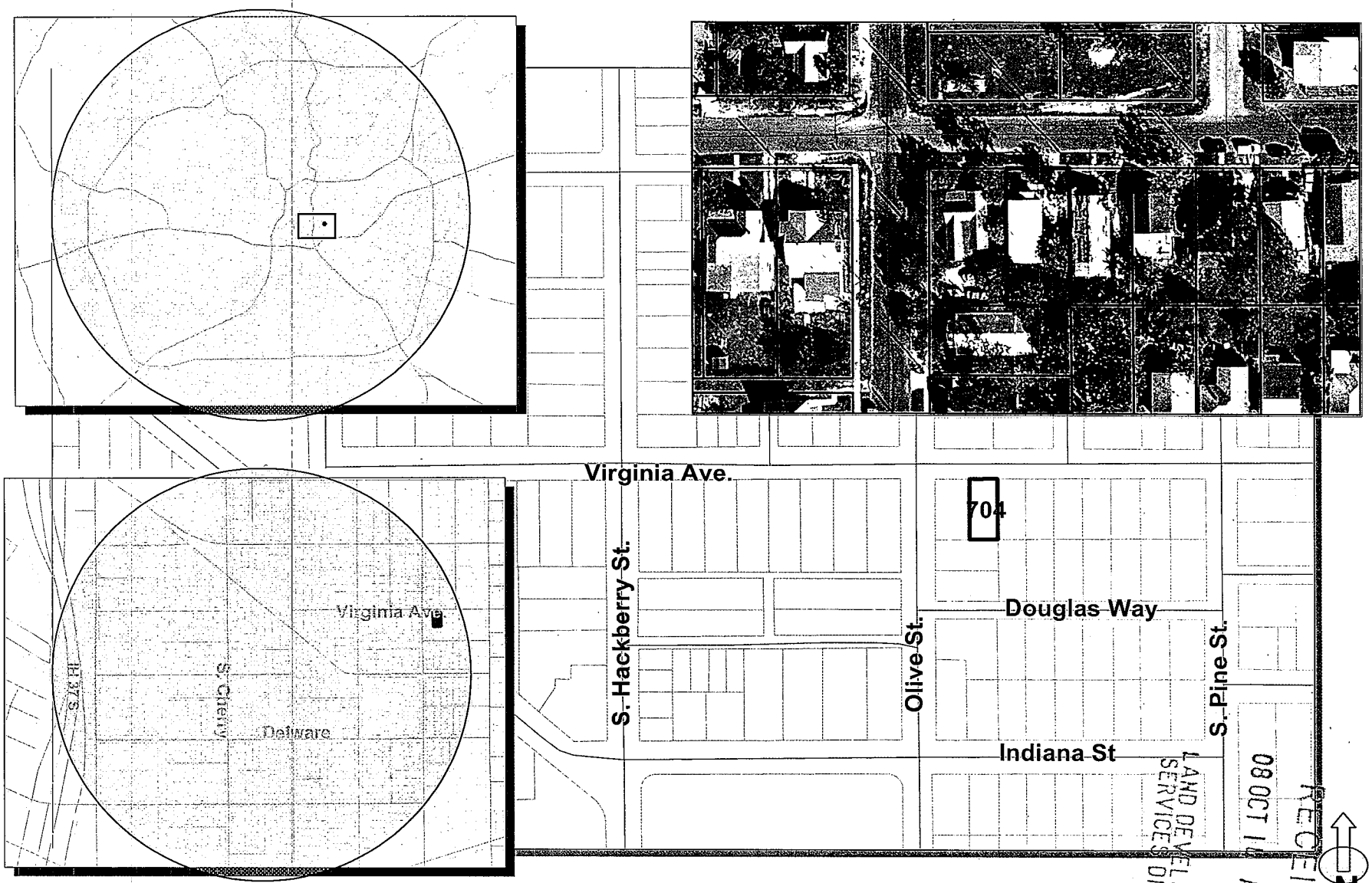
Staff recommends approval of this ordinance to sell 704 Virginia to Alonzo E. Gates II, Arroyo Management LLC. in the amount of $30,500.00.

Housing & Neighborhood Services Department Staff:

David D. Garza	HNSD Director
Richard A. Ramirez	Special Projects Coordinator

Attachment 1

704 Virgina Ave.



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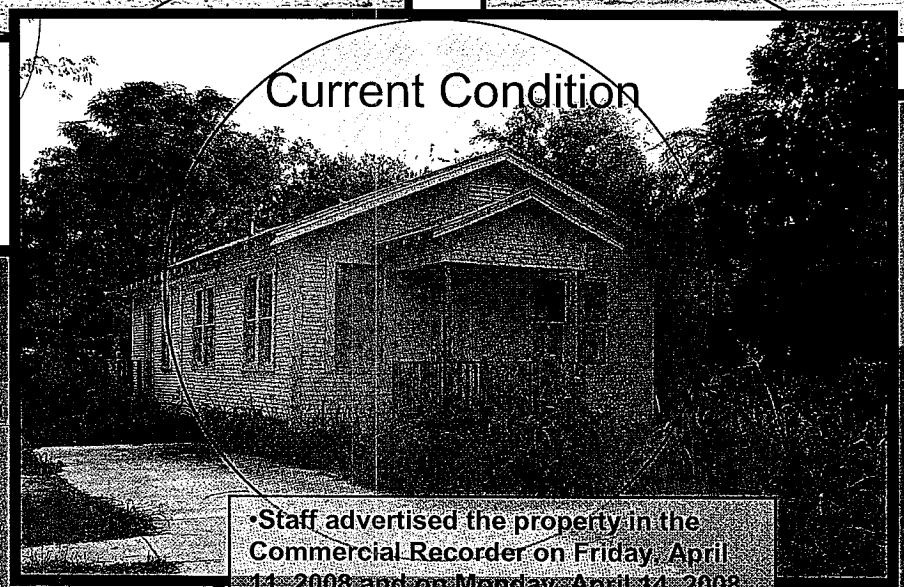
Attachment 2

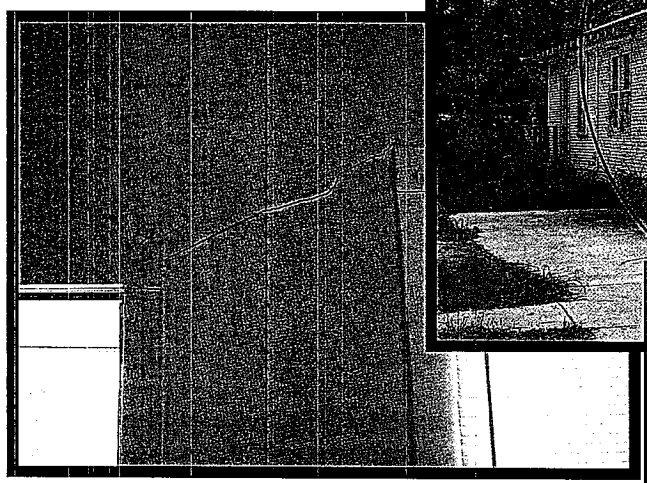
704 Virgina Ave.

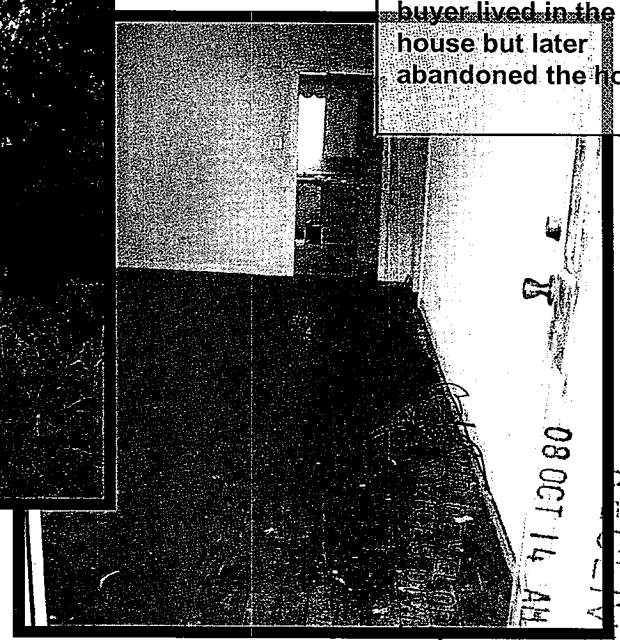
•HFB donated 902 sq ft single family residence

•Commission approved the sale to a private investor on December 14, 2005; however, the City Council did not approve the sale because it did not meet Program Guidelines

•Planning Commission approved a lease purchase arrangement on July 26, 2006; City Council subsequently approved the item; the buyer lived in the house but later abandoned the home







•Staff advertised the property in the Commercial Recorder on Friday, April 11, 2008 and on Monday, April 14, 2008; the advertisement allows for bids to be accepted for 24 months after the date of advertisement
•3 Bids were received

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EQUAL HOUSING OPPORTUNITY

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are THE CITY OF SAN ANTONIO (Seller) and Arroyo Management LLC. (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY:

A. LAND: Lot 2 Block 1, NEW CITY BLOCK 654 Addition, City of SAN ANTONIO, County of BEXAR, Texas, known as 704 VIRGINIA, 78203 (address/zip code), or as described on attached exhibit.

B. IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.

C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, controls for satellite dish system, controls for garage door openers, entry gate controls, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, and artificial fireplace logs.

D. EXCLUSIONS: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: _____.

The land, improvements and accessories are collectively referred to as the "Property".

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing ..... $ 30,500.00

B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium) ..... $ -0-

C. Sales Price (Sum of A and B) ..... $ 30,500.00

aeg2

~~**4. FINANCING:** The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)~~

☐ A. THIRD PARTY FINANCING: One or more third party mortgage loans in the total amount of $_____ (excluding any loan funding fee or mortgage insurance premium).

(1) Property Approval: If the Property does not satisfy the lenders' underwriting requirements for the loan(s), this contract will terminate and the earnest money will be refunded to Buyer.

(2) Financing Approval: (Check one box only)

☐ (a) This contract is subject to Buyer being approved for the financing described in the attached Third Party Financing Condition Addendum.

☐ (b) This contract is not subject to Buyer being approved for financing and does not involve FHA or VA financing.

☐ B. ASSUMPTION: The assumption of the unpaid principal balance of one or more promissory notes described in the attached TREC Loan Assumption Addendum.

☐ C. SELLER FINANCING: A promissory note from Buyer to Seller of $_____, secured by vendor's and deed of trust liens, and containing the terms and conditions described in the attached TREC Seller Financing Addendum. If an owner policy of title insurance is furnished, Buyer shall furnish Seller with a mortgagee policy of title insurance.

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5. EARNEST MONEY: Upon execution of this contract by all parties, Buyer shall deposit $ 1000 Mo as earnest money with _____, as escrow agent, at _____ (address). Buyer shall deposit additional earnest money of $_____ with escrow agent within _____ days after the effective date of this contract. If Buyer fails to deposit the earnest money as required by this contract, Buyer will be in default.

2

~~**6. TITLE POLICY AND SURVEY:**~~

A. TITLE POLICY: Seller shall furnish to Buyer at ☐ Seller's ☐ Buyer's expense an owner policy of title insurance (Title Policy) issued by _____ (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer ~~against loss under the provisions of the Title Policy, subject to the promulgated exclusions~~

aeg2

~~(including existing building and zoning ordinances) and the following exceptions:~~
(1) Restrictive covenants common to the platted subdivision in which the Property is located.
(2) The standard printed exception for standby fees, taxes and assessments.
(3) Liens created as part of the financing described in Paragraph 4.
(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
(6) The standard printed exception as to marital rights.
(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements. Buyer, at Buyer's expense, may have the exception amended to read, "shortages in area".

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or the Closing Date, whichever is earlier.

~~C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to~~ the Title Company and Buyer's lender(s). (Check one box only)
☐ (1) Within _____ days after the effective date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (Affidavit). If the existing survey or Affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☐ Seller's ☐ Buyer's expense no later than 3 days prior to Closing Date. **If Seller fails to furnish the existing survey or Affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.**
☐ (2) Within _____ days after the effective date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
☐ (3) Within _____ days after the effective date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

~~D. OBJECTIONS: Buyer may object in writing to defects, exceptions, or encumbrances to title:~~ disclosed on the survey other than items 6A(1) through (7) above; disclosed in the Commitment other than items 6A(1) through (8) above; or which prohibit the following use or activity: _____
_____.
Buyer must object the earlier of (i) the Closing Date or (ii) _____ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure the timely objections of Buyer or any third party lender within 15 days after Seller receives the objections and the Closing Date will be extended as necessary. If objections are not cured within such 15 day period, this contract will terminate and the earnest money will be refunded to Buyer unless Buyer waives the objections.

~~E. TITLE NOTICES:~~
(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.
(2) PROPERTY OWNERS' ASSOCIATION MANDATORY MEMBERSHIP: The Property ☐ is ☐ is not subject to mandatory membership in a property owners' association. If the Property is subject to mandatory membership in a property owners' association, Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2A in which the Property is located, you are obligated to be a member of the property owners' association. Restrictive covenants governing the use and occupancy of the Property and a dedicatory instrument governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instrument may be obtained from the county clerk. You are obligated to pay assessments to the property owners' ~~association. The amount of the assessments is subject to change. Your failure to pay the~~

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~~assessments could result in a lien on and the foreclosure of the Property. If Buyer is~~ **concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners' Association should be used.**

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall turn on existing utilities for inspections.

B. SELLER'S DISCLOSURE NOTICE PURSUANT TO §5.008, TEXAS PROPERTY CODE (Notice): (Check one box only)

☒ (1) Buyer has received the Notice.

☐ (2) Buyer has not received the Notice. Within _____ days after the effective date of this contract, Seller shall deliver the Notice to Buyer. If Buyer does not receive the Notice, Buyer may terminate this contract at any time prior to the closing and the earnest money will be refunded to Buyer. If Seller delivers the Notice, Buyer may terminate this contract for any reason within 7 days after Buyer receives the Notice or prior to the closing, whichever first occurs, and the earnest money will be refunded to Buyer.

☐ (3) The Seller is not required to furnish the notice under the Texas Property Code.

C. SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978.

D. ACCEPTANCE OF PROPERTY CONDITION: (Check one box only)

☒ (1) Buyer accepts the Property in its present condition.

☐ (2) Buyer accepts the Property in its present condition provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____.

E. LENDER REQUIRED REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, neither party is obligated to pay for lender required repairs, which includes treatment

for wood destroying insects. If the parties do not agree to pay for the lender required repairs or treatments, this contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

F. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date. All required permits must be obtained, and repairs and treatments must be performed by persons who are licensed or otherwise authorized by law to provide such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may do so and receive reimbursement from Seller at closing. The Closing Date will be extended up to 15 days, if necessary, to complete repairs and treatments.

G. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

H. ~~RESIDENTIAL SERVICE CONTRACTS: Buyer may purchase a residential service contract from a residential service company licensed by TREC. If Buyer purchases a residential service contract, Seller shall reimburse Buyer at closing for the cost of the residential service contract in an amount not exceeding $_____. Buyer should review any residential service contract for the scope of coverage, exclusions and limitations. **The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas.**~~

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8. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. **CLOSING:**

A. The closing of the sale will be on or before NOVEMBER 21, 20 08, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

(1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.

(2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.

(3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents required of them by this contract, the Commitment or law necessary for the closing of the sale and the issuance of the Title Policy.

(4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. **POSSESSION:** Seller shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted: ☒ upon closing and funding ☐ according to a temporary residential lease form promulgated by TREC or other written lease required by the parties. Any possession by Buyer prior to closing or by Seller after closing which is not authorized by a written lease will establish a tenancy at sufferance relationship between the parties. **Consult your insurance agent prior to change of ownership and possession because insurance coverage may be limited or terminated. The absence of a written lease or appropriate insurance coverage may expose the parties to economic loss.**

11. **SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit licensees from adding factual statements or business details for which a contract addendum, lease or other form has been promulgated by TREC for mandatory use.)

SALE IS CONTINGENT UPON APPROVAL BY CITY OF SAN ANTONIO PLANNING COMMISSION, AND AUTHORIZATION, BY ORDINANCE, OF THE CITY COUNCIL.

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12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed $ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses):

(a) Loan origination, discount, buy-down, and commitment fees (Loan Fees).

(b) Appraisal fees; loan application fees; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; mortgagee title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; and other expenses payable by Buyer under this contract.

B. Buyer shall pay Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender.

C. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the effective date of this contract, ~~Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control,~~ Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds and receive credit from Seller at closing in the amount of the

aeg2

18. ESCROW:

A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.

B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of escrow agent from all parties.

C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursal of the earnest money.

D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for liquidated damages in an amount equal to the sum of: (i) three times the amount of the earnest money; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by applicable law, or if Seller fails to deliver an affidavit to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by facsimile or electronic transmission as follows:

To Buyer	**To Seller**
at: ALONZO E. GATES II	at:
ARROYO MANAGEMENT, L.L.C.	City of San Antonio
2969 NACOGDOCHES RD.	1400 S. Flores
SAN ANTONIO, TX 78217	San Antonio, TX 78204
Telephone: (210) 828-9289 (210) 473-3450 cell	Telephone: ( )
Facsimile: ( )	Facsimile: ( )
E-mail:	E-mail:

(Address of Property)

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22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (Check all applicable boxes):

- ☐ Third Party Financing Condition Addendum
- ☐ Seller Financing Addendum
- ☐ Addendum for Property Subject to Mandatory Membership in a Property Owners' Association
- ☐ Buyer's Temporary Residential Lease
- ☐ Seller's Temporary Residential Lease
- ☐ Addendum for Sale of Other Property by Buyer
- ☐ Addendum Containing Required Notices Under §5.016, §420.001 and §420.002, Texas Property Code
- ☐ Addendum for "Back-Up" Contract
- ☐ Addendum for Coastal Area Property
- ☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- ☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- ☒ Addendum for Seller's Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards as Required by Federal Law
- ☒ Other (list): DISCLOSURE NOTICE

23. TERMINATION OPTION: For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller $_____ (Option Fee) within 2 days after the effective date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within _____ days after the effective date of this contract. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee ☐will ☐will not be credited to the Sales Price at closing. **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

24. CONSULT AN ATTORNEY: Real estate licensees cannot give legal advice. READ THIS CONTRACT CAREFULLY. If you do not understand the effect of this contract, consult an attorney BEFORE signing.

Buyer's Attorney is: _____	Seller's Attorney is: _____
Telephone: ( ) _____	Telephone: ( ) _____
Facsimile: ( ) _____	Facsimile: ( ) _____
E-mail: _____	E-mail: _____

EXECUTED the _____ day of _____, 20____ (EFFECTIVE DATE).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Alonzo E Gates II
Buyer

_____
Seller

AE Gates II 10.9.08
Buyer

_____
Seller

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us) TREC NO. 20-8. This form replaces TREC NO. 20-7.

BROKER INFORMATION AND RATIFICATION OF FEE

Listing Broker has agreed to pay Other Broker _____ of the total sales price when Listing Broker's fee is received. Escrow Agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

Other Broker License No.	Listing Broker License No.
represents ☐ Buyer only as Buyer's agent ☐ Seller as Listing Broker's subagent	represents ☐ Seller and Buyer as an Intermediary ☐ Seller only as Seller's agent
Associate Telephone	Listing Associate Telephone
Broker's Address	Listing Associate's Office Address Facsimile
City State Zip	City State Zip
Facsimile	Email Address
Email Address	Selling Associate Telephone
	Selling Associate's Office Address Facsimile
	City State Zip
	Email Address

OPTION FEE RECEIPT

Receipt of $_____ (Option Fee) in the form of _____ is acknowledged.

Seller or Listing Broker _____ Date _____

CONTRACT AND EARNEST MONEY RECEIPT # 026566

Receipt of ☐ Contract and ☒ $ 1000.00 Earnest Money in the form of Cashier's Check is acknowledged.

Escrow Agent: _____ Date: _____

By: Alonzo E Gates II _____ Email Address

2969 Nacogdoches Rd. Address Telephone (____) _____

San Antonio City TEX State 78209 Zip Facsimile: (____) _____

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NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED BEFORE ANY OFFICIAL CHECK OF THIS BANK WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

TexasCommunityBank
P.O. Box 450269
Laredo, TX 78045

Cashier's Check

Date: 10/08/08 026566

Branch: 4001

REMITTER ALONZO E GATES II

PAY TO THE ORDER OF EXACTLY **1,000 AND 00/100 DOLLARS $1,000.00

CITY OF SAN ANTONIO

Security features included. Details on back.

⑈0000026566⑈ ⑆114924810⑆ 1010000034⑈

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

02-09-2004

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EQUAL HOUSING OPPORTUNITY

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 704 VIRGINIA, SAN ANTONIO, TX 78203
(Street Address and City)

A. **LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. **SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check on box only):
   - ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
   - ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
   - ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
   - ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. **BUYER'S RIGHTS** (check one box only):

- ☒ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. **BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. **BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. **CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Alonzo E Gates II			
Buyer	Date	Seller	Date
Buyer	10.9.08 Date	Seller	Date
Other Broker	Date	Listing Broker	Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us)

Disclosure Notice:

Date:	October 6, 2008
Buyer:	Arroyo Management, LLC
Buyer's Address:	2969 Nacogdoches Rd.
Address of Purchased Property:	704 Virginia, San Antonio, Texas 78203

By the signature of Buyer or its representative below, Buyer acknowledges receipt of the following disclosures pertaining to the purchased property referred to above:

1. The property is conveyed subject to all existing easements and other encumbrances. If Buyer wants assurance of title, Buyer must contract and pay for an owner's policy of title insurance.
2. Zoning district standards and replatting requirements may affect the use of property, and Buyer must assure itself of any applicable requirements before closing, City will assume Buyer understands and accepts any attendant limitations if Buyer chooses to close.
3. This conveyance does not relieve Buyer of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

The City of San Antonio provides the above disclosures for its own convenience. City does not assume the duty to give disclosures generally or to give the above disclosures accurately. Buyer must independently ascertain the accuracy of the above disclosures and must further independently ascertain all other facts relating to the title, character, condition, or suitability of the purchased property. The City of San Antonio disclaims any duty of disclosure whatsoever.

Upon receiving this disclosure statement, Buyer can choose not to close instead of signing the disclosure and going forward.

Arroyo Management, LLC
A Texas limited liability company

By: _____
Alonzo E. Gates, II

Date: _____

City of San Antonio
Discretionary Contracts Disclosure

For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.

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(1) Identify any individual or business entity[1] that is a **party** to the discretionary contract:

(2) Identify any individual or business entity which is a ***partner, parent*** or ***subsidiary*** business entity, of any individual or business entity identified above in Box (1):
☑ **No partner, parent or subsidiary; *or***   **List partner, parent or subsidiary of each party to the contract and identify the corresponding party:**

(3) Identify any individual or business entity that would be a ***subcontractor*** on the discretionary contract.
☑ **No subcontractor(s); *or***   **List subcontractors:**

(4) Identify any ***lobbyist*** or ***public relations firm*** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.
☑ **No lobbyist or public relations firm employed; *or***   **List lobbyists or public relations firms:**

[1] A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

(5) Political Contributions
List all political contributions totaling one hundred dollars ($100) or more within the past twenty-four (24) months made to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☑ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:

(6) Disclosures in Proposals
Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question[2] as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☑ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature:	Title:	Date:
	Company or D/B/A:	
[illegible]	Arroyo Management LLC	10.9.08

[2] For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

09-01-07

EQUAL HOUSING OPPORTUNITY

SELLER'S DISCLOSURE OF PROPERTY CONDITION

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(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 704 Virginia
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☑ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? N/A

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

N Range	N Oven	N Microwave
N Dishwasher	N Trash Compactor	U Disposal
Y Washer/Dryer Hookups	U Window Screens	N Rain Gutters
N Security System	U Fire Detection Equipment	N Intercom System
N TV Antenna	U Smoke Detector	N Satellite Dish
N Ceiling Fan(s)	U Smoke Detector-Hearing Impaired	U Exhaust Fan(s)
Y Central A/C	U Carbon Monoxide Alarm	N Wall/Window Air Conditioning
Y Plumbing System	N Emergency Escape Ladder(s)	Y Public Sewer System
N Patio/Decking	U Cable TV Wiring	Y Fences
N Pool	N Attic Fan(s)	N Spa N Hot Tub
N Pool Equipment	Y Central Heating	N Automatic Lawn Sprinkler System
N Fireplace(s) & Chimney (Woodburning)	N Septic System	N Fireplace(s) & Chimney (Mock)
U Gas Lines (Nat./LP)	N Outdoor Grill	N Carport
N Garage: __ Attached __ Not Attached	N Sauna	Y Water Supply ✓ City __ Well __ MUD __ Co-op
	N Pool Heater	
N Garage Door Opener(s): __ Electronic __ Controls	U Water Heater: __ Gas __ Electric	

Roof Type: Shingle Age: _____ (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☑ Yes ☐ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary): Yes home was a Rehab and is being sold as is.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☐ No ☑ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

Was a Rehabbed home and is Sold as is.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Interior Walls	N Ceilings	N Floors
N Exterior Walls	N Doors	N Windows
N Roof	Y Foundation/Slab(s)	N Basement
N Walls/Fences	N Driveways	N Sidewalks
N Plumbing Sewers/Septics	N Electrical Systems	N Lighting Fixtures

__ Other Structural Components (Describe) _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Active Termites (includes wood destroying insects)	N Termite or Wood Rot Damage Needing Repair	N Previous Termite Damage
N Previous Termite Treatment	N Previous Flooding	N Improper Drainage
N Water Penetration	N Located in 100-Year Floodplain	N Present Flood Insurance Coverage
N Previous Structural or Roof Repair	N Hazardous or Toxic Waste	N Asbestos Components
N Urea-formaldehyde Insulation	N Radon Gas	N Lead Based Paint
N Aluminum Wiring	N Previous Fires	N Unplatted Easements
N Landfill, Settling, Soil Movement, Fault Lines		N Subsurface Structure or Pits
N Previous Use of Premises for Manufacture of Methamphetamine		

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (iIf you are aware) ☑ No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary)

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes explain. (Attach additional sheets if necessary):

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7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Date Signature of Seller Date Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Date 10.9.08 Signature of Purchaser Date Signature of Purchaser

ITEM 26

CITY OF SAN ANTONIO

Department of Asset Management
Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: George H. Rodriguez, Assistant Director, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1351 - Request to close, vacate and abandon four improved portion of Public Rights of Way inconjunction with Haven for Hope Campus Project

DATE: Wednesday, October 1, 2008

PETITIONER: City of San Antonio
Attn: Billy D. Hubbard
115 Plaza de Armas, Ste. 230
P.O. Box 839966, 78283-3966

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 10/22/2008.

BACKGROUND

In conjunction with the creation of the Haven for Hope Campus Project, the City of San Antonio is requesting the closure of three improved portions of Public Rights of Way. The closures are listed as follows:

- N. San Marcos St. from the south right of way line of Perez St. to the north right of way line of Morales St.;
- Comal St. from the south right of way line of Perez St. to the north right of way line of Morales St., and from the north right of way line of Perez St. to the west property line of the Union Pacific Rail road.
- Perez St., from the east right of way line of N. San Marcos to the west right of way line of N. Salado St.

Specific locations for these proposed closures are shown on attached Exhibits "A" and "B".

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 petitioner agrees with all conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

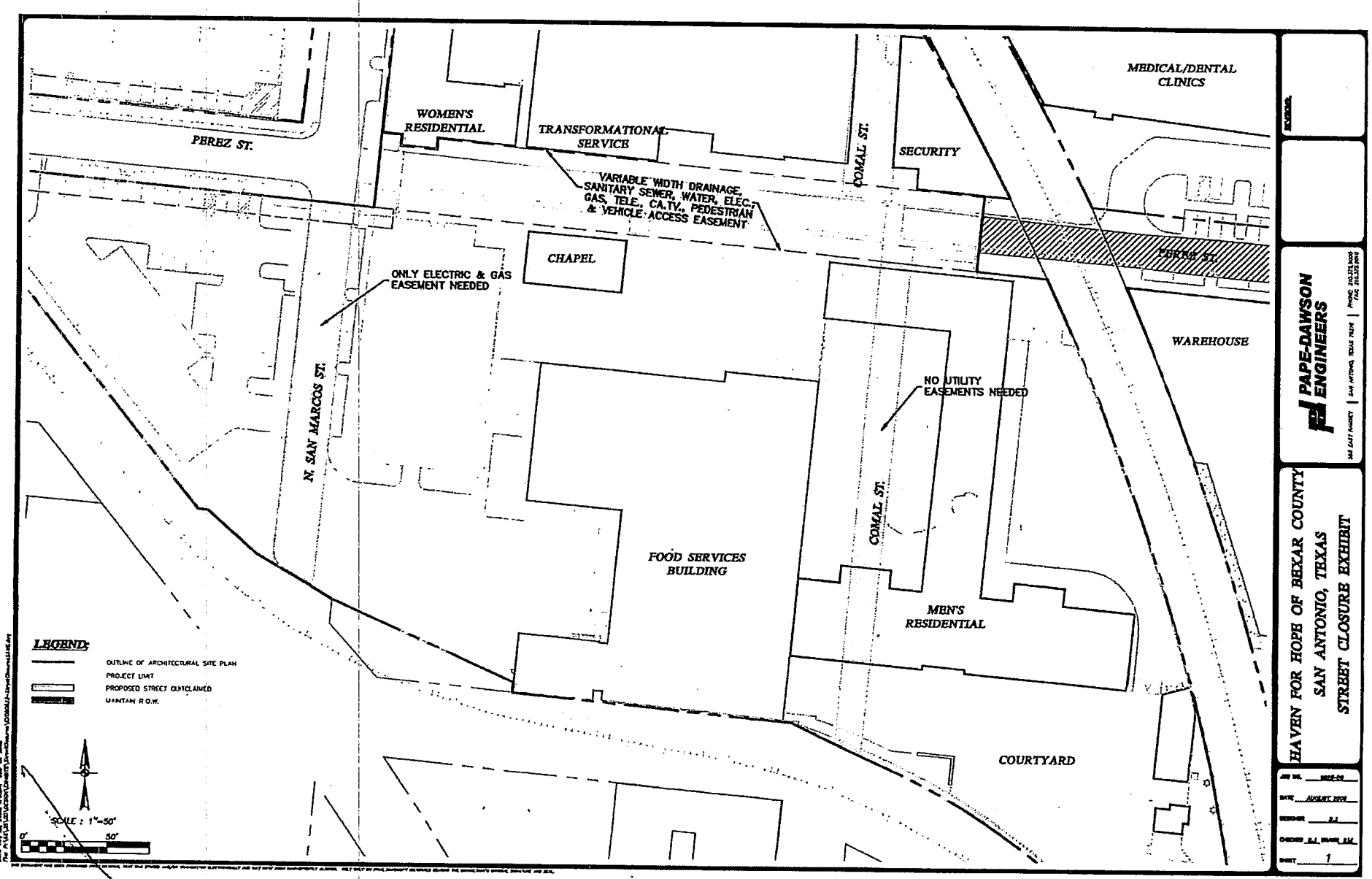

PEREZ ST.
WOMEN'S RESIDENTIAL
TRANSFORMATIONAL SERVICE
VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, ELEC., GAS, TELE., CA.TV., PEDESTRIAN & VEHICLE ACCESS EASEMENT
COMAL ST.
SECURITY
MEDICAL/DENTAL CLINICS
CHAPEL
ONLY ELECTRIC & GAS EASEMENT NEEDED
N. SAN MARCOS ST.
NO UTILITY EASEMENTS NEEDED
WAREHOUSE
FOOD SERVICES BUILDING
MEN'S RESIDENTIAL
COURTYARD
LEGEND:
OUTLINE OF ARCHITECTURAL SITE PLAN
PROJECT LIMIT
PROPOSED STREET CUTCLAIMED
MAINTAIN R.O.W.
SCALE : 1"=50'
0'
50'
PAPE-DAWSON ENGINEERS
HAVEN FOR HOPE OF BEXAR COUNTY
SAN ANTONIO, TEXAS
STREET CLOSURE EXHIBIT

EXHIBIT "A"

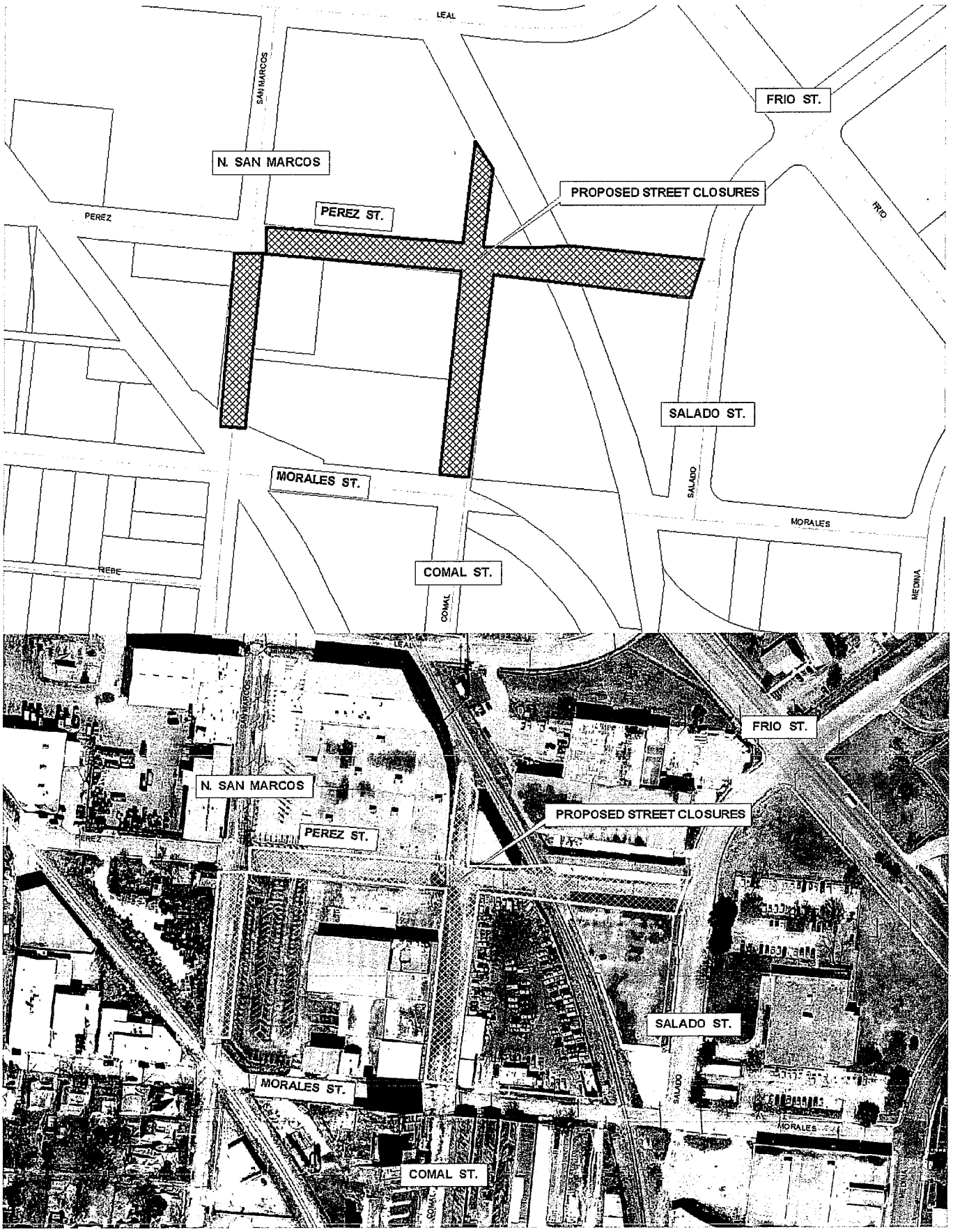

LEAL
SAN MARCOS
FRIO ST.
N. SAN MARCOS
PROPOSED STREET CLOSURES
PEREZ
PEREZ ST.
FRIO
SALADO ST.
MORALES ST.
SALADO
MORALES
REBE
COMAL ST.
COMAL
MEDINA
LEAL
SAN MARCOS
FRIO ST.
N. SAN MARCOS
PROPOSED STREET CLOSURES
PEREZ
PEREZ ST.
SALADO ST.
MORALES ST.
SALADO
MORALES
COMAL ST.
COMAL

EXHIBIT 'B"

CITY OF SAN ANTONIO

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

September 16, 2008

Haven for Hope Campus/City of San Antonio
Attn: Billy D. Hubbard
115 Plaza de Armas, Ste. 230
P.O. Box 839966, 78283-3966

Re: S.P. No. 1351-Request to close, vacate and abandon three improved portion of Public rights of ways in conjunction with Haven for Hope Campus Project

Dear Mr. Hubbard:

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

PUBLIC WORKS DEPARTMENT:
"Retain as drainage easement"- **Storm Water Engineering Division**
"Existing underground storm infrastructure must remain in operation at all times."-**Storm Water Utility/Engineering Division**

DEVELOPMENT SERVICES DEPARTMENT:
"Ensure utility easements are provided for all utilities that are existing within these street."

SAN ANTONIO WATER SYSTEM:
"Petitioner must agree to allow perpetual access to any water and/or sewer facilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of petitioner."

CITY PUBLIC SERVICE ENERGY:
"Over Head Engineering request that existing easements be retained for overhead facilities. Must retain easements for existing gas and electric distribution facilities that will not be rerouted as a result of this new development. Communications gives a conditional approval pending relocation of the transmission lines and associated communications facilities."

CAPTIAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT:

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

" AN EQUAL OPPORTUNITY EMPLOYER "

- Petitioner asserts that all evidence of ownership of all property abutting the public right of way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- 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.
- On April 19, 2008, City Council passed and approved Ordinance No. 2007-04-19-0449 which waived all necessary development fees associated with the Haven For Hope Homeless Campus.

If you concur with the above mentioned conditions please countersign this letter in the space provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,

George H. Rodriguez
Assistant Director
Capital Improvements Management Services Department

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: **Haven for Hope Campus/City of San Antonio**

Dennis J Campa
By:

Director, Dept of Comm. Initiatives
Title:

Dennis J. Campa
Print Name:

9.22.08
Date:

SG: 04-19-07
Item No. 39C.

AN ORDINANCE 2007-04-19-0449

DIRECTING STAFF TO TAKE APPROPRIATE STEPS IN BRINGING FORWARD AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE, REZONING PROPERTIES AND SURROUNDING AREA, AND AUTHORIZING STAFF TO WAIVE ALL NECESSARY DEVELOPMENT FEES ASSOCIATED WITH THE HAVEN FOR HOPE HOMELESS CAMPUS.

* * * * *

WHEREAS, the City Council on November 30, 2006 unanimously approved a conceptual plan for a comprehensive homeless campus;

WHEREAS, a comprehensive campus-like setting will allow the City to treat the root causes of homelessness and address their housing, workforce, medical, mental health, and substance abuse needs; and

WHEREAS, subsequent to acquisition of properties for said homeless campus, the City Council desires to make necessary amendments to the Unified Development Code, re-zone the properties as appropriate and waive development fees for the implementation of the campus; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council directs City Staff to:

A. Take the appropriate steps in bringing forward an ordinance amending the Unified Development Code to develop provisions to support the goals and operations of the Haven for Hope homeless campus; and.
B Take the appropriate steps in rezoning the properties of the campus and the surrounding area; and
C. Waive all necessary development fees associated with the Haven for Hope homeless campus.

SECTION 2. This ordinance shall become effective immediately upon passage if passed by eight or more votes; otherwise, this ordinance shall become effective April 29th 2007.

PASSED AND APPROVED this 19th day of April, 2007.

M A Y O R
PHIL HARDBERGER

ATTEST: City Clerk

APPROVED AS TO FORM: For City Attorney

Neighborhood Association Listing

NEIGHBORHOOD ASSOCIATION	LAST CONTACT	NAME	ADDRESS	ZIP	PHONE #	FAX #	COUNCIL DISTRICT	MAND-ATORY
145 ASSOCIATION, INC. (INACTIVE)	12/8/2004	PROCOMM - T. BETONCOURT	300 EAST SONTERRA BLVD., SUITE #350 *Email:*	78258	545-1888	545-1940	8	Y
165 ASSOCIATION, INC. (KENTON PLACE II)	1/24/2008	EUGENE W. MARCK	5018 KENTON VIEW *Email:* TRIPS@VISTAWORLDTRAVEL.COM	78240	614-7400	614-7407	8	Y
ADAMS HILL NEIGHBORHOOD ASSN	10/22/2007	KAYE SMITH	9611 BOONSBORO *Email:*	78245-9135	674-3032		4	N
ALAMO FARMSTEADS/BABCOCK ROAD NA (INACTIVE)	12/31/2002	PHILLIP MANNA	PO BOX 691065 *Email:* PMANNA@CAPGROUP.COM	78269-1065	697-9521	263-0068	7 8	N
ALTA VISTA NA	1/23/2008	HECTOR CARDENAS	PO BOX 15033 *Email:* HC747@GRANDECOM.NET	78212	736-3027	736-4357	1	N
ARBOR AT SONOMA RANCH HOA	2/26/2007	SPECTRUM ASSOC. MGMT.	1000 CENTRAL PARKWAY NORTH, SUITE #270 *Email:* CONTACT@SPECTRUMAM.COM	78232	494-0659	494-0887	8	Y
ARBORETUM NA	2/5/2008	CHERYL SMITH	13511 CASSIA WAY *Email:* ARBORETUM963@ATT.NET	78232	403-3797	494-6284	9	N
ARENA DISTRICT	10/31/2006	AJ GARCIA	1706 NEVADA *Email:* ARENADISTRICT@YAHOO.COM	78203	534-2103	534-2103	2	N
ARTESIA COMMUNITY GUILD	10/11/2007	REV. WILBERT SHEFFIELD	3371 J. STREET *Email:* ARTCOMMGUILD78220@LYCOS.COM	78220	333-1558		2	N
AUBURN OAKS	3/17/2008	JEANNETTE ARENSBERG	1600 N.E LOOP 410, #202 *Email:* AMS14@AMS-SA.COM	78209	829-7202	829-5207	8	Y
AVENIDA GUADALUPE ASSN., INC	11/7/2007	J. OSCAR RAMIREZ	1313 GUADALUPE ST., SUITE 100 *Email:* INFOR@AVENIDAGUADALUPE.ORG	78207	223-3151	223-4405	5	N
BABCOCK NORTH RESIDENT ASSOCIATION	11/19/2007	EMANUEL LEDEZMA	6727 SPRING HOLLOW *Email:* EMAN_LEDEZMA2000@YAHOO.COM	78249	789-0611	695-6971	8	N
BEACON HILL NA	2/4/2008	DEBBIE HUERTA	P.O. BOX 15732 *Email:* BEACONHILLNEIGHBORS@YAHOO.COM	78212-5732	854-8762		1	N

ITEM 27

CITY OF SAN ANTONIO

Individual Consideration

Capital Improvements Management Services Department
Interdepartmental Correspondence Sheet

TO: Planning Commission

FROM: George H. Rodriguez, Assistant Director, Capital Improvements Management Services Department

SUBJECT: S.P. No. 1395 - Request to close, vacate and abandon unimproved Casino Street and the release of drainage easement in NCB 160

DATE: Wednesday, October 1, 2008

PETITIONER: City of San Antonio
Attn: George H. Rodriguez, Assistant Director
114 W. Commerce St., Ste # 208
San Antonio, Texas 78205

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 10/22/2008.

BACKGROUND

The City of San Antonio is requesting the following actions A) closure, vacation and abandonment of Casino Street an unimproved Public Right of Way, B) Remove an existing drainage easement on the Riverbend Parking Garage property, 210 N. Presa St., as shown on attached Exhibits "A", "B" & "C", located in Council District 1. The sale of the Riverbend Parking Garage was considered and approved by the City Council on September 11, 2008, through Ordinance 2008-09-11-0786.

The proposed closure is part of a boundary agreement being negotiated between the City and the adjacent property owner. The Riverbend Parking Garage property is currently encumbered by a drainage easement which due to the manner in which the garage was developed, this easement is of no use to the City.

The boundary agreement and the release of the drainage easement is necessary to clear title for the recently approved disposition of the Riverbend Parking Garage. It eliminates the drainage easement and a building encroachment into Public Right of Way by the construction of the Riverbend Parking Garage on the west side of Casino Street. Approval of this request will allow the abutting properties to be developed and marketed to their highest and best use. If this request is approved, the property owners will incorporate the closure with their adjoining properties by replat and address the drainage easement issue. There are no plans in the foreseeable future to develop Casino Street into any type of public thoroughfare.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

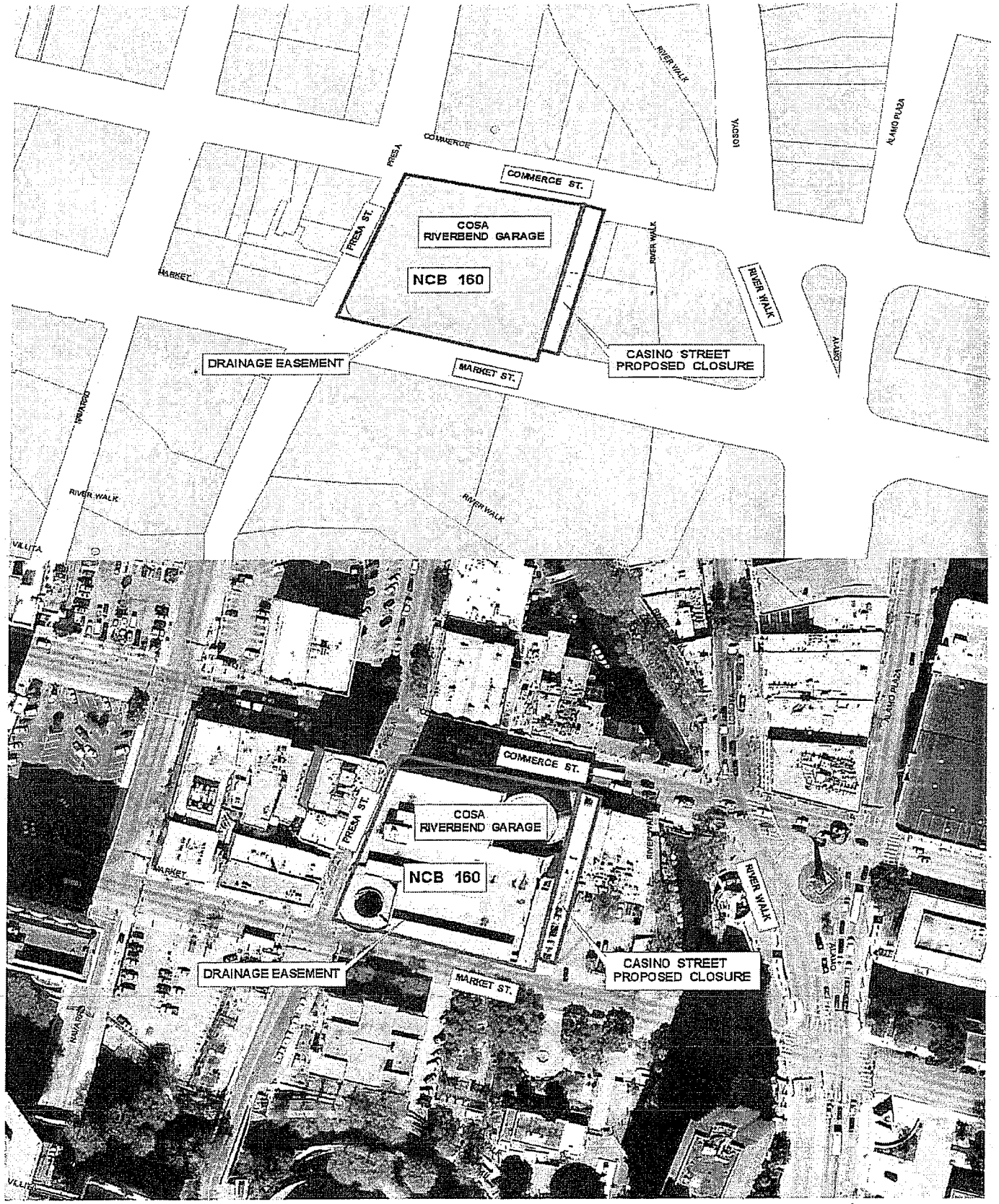

COMMERCE ST.
PRESA ST.
COSA
RIVERBEND GARAGE
NCB 160
MARKET ST.
RIVER WALK
DRAINAGE EASEMENT
CASINO STREET
PROPOSED CLOSURE
ALAMO PLAZA
NAVARRO
VILLITA

EXHIBIT "A"

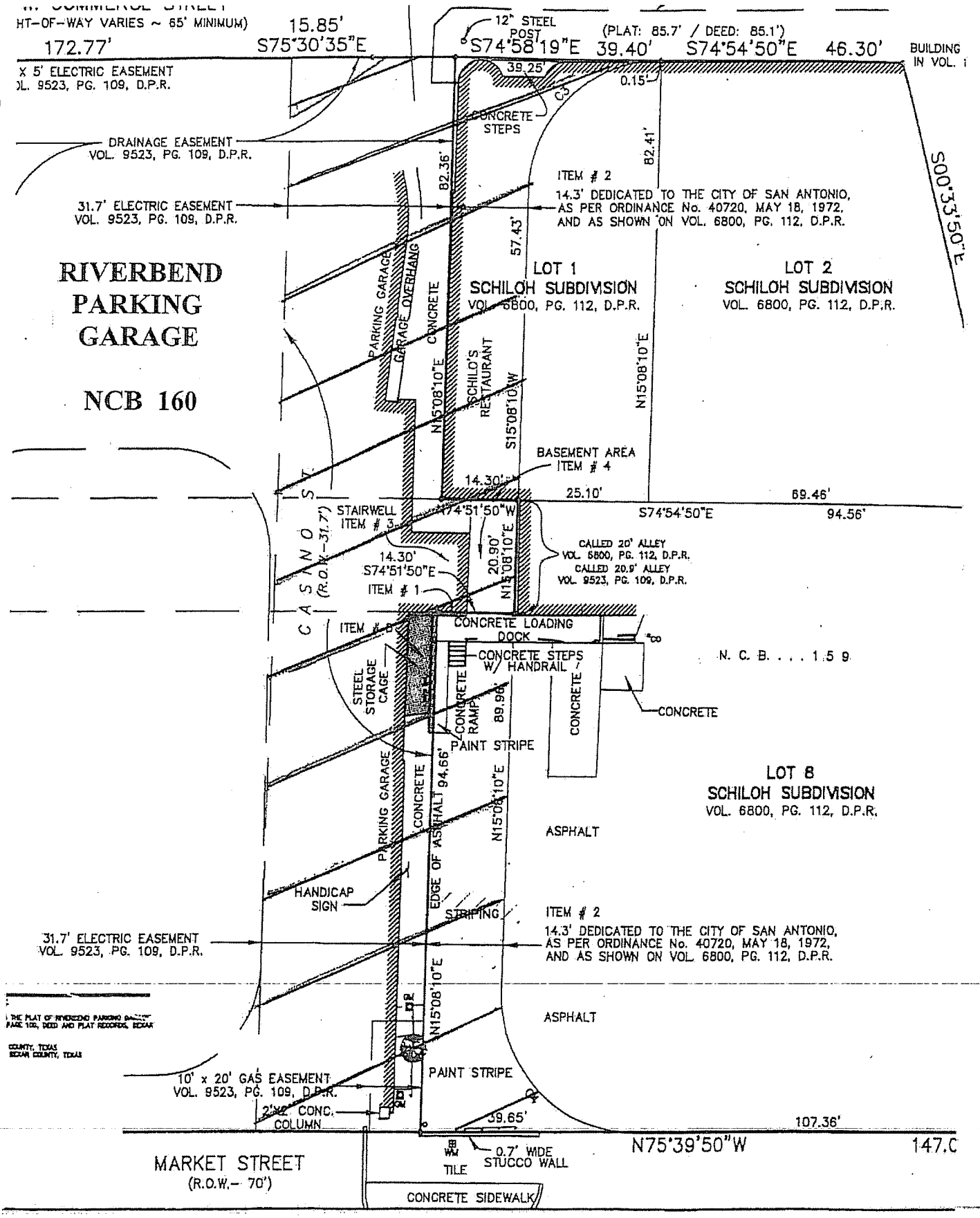

HT-OF-WAY VARIES ~ 65' MINIMUM)
172.77'
15.85'
S75°30'35"E
12" STEEL POST
S74°58'19"E
(PLAT: 85.7' / DEED: 85.1')
39.40'
S74°54'50"E
46.30'
BUILDING IN VOL.
X 5' ELECTRIC EASEMENT
OL. 9523, PG. 109, D.P.R.
39.25'
0.15'
CONCRETE STEPS
DRAINAGE EASEMENT
VOL. 9523, PG. 109, D.P.R.
82.36'
82.41'
S00°33'50"E
ITEM # 2
14.3' DEDICATED TO THE CITY OF SAN ANTONIO, AS PER ORDINANCE No. 40720, MAY 18, 1972, AND AS SHOWN ON VOL. 6800, PG. 112, D.P.R.
31.7' ELECTRIC EASEMENT
VOL. 9523, PG. 109, D.P.R.
57.43'
RIVERBEND PARKING GARAGE
NCB 160
PARKING GARAGE
GARAGE OVERHANG
CONCRETE
N15°08'10"E
SCHILOH'S RESTAURANT
S15°08'10"W
LOT 1
SCHILOH SUBDIVISION
VOL. 6800, PG. 112, D.P.R.
LOT 2
SCHILOH SUBDIVISION
VOL. 6800, PG. 112, D.P.R.
N15°08'10"E
BASEMENT AREA
ITEM # 4
14.30'
25.10'
69.46'
STAIRWELL
ITEM # 3
S74°51'50"W
S74°54'50"E
94.56'
CASINO ST.
(R.O.W.-31.7')
14.30'
S74°51'50"E
20.90'
N15°08'10"E
CALLED 20' ALLEY
VOL. 6800, PG. 112, D.P.R.
CALLED 20.9' ALLEY
VOL. 9523, PG. 109, D.P.R.
ITEM # 1
ITEM # 5
CONCRETE LOADING DOCK
CONCRETE STEPS W/ HANDRAIL
N. C. B. . . . 1 5 9
STEEL STORAGE CAGE
CONCRETE RAMP
89.96'
CONCRETE
CONCRETE
PAINT STRIPE
LOT 8
SCHILOH SUBDIVISION
VOL. 6800, PG. 112, D.P.R.
PARKING GARAGE
CONCRETE
EDGE OF ASPHALT 94.66'
N15°08'10"E
ASPHALT
HANDICAP SIGN
STRIPING
ITEM # 2
14.3' DEDICATED TO THE CITY OF SAN ANTONIO, AS PER ORDINANCE No. 40720, MAY 18, 1972, AND AS SHOWN ON VOL. 6800, PG. 112, D.P.R.
31.7' ELECTRIC EASEMENT
VOL. 9523, PG. 109, D.P.R.
N15°08'10"E
ASPHALT
PAINT STRIPE
10' x 20' GAS EASEMENT
VOL. 9523, PG. 109, D.P.R.
2'x2' CONC. COLUMN
39.65'
107.36'
N75°39'50"W
147.0
MARKET STREET
(R.O.W.- 70')
TILE
0.7' WIDE STUCCO WALL
CONCRETE SIDEWALK

EXHIBIT "B"

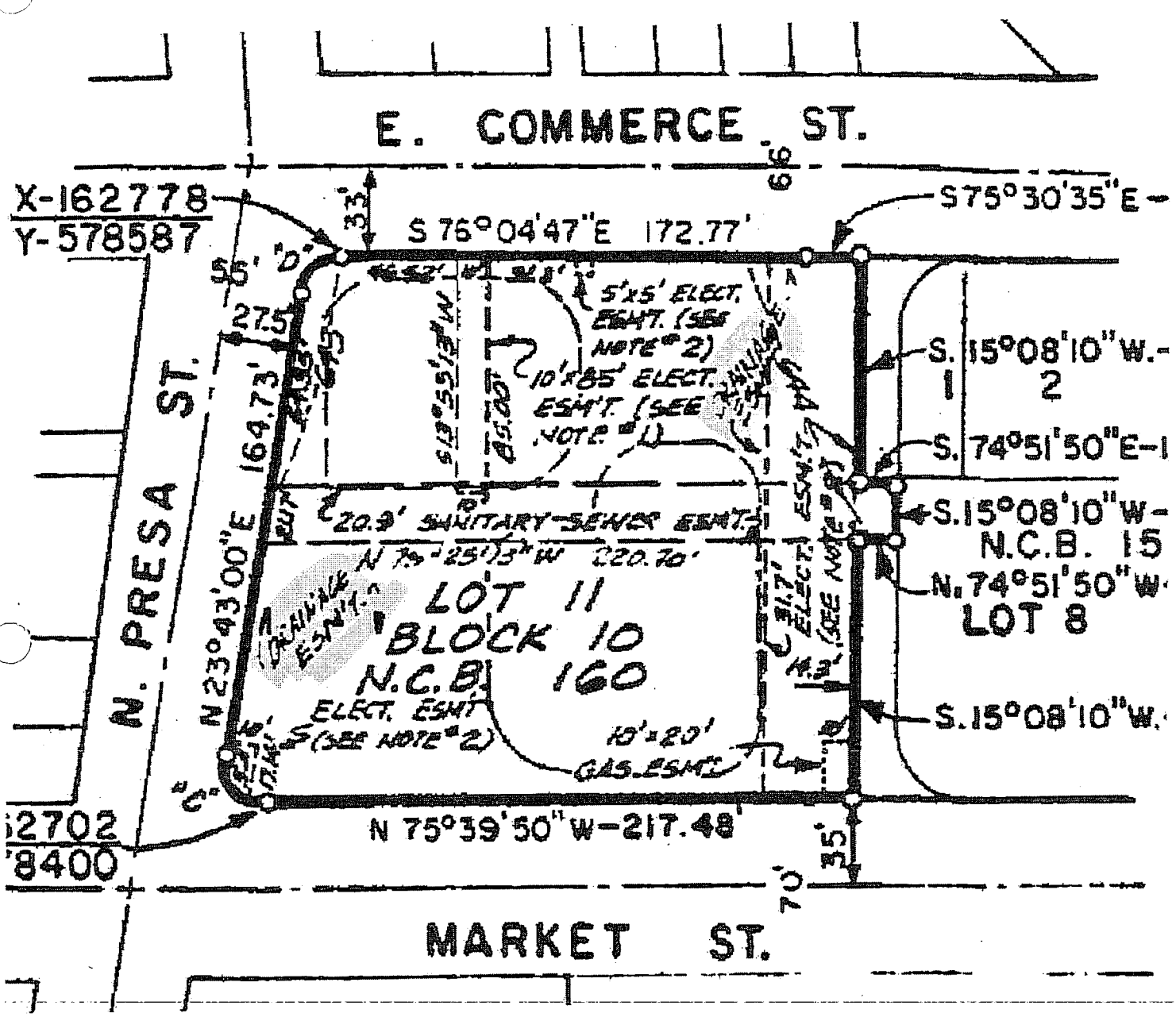

E. COMMERCE ST.
X-162778
Y-578587
S 76°04'47"E 172.77'
S75°30'35"E
5'x5' ELECT. ESM'T. (SEE NOTE #2)
10'x85' ELECT. ESM'T. (SEE NOTE #1)
S. 15°08'10"W.
S. 74°51'50"E
20.9' SANITARY SEWER ESM'T.
N 23°43'00"E 164.73'
N. PRESA ST.
LOT 11
BLOCK 10
N.C.B. 160
ELECT. ESM'T (SEE NOTE #2)
10'x20' GAS ESM'T.
S.15°08'10"W.
N.74°51'50"W.
LOT 8
N 75°39'50"W-217.48'
MARKET ST.

EXHIBIT "C"

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

Plan Amendment Application Case No.: 08032

Council District: **2** City Council Meeting Date: **11/04/2008**

ITEM 28

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

Summary:

Neighborhood/Community/Perimeter Plan: Government Hill Neighborhood Plan
The applicant requests to amend the Land Use Plan designation from Neighborhood (Local/Convenience) Commercial to Mixed-Use

Background Information:

Applicant: Regent Companies
Owner: SA Intown Fund LP
Property Location: 1701, 1705, 1635 N. Alamo Street & 1706 Broadway Avenue
Acreage: 0.7475
Current Land Use of site: Local/Convenience Commercial
Adjacent Land Uses:
N: **Mixed Use**
E: **Public Institutional and Local/Convenience Commercial**
S: **Local/ Convenience Commercial**
W: **High Density Mixed-Use (Pearl Parkway leading to Rio Pearla Development)**

Issue:

LAND USE ANALYSIS:
The Government Hill Neighborhood Plan is currently undergoing a land use plan update. A phased approach for the land use is to run concurrently with the comprehensive rezoning. The proposed parcels, located in Phase III, will be updated within the next year.

The existing land uses surrounding the subject property include Mixed Use, Public Institutional, Local/Convenience Commercial, and High Density Mixed-Use. Mixed Use allows for a concentrated, well structured, and integrated blend of higher density uses. Public / Institutional (previously referred to as institutional in original plan) uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of governmental or non-profit services. Neighborhood Commercial (previously referred to as Local Convenience/ Commercial in original plan) includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. High Density Mixed-Use consists of well planned and an integrated blend of higher density residential with other land uses. The proposed area is surrounded by a vacant lot located to the north, small commercial uses to the south and northeast, and directly to the east, a public school facility. The public school facility, SAISD Student Support Services, is located immediately east of the property.

The requested land use of the site located on Broadway and N. Alamo is Mixed Use. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures and residential on upper levels. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Some examples of Mixed Uses are residential, retail, professional services, office, entertainment, and other land uses.

The request falls within the RIO-2 district. The maximum height in this district is 120 ft, or 10 stories, however, the RIO ordinance also states that "building heights should be configured such that a comfortable

human scale is established around the edges of properties." This is of particular importance along the Broadway corridor, as there is an opportunity for this development to enhance the corridor as an active pedestrian/bicycle friendly environment and as a transition from of the downtown core. The changing conditions of the Broadway corridor over the past several years indicate that this may be an appropriate location to offer neighborhood scale retail services, combined with multi-family residential uses. Given the adjacent mix of uses and immediate proximity to IH- 35, the request would be appropriate at this location

Mixed use development for the the Broadway area is supported by numerous ongoing plans. According to the Government Hill Neighborhood Plan, mixed use would be appropriate along Broadway. The Pearl Brewery development has spurred interest in the redevelopment of lower Broadway, where mixed uses are appropriate and would be supported by the increased pedestrian traffic brought by transit stops. In addition, the San Antonio BRAC 2005 Growth Management Plan includes significant projects which compliment the proposed request for mix use development along Broadway. These include expanding the Playland Park parcel, which is north of the proposed property, into a mixed use development and incorporating several small properties fronting on Broadway to significantly enhance the potential of the site. Based on the Tobin Hill Neighborhood Plan, the Rio Pearla development area, located in the River Redevelopment District, west of the proposed area, supports mixed use that has frontage on the river as well as along Broadway. Just south of the subject properties, the River North District of the Downtown Neighborhood Plan is the subject area of a Master Planning update process. Broadway and Alamo Streets are part of the Broadway Neighborhood concept which includes proposed street improvements, mixed use developments along Broadway and smaller-scale infill along Alamo. The requested amendment complements the various projects underway along and surrounding the Broadway corridor.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Broadway Avenue, Secondary Arterial Type B, ROW 70' - 86' and N. Alamo Street, Arterial Type C

Other streets: W. Carson Street, E. Grayson Street, Pearl Parkway, and Casa Blanca Street are local streets.

Comments: As arterials, Broadway and Alamo could support higher intensity development.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: San Antonio Independent School District Student Support Services

Comments: The site's proposed function as mixed use developments is appropriate for this location. It does not interfere with any activities from the SAISD Student Support Services.

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

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation

Comments: Changing the land use of the subject parcels from Neighborhood (Local/Convenience) Commercial to Mixed-Use would not pose safety, mobility, land compatibility or traffic concerns and would be compatible with existing development trends.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 22, 2008

☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: October 3, 2008

No. Notices mailed 10 days prior to Public Hearing: 29

Registered Neighborhood Association(s) Notified: Government Hill Alliance & Tobin Hill Neighborhood Association

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

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2008187

Current zoning district: I-1 RIO-2, MF-33 RIO-2

Proposed zoning district: IDZ RIO-2 with uses permitted in C-2 and MF dwellings not to exceed a density of 75 units per acre

Zoning Commission Public Hearing Date: July 15, 2008

☒ Approval, pending plan amendment approval ☐ Denial

Planning Department Staff:

Patrick Howard, AICP	Assistant Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Loretta N. Olison	Senior Planner	Phone No.: 207-7919

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOCAL/CONVENIENCE COMMERCIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.7475 ACRES LOCATED AT 1701, 1705, 1635 N. ALAMO STREET & 1706 BROADWAY AVENUE

WHEREAS, City Council approved the Government Hill Plan as an addendum to the Master Plan on August 25, 1999; 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 October 22, 2008 and approved the amendment on October 22; and

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

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

SECTION 1: The amendment to the Government Hill Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for approval as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22nd DAY OF October 2008.

Attest:	Approved:
Executive Secretary San Antonio Planning Commission	Murray H. Van Eman, Chairman San Antonio Planning Commission

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOCAL/CONVENIENCE COMMERCIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.7475 ACRES LOCATED AT 1701, 1705, 1635 N. ALAMO STREET & 1706 BROADWAY AVENUE

WHEREAS, City Council approved the Government Hill Plan as an addendum to the Master Plan on August 25, 1999; 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 October 22, 2008 and denied the amendment on October 22; 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 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 Government Hill Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for denial as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22nd DAY OF October 2008.

Attest:

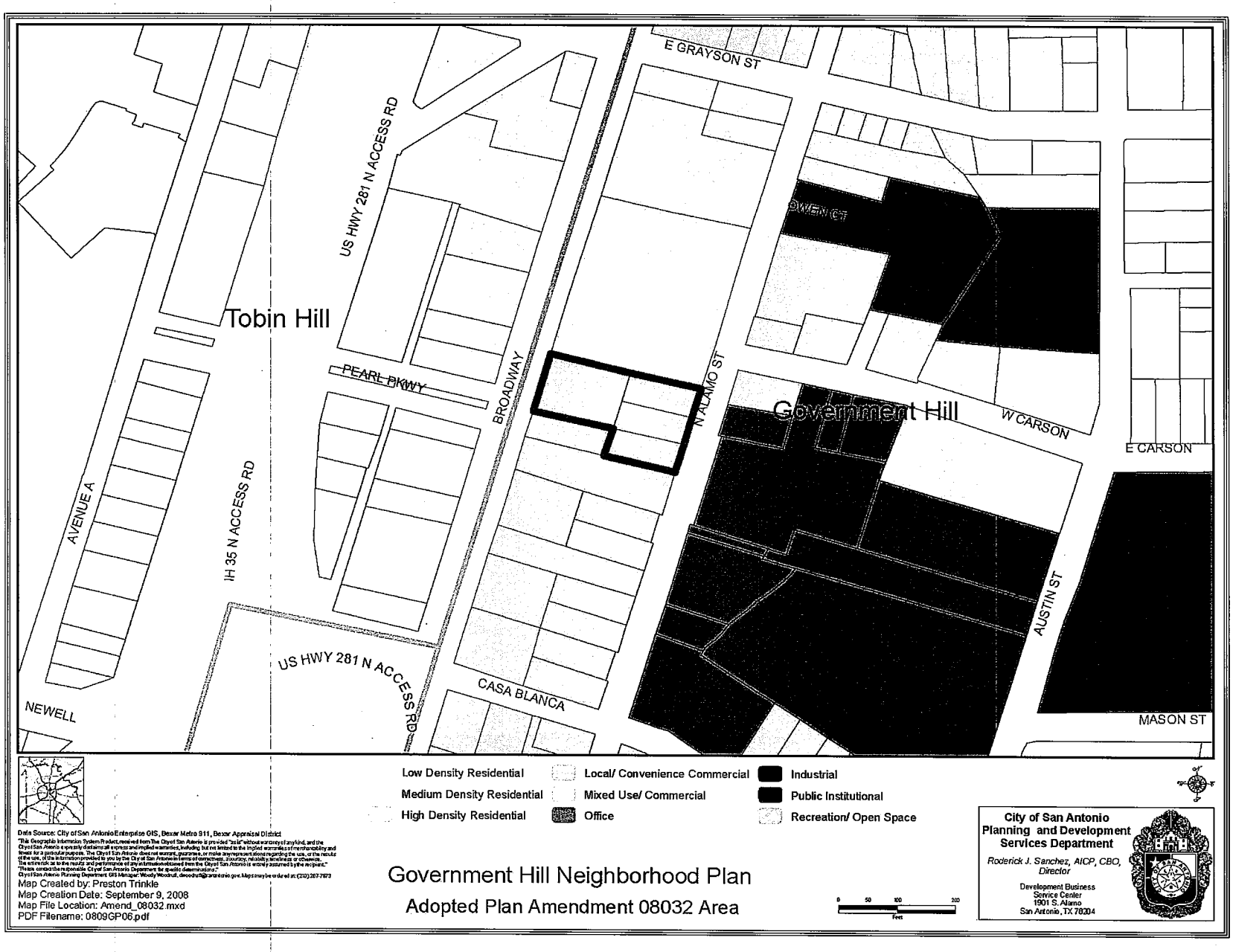
Executive Secretary
San Antonio Planning Commission

Approved:

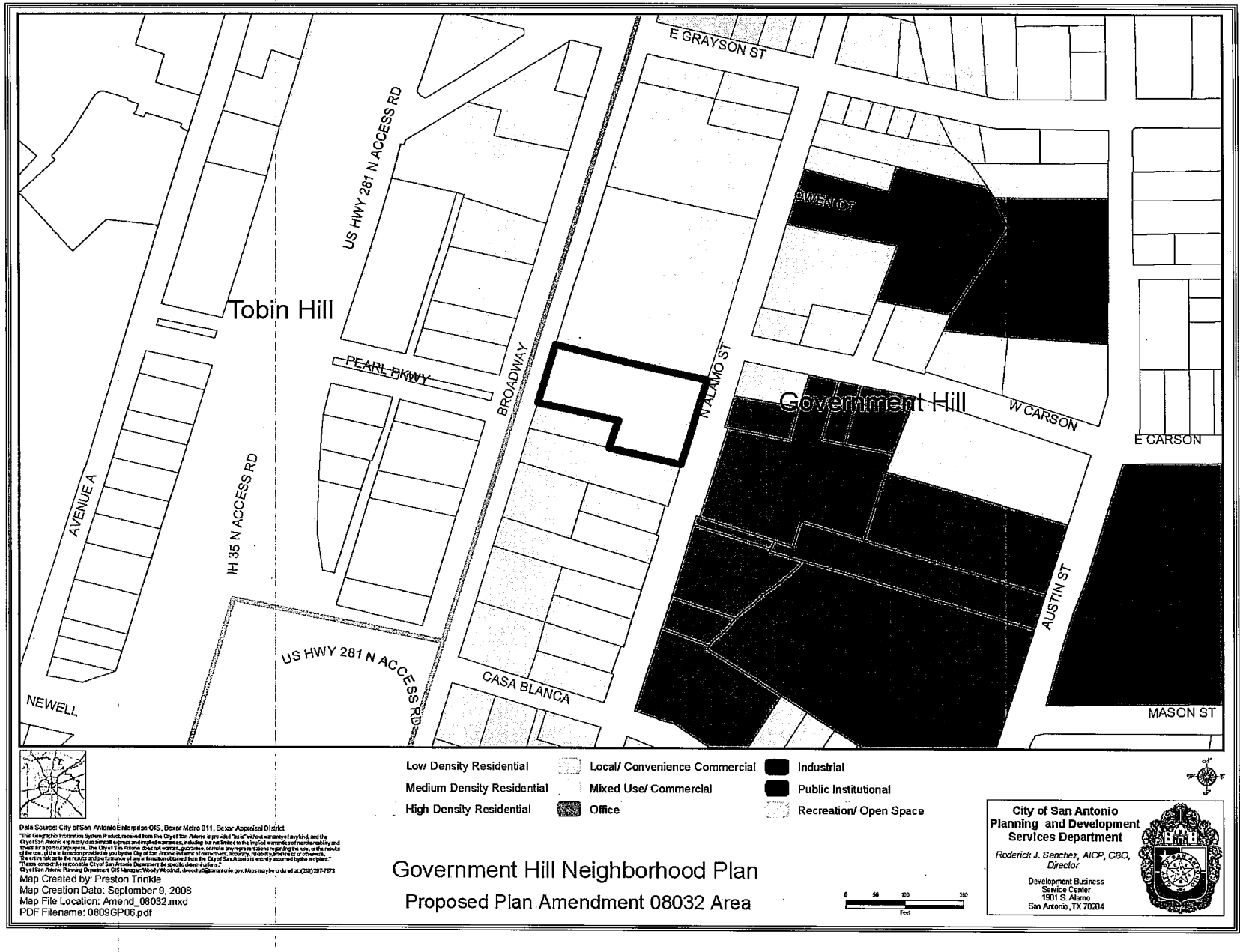
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Land Use Plan As Adopted:

Attachment 1



ProposedAmendment:



Master Plan Amendment 08032
Government Hill Neighborhood Plan

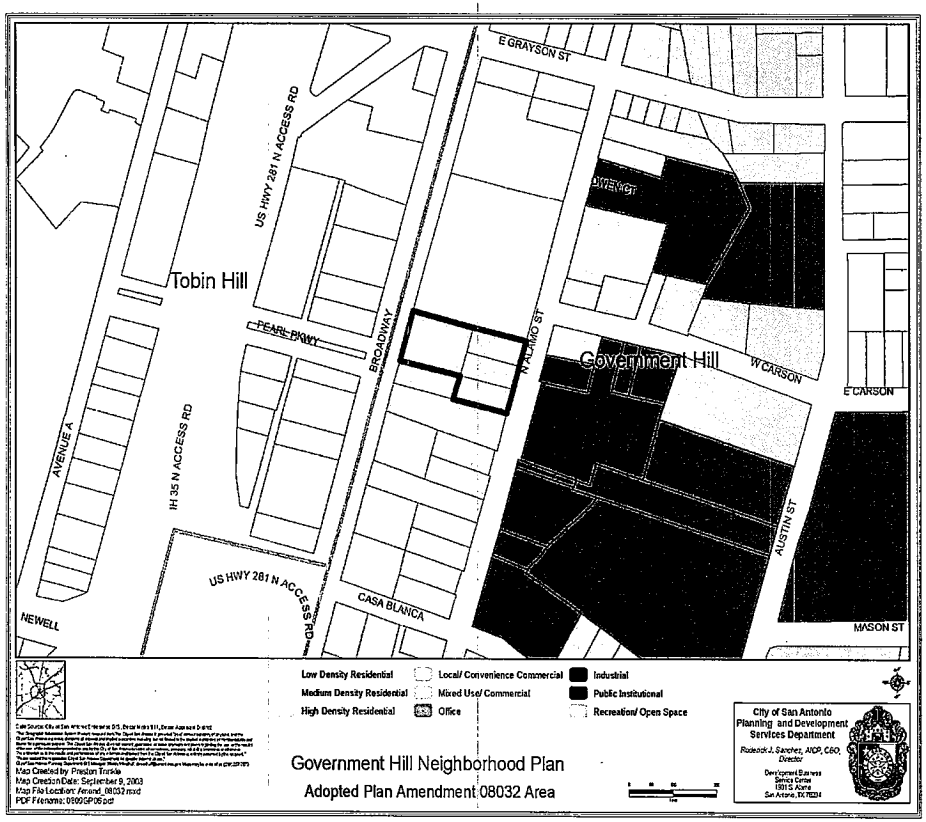
Planning Commission

October 22, 2008

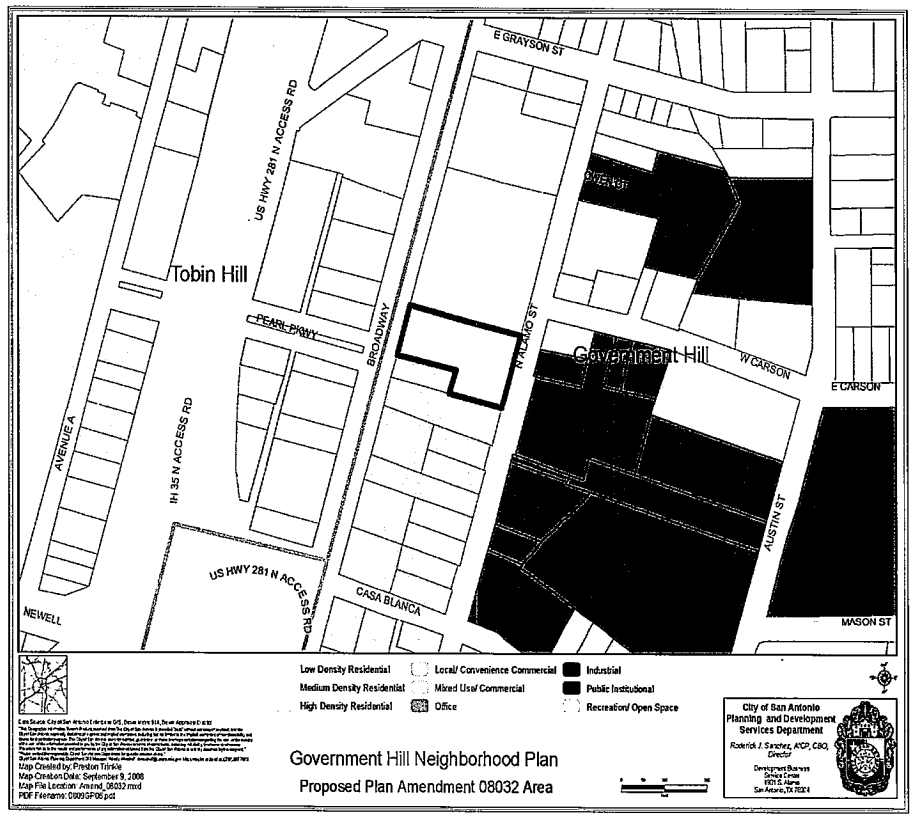
Agenda Item No.

Amendment 08032

Plan as adopted:



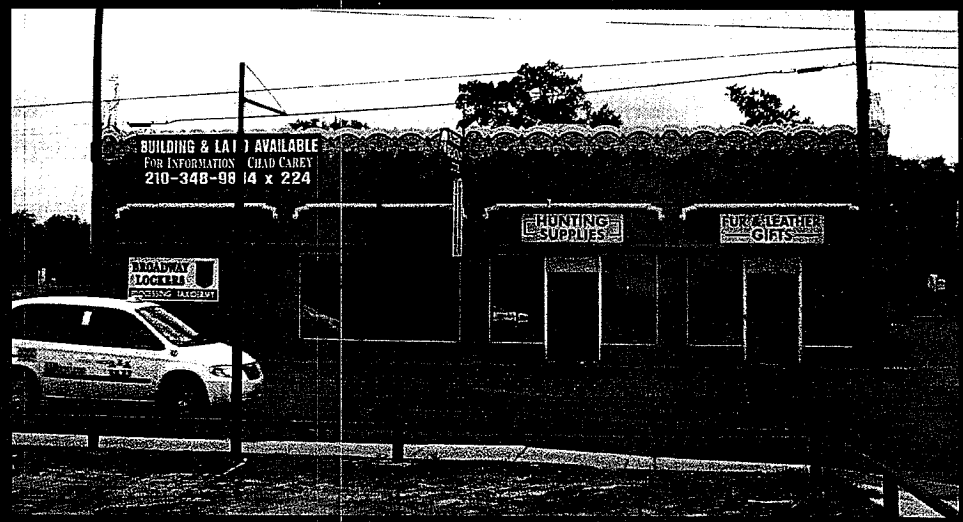
Proposed amendment:



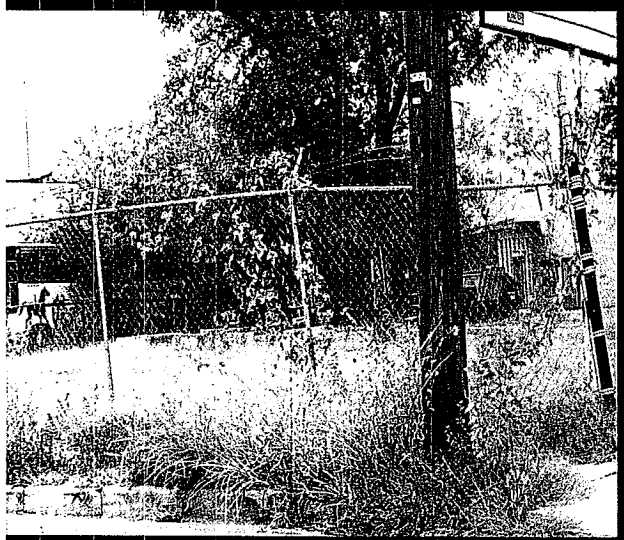
Land Use

Retail Stores
Low Density Residential
Office Suites
Vacant
Vacant
Bus Storage
Auto Parts Store
Public Institutional
PEARL PKWY
BROADWAY
W CARSON
E CARSON
Office Suites
Public Institutional
SAISD Student Support Services
Public Institutional
GASA BLANCA
MASON ST
US HWY 281 N
US HWY 281 N ACCESS RD

Amendment 08032



View of property at 1706 Broadway Avenue



View of Property at 1701, 1705, & 1635 N. Alamo Street

Amendment 08032

North of property- Vacant Lot

East of property- SAISD

South of property- Commercial Site

Far West of property- Pearl Brewery

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

ITEM 29

Government Hill Neighborhood Plan Update

Council District: **5** City Council Meeting Date: **12/04/08** U09001

Summary:

Neighborhood/Community/Perimeter Plan: **Downtown West Neighborhood Plan Update, Phase I**

Background Information:

Applicant: City of San Antonio
Owner: Various
Plan Boundaries:
North: Ruiz and Frio Street
South: Buena Vista
East: Salado
West: Colorado Street
Size: Approximately 63 acres
Current Land Use of site: Various
Adjacent Land Uses: Various

Issue:

Planning Process:
The Downtown West Neighborhood is a component of the overall Downtown Neighborhood Plan. The Downtown Neighborhood Plan was adopted in 1999, and consists of several distinct districts. The West Neighborhood includes the Colorado Street (Prospect Hill) District "District P". The Downtown West Neighborhood Plan Update is part of a Council initiated rezoning effort for portions of the area.

The plan update addresses the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004. The update process of the Downtown Neighborhood Plan has been segmented into phases in order to consider the specific conditions of each geographic district.

In the course of the update process, two public meetings were held to present the draft plan to the public. Additional one-on-one meetings were scheduled at the convenience of affected property owners to address concerns about the rezoning and plan update effort. Although meetings were intended to obtain feedback on the proposed plan update, some citizens expressed concerns with several projects impacting the West Neighborhood; specifically the Bexar County jail expansion and the Haven for Hope campus.

The need for a comprehensive rezoning was determined due to the identification of a large number of residential properties that are currently zoned I-1 and I-2. The intent of the Council initiated rezoning effort was to provide for appropriate zoning categories for the present use of these properties. The Land Use component corresponds with the proposed zoning for the area, and offers a more predictable and flexible transitional land use pattern within the plan area.

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

Key Changes to Plan and Current Land Use:
The Downtown West Neighborhood Plan Update area is bounded by Ruiz and Frio to the north, Salado Street to the east, Colorado to the west, and Buena Vista to the south.

The land use portion of the Plan Update will achieve the following goals:

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

2) Create a separate district for criminal justice uses; the Municipal District.

3) Expand the district to include properties bound by Martin Street to the south, Colorado to the west, Salado to the east, and Ruiz to the north.

4) Resolve inconsistencies between existing land uses and zoning.

5) Address future land uses by considering the development pattern of proposed area projects.

Updated Land Use Categories and Proposed Land Use Plan Changes

Industrial and Non-Categorized Uses to Low Density Residential
Many single family properties in the Prospect Hill neighborhood are currently zoned Industrial. The land use plan currently calls for residential for the entire district. Low Density Residential uses will accommodate R-4, R-5, and R-6 zoning categories. This land use classification is intended to preserve the existing low density residential neighborhood of Prospect Hill/ Gardendale.

Low Density Mixed Use
This land use provides a mix of low intensity residential and commercial uses compatible with surrounding uses. It is appropriate for areas adjacent to Low Density Residential uses, and serves as a buffer from higher intensity uses. This category is encouraged for uses fronting San Marcos Street, which will provide a buffer between the Bexar County jail complex and the residential neighborhood.

Mixed Use
This category allows for a mix of uses within the same building. It is found along the gateway corridors, and is intended to promote higher densities. Mixed Use is proposed west of the Haven for Hope campus to Morales Street and along the south side of W. Commerce to Richter Street. Mixed Use land use provides additional flexibility for residential and commercial opportunities.

Community Commercial
Community Commercial provides retail uses such as cafes, restaurants, beauty parlors, neighborhood groceries or markets and similar uses. Community Commercial uses provides an appropriate transition between the Haven for Hope campus and the Bexar County jail complex; in an area bound by Morales, the Haven for Hope campus, Martin, and San Marcos Street in which residential uses are unlikely to develop.

Updating Terminology and Nomenclature:
The Downtown Neighborhood Plan consists of several distinctly different districts. The 1999 adopted Downtown Plan includes The North River Neighborhood, Lower Broadway, Irish Flats, East Side Warehouse District, Dignowity Hill, St. Paul's Square, Denver Heights, Special Events District, Lavaca Neighborhood/ Victoria Courts, Lower River District, King William, Flores St./ Arsenal

District, Vista Verde Neighborhood, UTSA/ Government District, Cattleman Square, San Pedro Creek District, Madison Square/ Medical District, and Riverbend. The Downtown West Neighborhood will be referred to as the Colorado Street (Prospect Hill/ Gardendale)- District P, and the newly created district will be known as the Municipal District- District T. Reference to this plan update, including Colorado Street (Prospect Hill/ Gardendale), will be reflected in the Downtown Neighborhood Plan as the West Neighborhood Plan Update.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 22, 2008

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: October 3, 2008
No. Notices mailed 10 days prior to Public Hearing: 264
Registered Neighborhood Association(s) Notified: Prospect Hill, Downtown Alliance

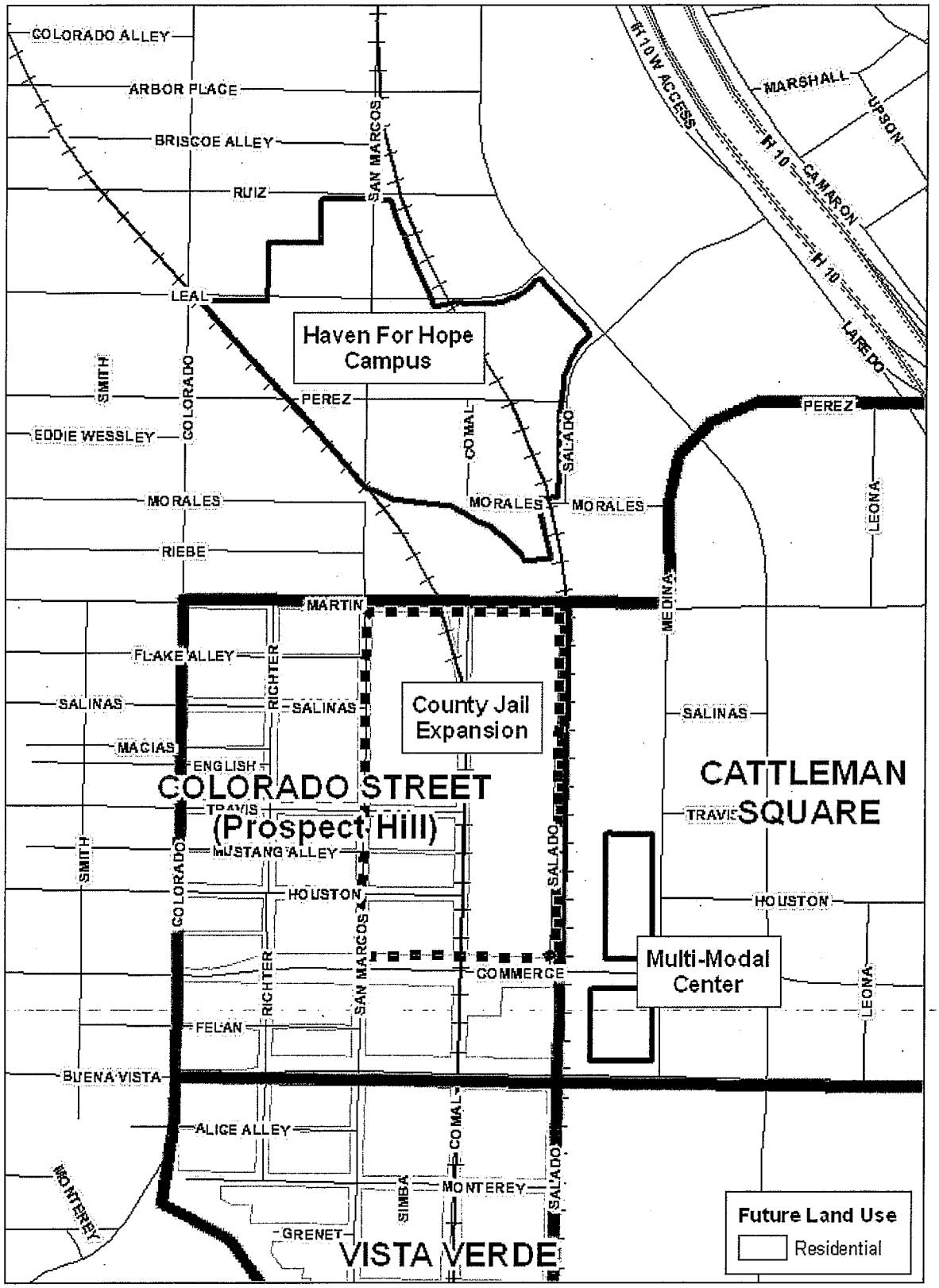
Comments:

Planning Department Staff:

Rod Sanchez, AICP, CBO, Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Planning Manager
Case Manager: Gary Edenburn, Senior Planner

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

ADOPTED LAND USE PLAN



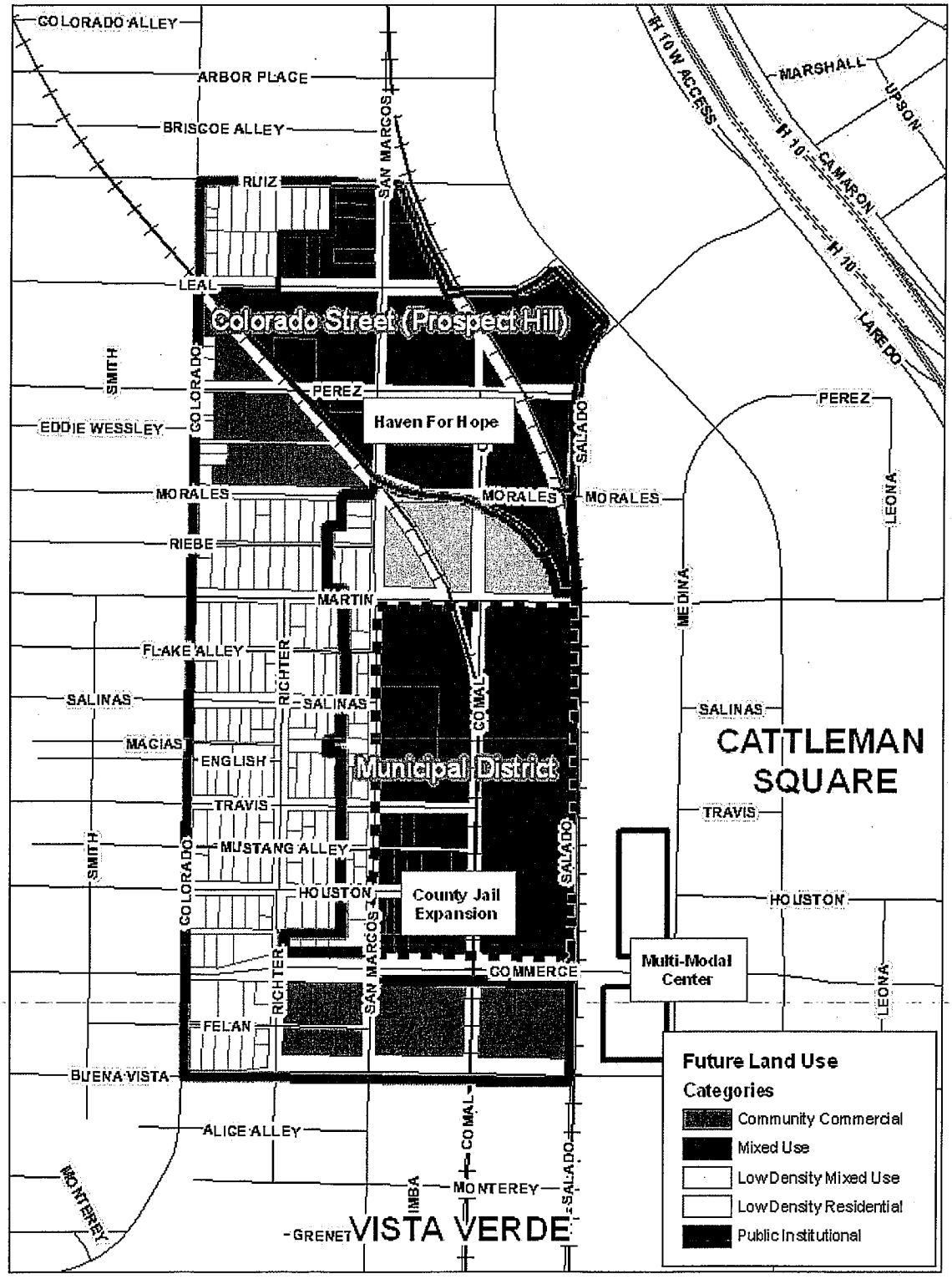
WEST DOWNTOWN AREA
EXISTING DISTRICT BOUNDARIES

City of San Antonio
Planning &
Community Development
Department

Form created 7/12/06

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

PROPOSED LAND USE PLAN



WEST DOWNTOWN AREA
Future Land Use

City of San Antonio
Planning & Community Development Department

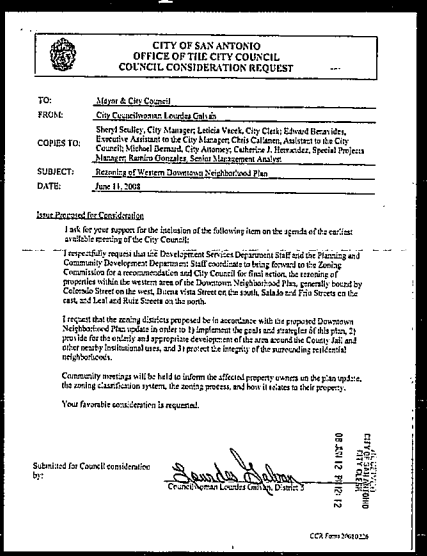
Form created 7/12/06

Downtown Neighborhood Plan
West Neighborhood Update

PLANNING COMMISSION
October 22, 2008

Downtown Neighborhood Plan
West Neighborhood Update

- Council District 5 initiated request to rezone properties in accordance with a Downtown Neighborhood Plan update
- This request is intended to:
  1. implement the goals and strategies of the plan
  2. provide for the orderly and appropriate development of the area around the County Jail and other nearby institutional uses
  3. protect the integrity of the surrounding residential neighborhoods



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

TO: Mayor & City Council
FROM: City Councilwoman Lourdes Galván
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 Gonzalez, Senior Management Analyst
SUBJECT: Rezoning of Western Downtown Neighborhood Plan
DATE: June 11, 2008

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 City Council:

I respectfully request that the Development Services Department Staff and the Planning and Community Development Department Staff coordinate to bring forward to the Zoning Commission for a recommendation and City Council for final action, the rezoning of properties within the western area of the Downtown Neighborhood Plan, generally bound by Colorado Street on the west, Buena vista Street on the south, Salado and Frio Streets on the east, and Leal and Ruiz Streets on the north.

I request that the zoning districts proposed be in accordance with the proposed Downtown Neighborhood Plan update in order to 1) implement the goals and strategies of this plan, 2) provide for the orderly and appropriate development of the area around the County Jail and other nearby institutional uses, and 3) protect the integrity of the surrounding residential neighborhoods.

Community meetings will be held to inform the affected property owners on the plan update, the zoning classification system, the zoning process, and how it relates to their property.

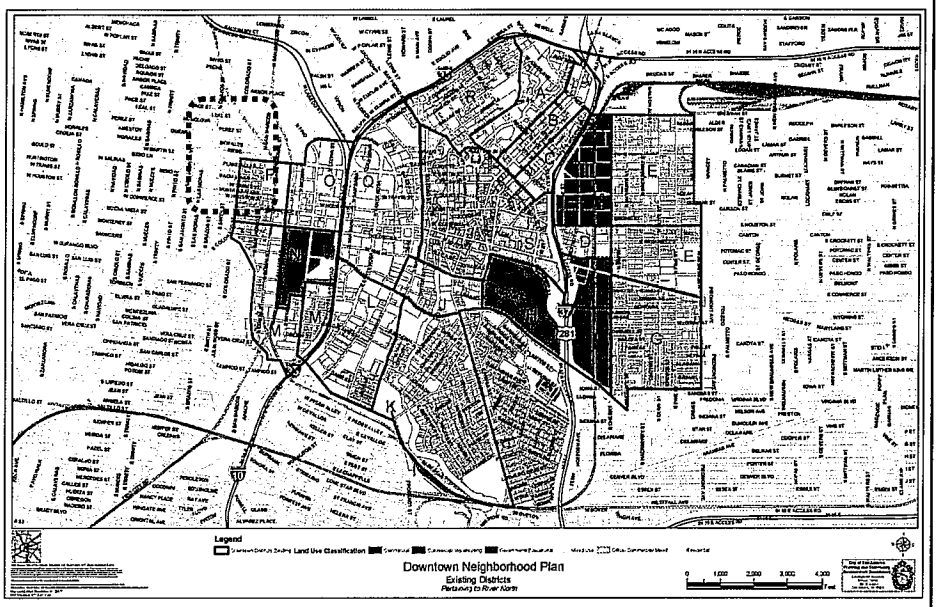
Your favorable consideration is requested.

Submitted for Council consideration by:

Councilwoman Lourdes Galván, District 5

CITY OF SAN ANTONIO
CITY CLERK
08 JUN 12 PM 12:12

CCR Form 20010226



Downtown Neighborhood Plan
West Neighborhood Update

Summary:

- Create new Downtown District (Municipal District)
- Expand District "P" (Colorado Street-Prospect Hill) to include Haven for Hope and the surrounding neighborhood north of Ruiz Street
- Provide a comprehensive and compatible Land Use Plan for the area
- Land Use Plan update to compliment rezoning effort
- Land Use Plan update contains 267 parcels (approximately 78.86 acres)
  *includes Haven for Hope and the Jail Expansion areas

116 properties to Low Density Residential
63 properties to Low Density Mixed Use
44 properties to Mixed Use
41 properties to Public Institutional
3 properties to Community Commercial

Downtown Neighborhood Plan
West Neighborhood Update

Plan Update Objectives:

- Protect neighborhood integrity
- Promote neighborhood friendly, medium density mixed use along corridors to increase local economic opportunities
- Provide for appropriate transitional land uses including higher density mixed use and community commercial
- Allow county jail support uses within a newly established district- the Municipal District and discourage these uses in the Prospect Hill District
- Promote West Side Gateway concept along W. Commerce linking Mercado to the West Side

Downtown Neighborhood Plan
West Neighborhood Update

Outreach:

The June 11, 2008 Council Consideration Request directed staff to hold community Meetings "to inform the affected property owners on the plan update, the zoning classification system, the zoning process, and how it relates to their property."

Stakeholder Groups:

- Property Owners (245 notices mailed)
- VIA
- Bexar County
- UTSA
- Downtown Alliance
- Historic
- Neighborhood Associations
- University Hospital
- Cattleman Square
- TIFF unit
- Westside Development Corporation (WDC)
- GI Forum

Downtown Neighborhood Plan
West Neighborhood Update

Outreach:

The June 11, 2008 Council Consideration Request directed staff to hold community Meetings "to inform the affected property owners on the plan update, the zoning classification system, the zoning process, and how it relates to their property."

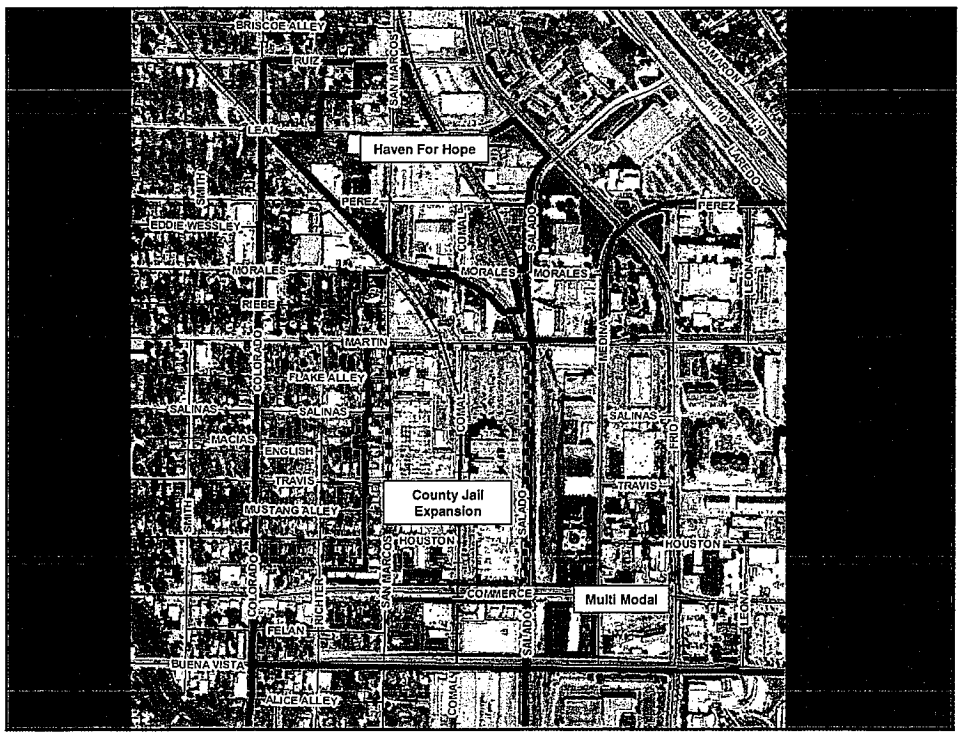
September 2nd : First Public Meeting

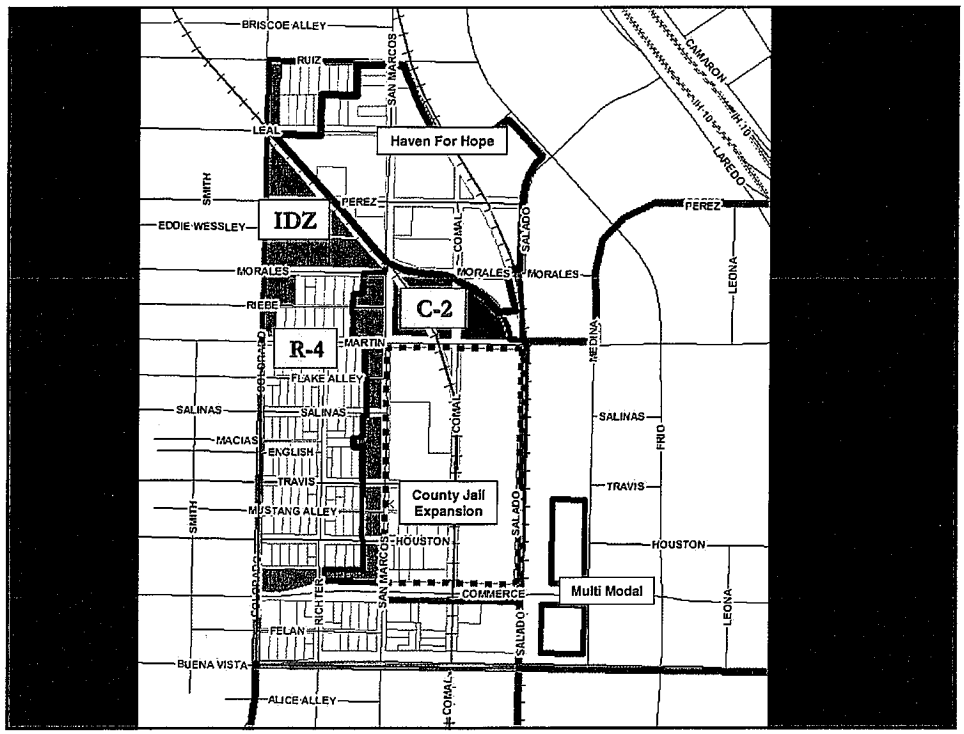
- 245 notices mailed to property owners
- Individual stakeholders notified by mail and e-mail
- meeting advertised on SATV
- meeting and agenda posted on City web site

September 15th – 19th: Individual meetings with property owners

September 25th: Second Public Meeting

- 245 notices mailed to property owners
- Individual stakeholders notified by mail and e-mail
- meeting advertised on SATV
- meeting and agenda posted on City web site





EXISTING LAND USE PLAN WITH CORRESPONDING ZONING CATEGORIES

*The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as a comparative guide to utilize when evaluating consistency between development and rezoning requests and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan's goals and objectives.

The 1999 adopted Downtown Neighborhood Plan for the Colorado Street (Prospect Hill) district:

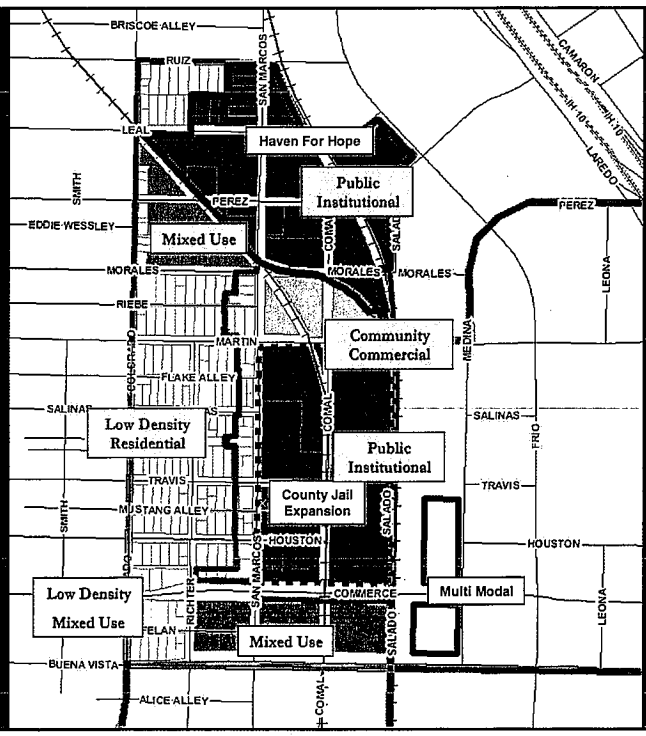
1999 ADOPTED LAND USE	EXISTING ZONING
Residential	**I-1, I-2, C-3NA S, C-2, C-2 IDZ, C-1, MF-33, R-4**
Mixed Use (recent plan amendment)	IDZ (recent rezoning)

LAND USE WITH CORRESPONDING ZONING CATEGORIES

*The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as a comparative guide to utilize when evaluating consistency between development and rezoning requests and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan's goals and objectives.

The land use plan recommends the following land use categories and associated zoning:

LAND USE	RECOMMENDED ZONING
Low Density Residential	
Prospect Hill/ Residential	R-4, R-5, R-6
Low Density Mixed Use	
W. Commerce between Colorado and Richter Street. San Marcos (from Morales to W. Commerce). Small non-residential parcels along Colorado Street.	NC, C-1, C-2S, O-1, RM-4, MF-25, IDZ
Mixed Use	
Area from Haven for Hope to Morales Street South side of W. Commerce to Richter Street.	NC, C-1, C-2, O-1, and up to MF-40, IDZ
Community Commercial	
Area bound by Morales, Haven for Hope, Martin, and San Marcos	NC, C-1, O-1, C-2, C-2P



Downtown Neighborhood Plan West Neighborhood Update

Timeline:

July 2008:

- Council Consideration Request (CCR) received
- Zoning and Planning Staff prepare boundary maps, draft plan, and proposed zoning maps

August 2008:

- City Council adopts resolution to initiate rezoning and plan update case. (August 7)
- Staff continues case preparation and briefs District 5 Councilwoman
- Planning Commission Work Session briefing
- Zoning Commission Work Session briefing

Downtown Neighborhood Plan West Neighborhood Update

Timeline (cont'd):

September 2008:

- First community meeting, September 2nd
- Individual meetings held with property owners
- Second community meeting, September 25th

October 2008:

- Planning Commission public hearing

November 2008:

- Zoning Commission public hearing

December 2008:

- City Council public hearing and consideration to adopt final draft of rezoning and plan amendment document of the Downtown Neighborhood Plan- West Neighborhood Update.

Item # 29

Memorandum

To: Patrick Howard, Assistant Director
From: Nina Nixon-Mendez, Planning Manager
RE: Downtown Neighborhoods Plan development
Date: October 10, 2008

The Downtown Neighborhood Plan was the culmination of several events. The City adopted the Master Plan policies in 1997 that set forth general goals and objectives for the city's development and programs. In 1998, the Downtown Alliance with the City's Economic Development worked on a Downtown Strategic Plan for Economic Development. A Downtown Traffic Study had also been recently conducted. To compliment this effort, the city initiated the Downtown Neighborhood Plan.

The Downtown Neighborhood Plan was spearheaded by the Downtown Alliance and had participation by AIA. There was a neighborhood meeting hosted to develop a vision for each downtown district, and a charrette to look a design and development concepts. About 120 people representing the CBD, and the downtown neighborhoods including the near west side, near east side, King William and Lavaca participated in the process. As there was not formal Planning Team, these participants were identified as key stakeholders in the plan and thus are notified of any proposed plan amendments. The Neighborhood and Urban Design Division would like to keep these stakeholders involved in the process as well as add to the listing of stakeholders for future plan updates and amendment.

This information was provided by Emil Moncivais, former Planning Director to Nina Nixon-Mendez on October 10, 2008.

SECTOR	ENTITY	PRE	FNAME	LNAME	TITLE	ADDRESS	CITY	ST	ZIP	PH	FAX	12/11
ALL		Mr.	Richard	Arrendondo	Resident	1029 W. Agartia	San Antonio	Texas	78201			
ALL		Mr.	Simon	Atkinson		3112 West Ave.	Austin	Texas	78705			
ALL	San Antonio Coalition of Neigh. Assn.	Mr.	Dave	Curtis		PO Box 690962	San Antonio	Texas	78269	699-0599		
ALL	DTRA	Mrs.	Joanna	Foster	President	1022 Navarro, #201	San Antonio	Texas	78205	212-7279	226-2453	
ALL	Urban Spaces	Mr.	Al	Groves		501 Soledad	San Antonio	Texas	78205	226-2922	226-8497	
ALL	Economic Development Foundation	Mr.	Mario	Hernandez	President	PO Box 1628	San Antonio	Texas	78296	210-226-1394	223-3386	Y
ALL		Mr.	Gary	Houston	Bicyclist	PO Box 224	San Antonio	Texas	78291	210-226-7979		
ALL	Neighborhood Housing Services	Mr.	Robert	Jordan		851 Steves Ave.	San Antonio	Texas	78210	210-533-6673	533-0923	Y
ALL	Greater San Antonio Chamber of Commerce	Ms.	Liza	Gonzalez	VP Governmental Affairs	PO Box 1628	San Antonio	Texas	78296	210-229-2100	229-1600	Y
ALL	S.A. Conservation Society	Mr.	Bruce	MacDougal		107 King William Street	San Antonio	Texas	78204			
ALL	SAISD	Mr.	Kamal	El Habr		1702 N. Alamo St., Ste#307	San Antonio	Texas	78215			
CENTRAL	Fox Academy Tech HS - Principal	Ms.	Joanne	Cockrell	Principal	637 N. Main Ave	San Antonio	Texas	78205	210-226-5103		
CENTRAL	San Fernando Cathedral	Rev.	Tony	Vilano		321 W. Commerce	San Antonio	Texas	78205-2401	210-227-1297		
CENTRAL	Exchange Bldg.	Mr.	Tom	Guggolz		731 Alta Ave	San Antonio	Texas	78209	210-804-0001		
CENTRAL	Toudouze Market Company	Mr.	Wilson	Toudouze		PO Box 7449	San Antonio	Texas	78207-0449			
CENTRAL	Downtown Residents Association		Cathey	Meyer	President	131 Taylor St. #32	San Antonio	Texas	78205	226-1878		
EAST	Historic Gardens HOA		Teresa	Garces		611 Claude W. Black	San Antonio	Texas	78203	533-5797		
EAST	Government Hill Alliance		Stella	Ashley		130 Banbridge Ave.	San Antonio	Texas	78223	337-4870		
EAST	Dignowity Hill Neighborhood Association		Dianne	Green		811 North Pine St.	San Antonio	Texas	78202	210-212-5901		
EAST	St. Paul Square Owners Association		Brita	Lunfdytom		119 Heiman St., Ste. #300	San Antonio	Texas	78205	476-0088		
EAST	Nevada Street Neighborhood Association		Carlos	Richardson		317 S. Pine	San Antonio	Texas	78202	212-5624		
SOUTH	Immaculate Heart of Mary					617 S. Santa Rosa	San Antonio	Texas	78207	210-226-8268		
SOUTH		Ms.	Mary Jane	Alvarado		120 Camargo	San Antonio	Texas	78210			1A
SOUTH	Jump Start	Mr.	Steve	Bailey	Director	108 Blue Star	San Antonio	Texas	78204	210-227-5867		
SOUTH		Ms.	Annie	Bilanco		218 Delaware	San Antonio	Texas	78240	533-8866		1A
SOUTH		Ms.	Penny	Boyer		127 Callaghan	San Antonio	Texas	78210	224-2518	224-8572	
SOUTH	King William Association	Mr.	Syeira	Budd	President	1032 S. Alamo	San Antonio	Texas	78210	210-227-8786		
SOUTH	Southtown		Juan	Gutierrez		716 S. Alamo	San Antonio	Texas	78204	222-8821	222-9062	
SOUTH		Ms.	Susan	Hughes		825 E. Guenther St.	San Antonio	Texas	78210	210-532-2335		

SOUTH	SAISD	Mr.	John	McLaughlin	Director, Procurement	1702 N. Alamo St., Ste#307	San Antonio	Texas	78215			
SOUTH		Mr.	Humberto	Saldana		723 S. Flores	San Antonio	Texas	78204			
SOUTH		Mr.	Charles	Schubert		516 E. Guenther	San Antonio	Texas	78210	227-2968		1A
SOUTH	Saldana Associates	Mr.	Stephen jA.	Smisek		723 S. Flores St.	San Antonio	Texas	78204	210-227-4040		
SOUTH	S. SA Chamber	Ms.	Cindy	Taylor		8005 Crouch Rd., Bldg 624E	San Antonio	Texas	78235	533-1600	533-1611	
WEST		Ms.	Dora	Arzola		719 S. Leona	San Antonio	Texas	78207			
WEST	Metropolitan Child Care	Mr.	Marion	Burrell		406 W. Durango	San Antonio	Texas	78207	225-7464		
WEST		Mr.	Jose	Castellano		422 Rosa Verde	San Antonio	Texas	78207	228-2816		
WEST		Mr.	Robert	Cordero		402 Rosa Verde	San Antonio	Texas	78207			
WEST		Ms.	Guadalupe	Corona		315 Paseo Verde	San Antonio	Texas	78207	222-2391		
WEST	MTC Inc.	Mr.	David	Cortez		218 Produce Row	San Antonio	Texas	78207	225-1262	225-7101	
WEST	Pico De Gallo - MTC	Mr.	Ruben	Cortez	Owner	111 S. Leona	San Antonio	Texas	78207-4417	225-7626	225-5626	
WEST		Mr.	Juan	Diaz		319 Paseo Verde	San Antonio	Texas	78207			
WEST		Ms.	Yolanda	Duarte		1300 Guadalupe	San Antonio	Texas	78207	271-3151		1A
WEST	University Health Center/DT	Mr.	Steve	Enders		4502 Medical Drive	San Antonio	Texas	78284	270-3400		
WEST		Mr.	Bobby	Galvan		303 Paseo Verde	San Antonio	Texas	78207	223-6127		
WEST		Ms.	Rosalinda	Garcia		423 Rosa Verde	San Antonio	Texas	78207	225-5781		
WEST		Mr.	Anthony	Gonzalez		311 Rosa Verde	San Antonio	Texas	78207			
WEST	Centro Alameda	Mr.	Sam	Gorena	Executive Director	318 W. Houston, St. 201	San Antonio	Texas	78205-2427	210-299-4300		
WEST		Mr.	Elemer C.	Haag		2614 Marlborough	San Antonio	Texas	78230	344-7671	344-8621	
WEST	San Antonion CECU	Mr.	Leory	Harvey	Board Member	9310 Zebulon	San Antonio	Texas	78240	229-1800	554-3555	
WEST		Ms.	Mary Ann	Hernandez		111 Vista Del Sur	San Antonio	Texas	78207			
WEST		Mr.	Ruben	Hernandez		414 Rosa Verde	San Antonio	Texas	78207			
WEST		Ms.	Evangelina	Hildalgo		318 Rosa Verde	San Antonio	Texas	78207			
WEST	JP Limited Partners	Mr.	Richard	Jauregui		406 W. Durango	San Antonio	Texas	78204	227-3301		
WEST		Mr.	Jerry	Leonard		403 El Paso	San Antonio	Texas	78207	212-6576		
WEST	Blue Moon Studios	Mr.	Ken	Little		525 San Fernando	San Antonio	Texas	78207	229-9994		
WEST		Mr.	Gilbert	Lopez		310 Rosa Verde	San Antonio	Texas	78207			
WEST		Mr.	George	Lowes		254 Sunnyland Drive	San Antonio	Texas	78228	434-1723		1A
WEST	Metropolitan Health District	Ms.	Kate	Martin	Planner	332 West Commerce	San Antonio	Texas	78205-2489	210-207-8757		
WEST		Mr.	Ruben	Martinez		715 S. Leona	San Antonio	Texas	78207	226-2186		
WEST		Mr.	Juan	Mata		319 Rosa Verde	San Antonio	Texas	78207			
WEST	S.A. Press	Mr.	Jose	Medellin		300 Arbor	San Antonio	Texas	78207	224-2653	270-4501	
WEST		Mr.	Richard	Moore		1806 McCullough	San Antonio	Texas	78212	732-8133		1A
WEST		Mr.	Guillermo	Moya		2509 Quintana	San Antonio	Texas	78211	924-7652		
WEST		Ms.	Cheryl	Narvaez		117 Foicke	San Antonio	Texas	78210	229-9885		1A

WEST		Mr.	Jose Luis	Neri		407 El Paso	San Antonio	Texas	78207			
WEST	United Way	Mr.	Howard	Nolan	President	PO Box 898	San Antonio	Texas	78293-898	210-352-7000		
WEST	San Antonio Youth Centers, Inc.	Ms.	Cynthia	Ortiz	Director	PO Box 7844	San Antonio	Texas	78207	210-223-3131		
WEST		Ms.	Sylvia	Oudoy		711 S. Leona	San Antonio	Texas	78207			
WEST	El Mercado Merchant's Assoc.	Mr.	R.N.	Pena		514 W. Commerce	San Antonio	Texas	78207	227-6566		
WEST			Nazirite	Perez		627 Hearne Ave	San Antonio	Texas	78225	924-2849		1A
WEST	SA Produce Terminal Market	Mr.	Rudy	Piehes	Admin. Director	1500 S. Zazamora	San Antonio	Texas	78207	210-223-1235		
WEST	Farmer's Market Association	Mr.	Louis	Ramirez	President	612 W. Commerce	San Antonio	Texas	78207	210-299-4744		
WEST		Ms.	Lourdes	Rodriguez		303 Paseo Verde	San Antonio	Texas	78207	223-6127		1A
WEST	Rodriguez Funeral Home	Ms.	Paula	Rodriguez		511 Guadalupe	San Antonio	Texas	78207	226-6111		
WEST	La Trinidad United Methodist Church	Rev.	Dan	Rodriguez	Pastor	300 San Fernando	San Antonio	Texas	78207	210-227-0546		
WEST		Mr.	Paul	Salas		419 Rosa Verde	San Antonio	Texas	78207			
WEST		Mr.	Daniel	Sanchez		318 Paseo Verde	San Antonio	Texas	78207			
WEST		Mr.	Charles	Stallcup		518 Adams	San Antonio	Texas	78210	210-534-2532		
WEST	Toudouze Inc.	Mr.	Chuck	Toudouze	Owner	PO Box 7449	San Antonio	Texas	78285	222-1211		
WEST		Mr.	Pat & Art	Tovar		411 Rosa Verde	San Antonio	Texas	78207	271-0052		
WEST	UTSA - Downtown	Mr.	Powell	Trotti		501 W. Durango	San Antonio	Texas	78207	458-2716		1A
WEST		Mr.	Bartolo	Valdez		322 Paseo Verde	San Antonio	Texas	78207			
WEST		Mr.	Fausto	Vasquez		311 Paseo Verde	San Antonio	Texas	78207			
WEST	Whitt Graphics	Mr.	Homer	Whitten		510 San Fernando	San Antonio	Texas	78207	227-0121	227-1519	
WEST		Ms.	Sylvia	Ybarra		323 Rosa Verde	San Antonio	Texas	78207			
WEST	ACCD	Mr.	Leo	Zuniga	Government Affairs Coordinator	811 W. Houston	San Antonio	Texas	78207-3051	210-208-8112		
WEST	Friends of Milam Park	Dr.	Carlos			343 W. Houston, Ste 706	San Antonio	Texas	78205	210-227-0193		
WEST	Immaculate Heart of Mary Church					617 S. Santa Rosa	San Antonio	Texas	78204	226-8268		
WEST	MAUC				President	2300 W. Commerce, St 300	San Antonio	Texas	78207	978-0500		
WEST	San Francisco De Paola Church					205 Piazza Italia	San Antonio	Texas	78207	227-0548		
WEST	Prospect Hill Neighborhood Association		Jason	Mata		1610 Buena Vista	San Antonio	Texas	78207	535-4422		
WEST	West San Antonio Chamber of Commerce	Ms.	Selina	Escobar	Secretary	314 El Paso	San Antonio	Texas	78207	299-5244	299-5160	
WEST	SAMM					910 West Commerce	San Antonio	Texas	78207	224-5838	224-5999	
WEST	SAMM Center					5254 Blanco Rd.	San Antonio	Texas	78216	340-0302	340-5428	

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

Plan Update Case No.: U09002

Council District: **2**

City Council Meeting Date: **January 15, 2009**

☒Plan Update Map – Attachment 1
☒Text Amendment – Attachment 2

ITEM 30

Summary:

Neighborhood/Community/Perimeter Plan: **Downtown Neighborhood Plan: East Neighborhood, Denver Heights District**

This proposed update to the Downtown Neighborhood Plan would support the creation of the East Commerce Street Arts & Entertainment District. This update to the Downtown Neighborhood Plan includes **1)** changing the use of approximately 10.50 acres located on the south side of East Commerce Street between North Cherry Street and North Monumental Street from Residential land use to Mixed Use land use and, **2)** adding the following text to the Land Use Plan Section, District G, Denver Heights: "Limited medium-density residential (duplex, triplex, quadplex) and neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern"

Background Information:

Owner: Various
Property Location: Land use plan amendment includes 10.50 acres in the Denver Heights District located on the south side of East Commerce Street between North Cherry Street and North Monumental Street; text amendment is applicable to the Denver Heights District (Bound by East. Commerce Street to the north, North Monumental Street to the east, Iowa and Durango Streets to the South and North Cherry Street to the west.
Acreage: 10.50 acres for the land use plan amendment; 183 acres for the text amendment
Current Land Use: The south side of East Commerce Street (the area that is the subject of the land use plan amendment) is occupied by commercial buildings (both vacant and occupied) and vacant parcels; the balance of the Denver Heights District is occupied by a mix of single-family and low density multi-family dwellings, commercial, industrial and institutional uses.

Issue:

Planning Process:
This proposed update to the Downtown Neighborhood Plan would support the creation of the East Commerce Street Arts & Entertainment District. The East Commerce Street Arts & Entertainment District proposal includes an amendment to the Unified Development Code to create 4 new special zoning districts; updates to the Downtown Neighborhood Plan and the Arena District/Eastside Community Plan; and a comprehensive rezoning of the areas around the Alamodome, the AT&T Center and East Commerce Street in between. The East Commerce Street Arts & Entertainment District proposal was initiated via a Council Consideration Request signed September 18, 2008 by District 2 Councilwoman Sheila McNeil.

The East Commerce Street Arts & Entertainment District was developed through a community participation process that included 4 public meetings; individual meetings with property owners, business owners, and elected officials; and briefings to local boards and commissions. The process began with a Visioning Workshop in February. Community members were invited to share their vision for an Arts & Entertainment District and identify boundaries, acceptable and unacceptable uses and appropriate site and building design standards. Based on the information provided by the

participants, Staff returned to the community in March with an initial proposal that included 4 distinct districts with unique boundaries, permitted uses, and site and building design standards. Based on the comments received at this meeting, the proposal was further refined and an updated proposal was presented to the community during an Open House in April. Also during this meeting, property owners were provided information about the UDC amendment, rezoning and plan amendment processes. Over the next several months, Staff solicited additional comment on the proposal through meetings with business owners, property owners, and elected officials; presentations to boards and commissions; review by the City Attorney's Office and other City departments; and review by the Planning Commission Technical Advisory Committee. During the fourth public meeting in August 2008, property owners within the proposed boundaries of the East Commerce Street A&E Districts were invited to learn more about the UDC amendment, rezoning and plan amendment processes and discuss the potential impacts to their properties.

Updates to Plan:

The East Commerce Street Arts & Entertainment District was conceived as a tool for implementing many of the goals outlined in the Downtown Neighborhood Plan: East Neighborhood, Denver Heights District. Some of these goals include:

- Develop East Commerce St as a mid-rise, metropolitan boulevard to connect the Eastside Cemeteries to UTSA with cultural and historical walkways, mixed-uses, and landscape improvements.
- Develop and rehabilitate housing, parks and businesses in existing neighborhoods.
- Encourage the Carver Center area to develop with educational-residential mixed-uses, cultural activities and medical facilities.
- Market east neighborhoods to increase the desirability of the neighborhood

The public meetings for the East Commerce Street A&E District were attended by members of the original Downtown – East planning team, representatives from neighborhood associations, residents, and business and property owners within the planning area. These amendments are consistent with the overall goals of the Plan; however, minor amendments to the Downtown Neighborhood Plan land use element are required to ensure the proposed A&E zoning districts are consistent with the future land use plan for all parcels.

Amendment 1 includes changing the use of approximately 10.50 acres located on the south side of East Commerce Street between North Cherry Street and North Monumental Street from Residential land use to Mixed Use land use. The Residential land use category includes single family and duplexes at a maximum density of 8 units per gross acre. The Mixed Use land use category includes a mix of residential and retail and/or offices within the same building or within the same block. Mixed use buildings are generally multi-story with retail and/or office on the bottom floor and residential on the top floors.

The properties on the north side of East Commerce Street are already designated as Mixed Use. The proposed amendment would apply the same future land use designation to the south side of East Commerce Street. Future land use designations are typically mirrored across streets to create coherent patterns of development. The adopted land use plan juxtaposes Mixed Use land use with Residential land use – a situation that is not commonly desired and conflicts with the existing development pattern that includes commercial development on the north and south side of East Commerce Street. The proposed amendment would bring the future land use plan more in-line with the existing development

pattern which includes commercial and mixed use buildings on both the north and south side of East Commerce Street.

Amendment 2 includes adding the following text to the Land Use Plan Section, District G, Denver Heights: "Limited medium-density residential (duplex, triplex, quadplex) and neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern." The entire Denver Heights District is designated as Residential land use on the future land use map. The Denver Heights District is within the original 36 square miles of the City and was originally developed in an era when neighborhoods were compact and include a variety of housing types, streets were laid out in a grid pattern and neighborhood businesses occupied corner lots and interior lots along streets with higher traffic volumes. Designating the entire 183 acre area of the Denver Heights District for single-family residential land use only ignores the traditional neighborhood design and the existing medium-density residential and neighborhood commercial uses and structures. The proposed text amendment supports the continued operation and in some cases the reestablishment of medium-density residential and neighborhood commercial uses along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: East Commerce Street is a Primary Arterial Type B (70' – 120' ROW). South Hackberry and Iowa Streets are Secondary Arterials Type B (70' – 86' ROW).

Comments: East Commerce Street is designated as a Primary Arterial Type B in the Major Thoroughfare Plan and exists today as a 4-5 lane road with parallel parking on both sides. As such, mixed use future land use is more appropriate than Residential land use for the portion of East Commerce Street within the Denver Heights District. The existing transportation network which includes 3 arterials, a gridded street pattern and frequent VIA service can accommodate any increased traffic associated with this update.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Public Facilities: This area is in close proximity to existing libraries, schools, medical clinics, parks, recreation centers and community centers.

Comments: Despite the availability of community facilities, the population in the planning area has declined, leaving a rash of vacant lots and buildings. This plan update is intended to encourage infill development and redevelopment to increase the population density in an inner city area that is well served by existing community facilities.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:

Staff recommends **approval** of this plan update. The land use plan amendment and text amendment would support the creation of the East Commerce Street Arts & Entertainment District, a

redevelopment plan that was created through a cooperative effort by residents, property owners, business owners, City staff and elected officials.

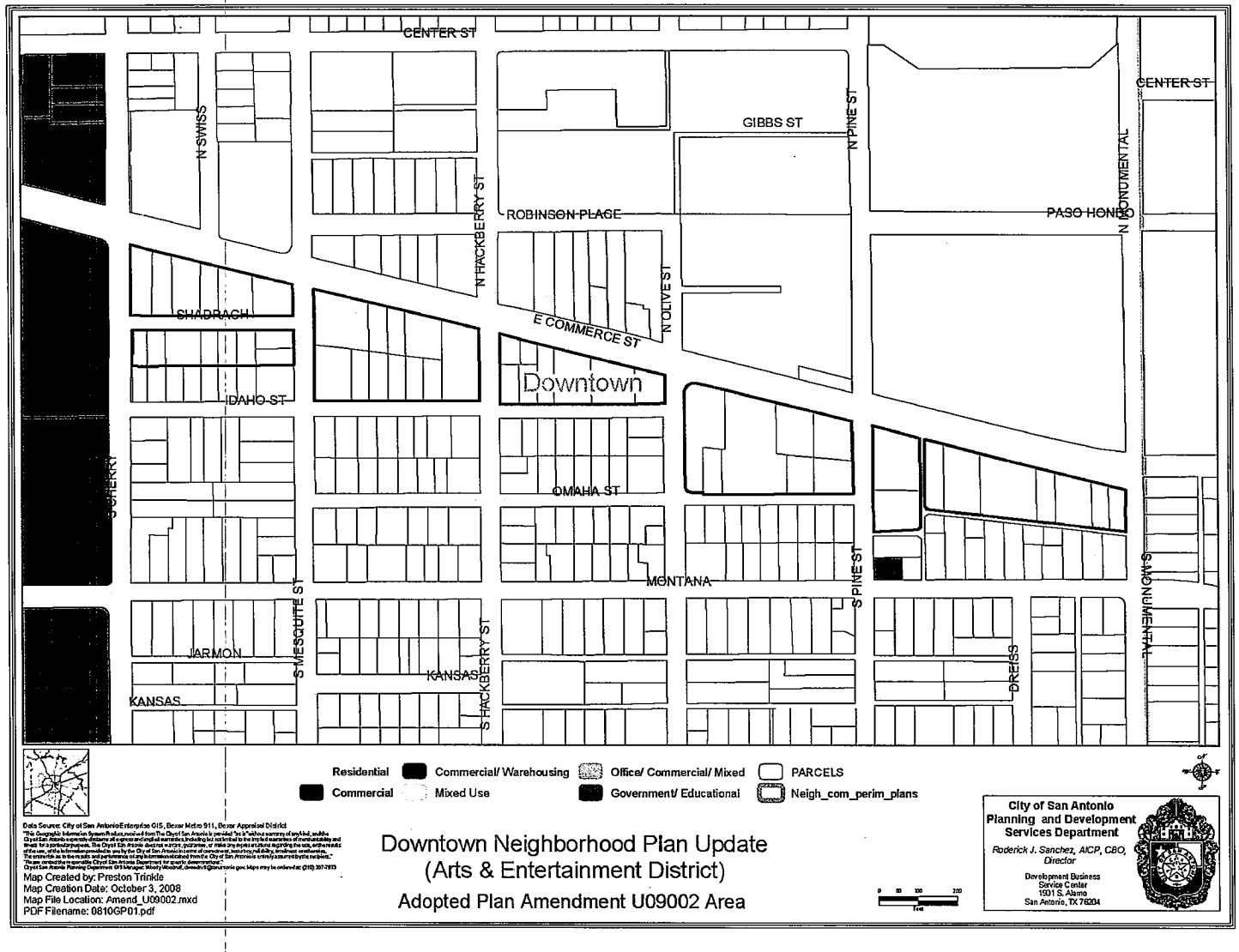
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: October 22, 2008
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: October 3, 2008
No. Notices mailed 10 days prior to Public Hearing: 136 to owners of land within 200 feet; 5 to the Downtown - East Planning Team; 187 to A&E public meeting attendees and stakeholders
Registered Neighborhood Association(s) Notified: Downtown, Historic Gardens, St. Paul Square, Dignowity Hill, Nevada Street, Denver Heights, Arena District, Jefferson Heights, Harvard Place – Eastlawn, Coliseum Oaks, Coliseum-Willow Park, United Homeowners, Government Hill Alliance, Skyline Park

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: Various Proposed zoning district: "AE-1" & "AE-2"
Zoning Commission Public Hearing Date: November 18, 2008
☐ Approval ☐ Denial

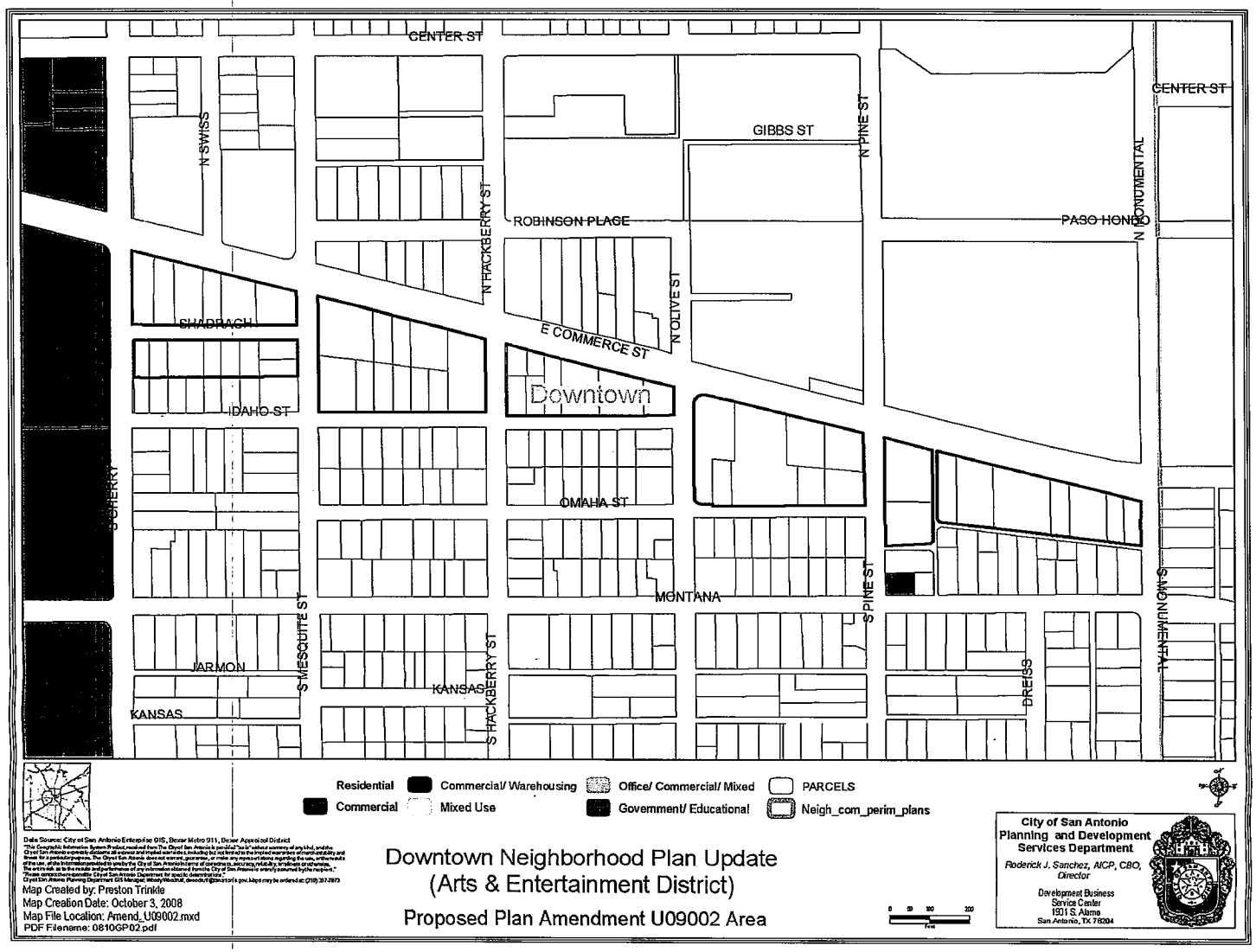
Planning & Development Services Staff:

Roderick J. Sanchez, AICP, CBO	Director	
Patrick B. Howard, AICP	Assistant Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Michael Taylor	Senior Planner	Phone No.: 207-0145

ATTACHMENT Ia
Land Use Plan as Adopted



ATTACHMENT Ib
Proposed Amendment



Land Use Plan

The following Land Use Plan is derived from the "Downtown Concept Map" that the general public developed during the planning process.

*The San Antonio Housing Authority is working with the community to determine the redevelopment of the Victoria Courts site with the results of the study due by Spring 1999.

A mixed use building contains residential and retail and/or office uses within multiple floors

G. Denver Heights – Single Family Housing at a maximum density of 8 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character. Limited medium-density residential (duplex, triplex, quadplex) and neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.

H. Special Events District – Continuation of Henery B. Gonzalez Convention Center activities, federal offices, Institute of Texan Cultures and the Alamodome. The community identified this district as one appropriate location to be considered for any proposed arena (The 1997 Master Plan advocates a downtown location for major sporting facilities). For further information refer to the Hemisfair Park Area Master Plan.

I. Lavaca – For further information refer to the Lavaca Neighborhood Plan

J. Lower River District – Redominatly a mid-rise mixed use neighborhood that has the San Antonio Riverwalk as the neighborhood focal point. Durango develops as a mixed use, mid-rise corridor with parking facilities and hotels and ground floor retail. Mid-rise includes ut to 5-stories with a maximum of 50 units per gross acre Durango buildings are stepped-back going north (please see Glossary)

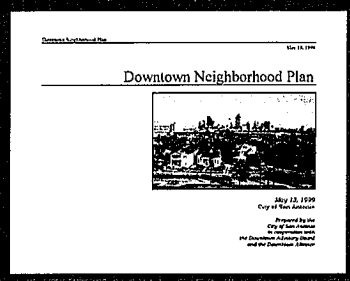
K. King William – Single family and duplex housing at a maximum density of 12 untis per gross acre. Continue preservation witin the historic district. Maximum denisities of 40 units per acre along low-rise mixed use corridors along S. Alamo and S. St. Mary's Streets.

L. Flores St. /Arsenal – A mixed use, low-rise district at 3-stories and a maximum of 40 units per gross acre. Redevelop San Pedro Creek as a linear park, for a new neighborhood and its residents with a neighborhood commercial center along South Flores Street.

Downtown Neighborhood Plan Update

U09002
East Neighborhood:
Denver Heights District

Planning Commission
October 22, 2008
Public Hearing
Item Number XX


Downtown Neighborhood Plan

Update Purpose

- The Unified Development Code (UDC) section §35-420 (g)(2) states that Neighborhood and Community plans shall be reviewed by Planning Commission at least once every 5 years.

Approval Criteria

- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
  - Identifies goals that are consistent with adopted City Policies, and regulations.
  - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
  - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

Plan Update Benefits

- Proposed update would support the creation of the East Commerce Street Arts & Entertainment District.
- Created through a cooperative effort by residents, property owners, business owners, City staff and elected and appointed officials.
- Proposal includes an amendment to the UDC to create 4 new special zoning districts; updates to the Downtown Neighborhood Plan and the Arena District/Eastside Community Plan; and a comprehensive rezoning of the areas around the Alamodome, the AT&T Center and East Commerce Street in between.

A&E District Process

- Over 2,500 notices mailed to property owners and interested individuals
- Press Releases Issued
- Coverage provided by local media
- Over 185 total attendance
- Email distribution list of attendees & other interested individuals
- Webpage with comment form
- Door-to-door business survey

•Visioning Workshop 2.26.08 •Sub-districts Workshop 3.26.08

•Open House 4.29.08 •Property Owners Meeting 8.12.08

Downtown NP Goals

Transform Carver Center / Friedrich Building / East Cemeteries area into an education – arts – medical mixed use district...

Develop E. Commerce St as a mid-rise, metropolitan boulevard... . with cultural and historical walkways, mixed-uses, and landscape improvements

Encourage the Carver Center area to develop with educational-residential mixed-uses, cultural activities and medical facilities

Create design standards and a model downtown neighborhood

Market east neighborhoods to increase the desirability of the neighborhood

Develop and rehabilitate housing, parks and businesses in existing neighborhoods

Land Use Plan Update

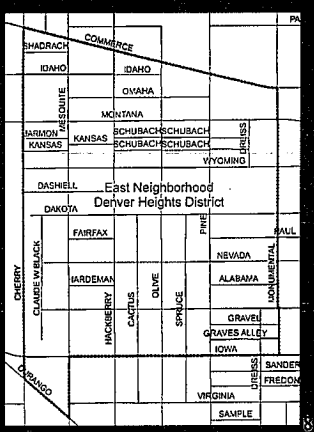
- The update consists of 2 items:
  - Future Land Use Plan Amendment
  - Text Amendment

7

Planning Area Location and Size

- Boundaries
  - North: Commerce
  - East: Monumental
  - South: Iowa & Durango
  - West: Cherry

- Affected Area
  - 183 acres



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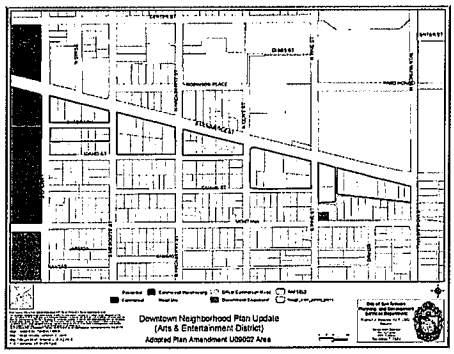
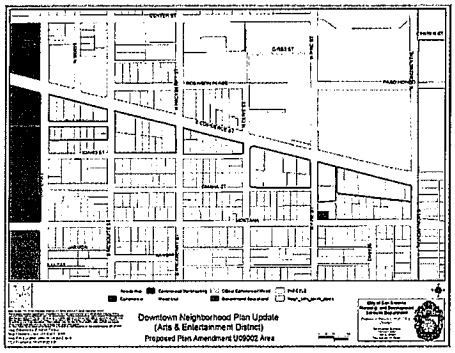
Future Land Use Plan



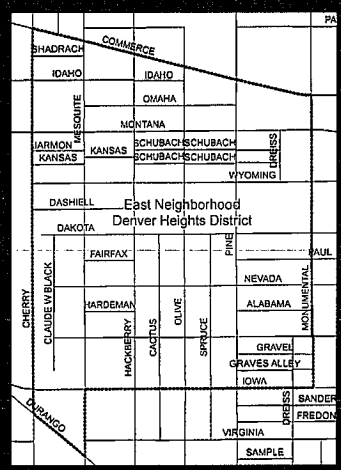


Proposed LU Amendment - 10.50 acres on the south side of E. Commerce from Residential to Mixed Use

Text Amendment

G. Denver Heights

Single family housing at a maximum density of 8 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character. Limited medium-density residential (duplex, triplex, quadplex) and neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.



Recommendation

Staff recommends approval.

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE DOWNTOWN NEIGHBORHOOD PLAN – EAST NEIGHBORHOOD BY, 1) ADDING THE FOLLOWING TEXT TO THE LAND USE PLAN SECTION, DISTRICT G, DENVER HEIGHTS: "LIMITED MEDIUM-DENSITY RESIDENTIAL (DUPLEX, TRIPLEX, QUADPLEX) AND NEIGHBORHOOD COMMERCIAL USES PERMITTED ALONG STREETS WITH HIGHER TRAFFIC VOLUMES AND ON CORNER LOTS IF CONSISTENT WITH THE HISTORIC DEVELOPMENT PATTERN"; AND 2) CHANGING THE USE OF APPROXIMATELY 10.50 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH CHERRY STREET AND NORTH MONUMENTAL STREET FROM RESIDENTIAL LAND USE TO MIXED USE LAND USE, TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Downtown Neighborhood Plan – East Neighborhood and found the amendment to be **CONSISTENT/INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on October 22, 2008 and **APPROVED/DENIED** the amendment; and

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

SECTION 1: The amendment to update the land use element of the Downtown Neighborhood Plan – East Neighborhood attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL/DENIAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22th DAY OF OCTOBER, 2008.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

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

Plan Update Case No.: U09003

Council District: **2**

City Council Meeting Date: **January 15, 2009**

ITEM 31

☒Plan Update Map – Attachment 1
☒Text Amendment – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Arena District / Eastside Community Plan**

This proposed update to the Arena District / Eastside Community Plan would support the creation of the East Commerce Street Arts & Entertainment District. This update to the Arena District / Eastside Community Plan includes **1)** changing the use of approximately 1.72 acres located on the south side of East Commerce Street between North Monumental Street and the City Cemetery from Medium Density Residential and Parks/Open Space land use to Mixed Use land use; **2)** changing the use of approximately 2.27 acres located on the south side of East Commerce Street between North New Braunfels Avenue and South Polaris Street and 4.72 acres located on the south side of East Commerce Street between North Rio Grande Street and Garcia Street from Medium Density Residential land use to Mixed Use land use; **3)** changing the use of approximately 0.85 acres located south of the intersection of East Commerce Street and Honey Boulevard from Parks/Open Space land use to Mixed Use land use; **4)** changing the use of approximately 22.43 acres bound by East Houston Street to the north, East Commerce Street to the south and Coca-Cola Place to the west from General Commercial and High Density Residential land use to Light Industrial land use; **5)** changing the use of approximately 6.04 acres located on the south side of East Commerce Street between Honey Boulevard and Salado Creek from General Commercial land use to Mixed Use land use; **6)** changing the use of approximately 55.64 acres located on the north side of East Houston Street between Willowsprings Golf Course and IH-10 East from High Density Residential, Light Industrial and General Commercial land use to Mixed Use land use; and **7)** adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along street with higher traffic volumes and on corner lots if consistent with the historic development pattern"

Background Information:

Owner: Various

Property Location: Land use plan amendment includes approximately 93.67 acres located on the north and south side of East Commerce Street between North Monumental Street and East Houston Street and on the north side of East Houston Street between East Commerce Street and IH-10 East. Text amendment is applicable to the Arena District / Eastside Plan area bound by IH-35 to the north, IH-410 to the east, IH-10 to the south, and IH-37/US-281 and the Downtown Neighborhood Plan to the west.

Acreage: Approximately 93.67 acres for the land use plan amendment; 6,049 acres for the text amendment

Current Land Use: The area that is the subject of the land use plan amendment is occupied by vacant and occupied commercial buildings, vacant parcels, residential dwellings, and industrial uses; the balance of the Arena District / Eastside Community Plan includes all land use categories generally mixed in the western portion of the Plan area and separated into districts in the eastern portion of the Plan area.

Issue:

Planning Process:

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

This proposed update to the Arena District / Eastside Community Plan would support the creation of the East Commerce Street Arts & Entertainment District. The East Commerce Street Arts & Entertainment District proposal includes an amendment to the Unified Development Code to create 4 new special zoning districts; updates to the Downtown Neighborhood Plan and the Arena District/Eastside Community Plan; and a comprehensive rezoning of the areas around the Alamodome, the AT&T Center and East Commerce Street in between. The East Commerce Street Arts & Entertainment District proposal was initiated via a Council Consideration Request signed September 18, 2008 by District 2 Councilwoman Sheila McNeil.

The East Commerce Street Arts & Entertainment District was developed through a community participation process that included 4 public meetings; individual meetings with property owners, business owners, and elected officials; and briefings to local boards and commissions. The process began with a Visioning Workshop in February. Community members were invited to share their vision for an Arts & Entertainment District and identify boundaries, acceptable and unacceptable uses and appropriate site and building design standards. Based on the information provided by the participants, Staff returned to the community in March with an initial proposal that included 4 distinct districts with unique boundaries, permitted uses, and site and building design standards. Based on the comments received at this meeting, the proposal was further refined and an updated proposal was presented to the community during an Open House in April. Also during this meeting, property owners were provided information about the UDC amendment, rezoning and plan amendment processes. Over the next several months, Staff solicited additional comment on the proposal through meetings with business owners, property owners, and elected officials; presentations to boards and commissions; review by the City Attorney's Office and other City departments; and review by the Planning Commission Technical Advisory Committee. During the fourth public meeting in August 2008, property owners within the proposed boundaries of the East Commerce Street A&E Districts were invited to learn more about the UDC amendment, rezoning and plan amendment processes and discuss the potential impacts to their properties.

Updates to Plan:

The East Commerce Street Arts & Entertainment District was conceived as a tool for implementing many of the goals outlined in the Arena District / Eastside Community Plan. Some of these goals include:

- Recommend Commerce from IH-37 to Houston for a "feature street" incorporating trees, on-street parking and wider sidewalks.
- Create attractive streets
- Strengthen the community with additional gathering nodes and emphasize the places of significance
- Concentrate industrial uses
- Formulate a marketing effort highlighting recent community improvements
- Institute a comprehensive rezoning for the entire plan area
- Create a mixed-use town center south of the SBC Center (now AT&T Center)
- Enhance downtown – SBC Center (now AT&T Center) connectivity

The public meetings for the East Commerce Street A&E District were attended by members of the original Arena District/ Eastside planning team, representatives from neighborhood associations, residents, and business and property owners within the planning area. These amendments are consistent with the overall goals of the Plan; however, minor amendments to the Arena District/

Eastside Community Plan land use element are required to ensure the proposed A&E zoning districts are consistent with the future land use plan for all parcels.

Amendment 1 includes changing the use of approximately 1.72 acres located on the south side of East Commerce Street between North Monumental Street and the City Cemetery from Medium Density Residential and Parks/Open Space land use to Mixed Use land use. These parcels are currently vacant or occupied by commercial buildings. Changing the land use on these parcels to Mixed Use will allow the A&E District East Commerce street corridor to extend the full distance to the Historic City Cemeteries.

Amendment 2 includes changing the use of approximately 2.27 acres located on the south side of East Commerce Street between North New Braunfels Avenue and South Polaris Street and 4.72 acres located on the south side of East Commerce Street between North Rio Grande Street and Garcia Street from Medium Density Residential land use to Mixed Use land use. The 2.27 acres are occupied primarily by commercial structures. Changing the land use of these parcels to mixed use will match the land use on the north side of East Commerce Street. The adopted land use plan juxtaposes Mixed Use land use with Medium Density Residential land use – a situation that is not commonly desired and conflicts with the existing development pattern that includes commercial development on the north and south side of East Commerce Street. Changing the use of the 4.72 acres would extend an area already designated as Mixed Use west along East Commerce Street. The majority of these parcels are currently vacant and are opposite an assemblage of community facilities on the north side of Commerce that draw large volumes of people to the area.

Amendment 3 includes changing the use of approximately 0.85 acres located south of the intersection of East Commerce Street and Honey Boulevard from Parks/Open Space land use to Mixed Use land use. This parcel is occupied by a commercial structure that is City owned, but currently slated for disposition. This parcel would join an area of mixed use that extends to the east and west.

Amendment 4 includes changing the use of approximately 22.43 acres bound by East Houston Street to the north, East Commerce Street to the south and Coca-Cola Place to the west from General Commercial and High Density Residential land use to Light Industrial land use. This area is entirely occupied by industrial buildings and uses. Light industry land use is being eliminated elsewhere and concentrated in this area, where the proposed AE-4 zoning will ensure the industrial uses are built in a campus or park setting and are sensitive to the overall vision for the East Commerce Street A&E District.

Amendment 5 includes changing the use of approximately 6.04 acres located on the south side of East Commerce Street between Honey Boulevard and Salado Creek from General Commercial land use to Mixed Use land use. This would extend an existing area designated for mixed use east to Salado Creek.

Amendment 6 includes changing the use of approximately 55.64 acres located on the north side of East Houston Street between Willowsprings Golf Course and IH-10 East from High Density Residential, Light Industrial and General Commercial land use to Mixed Use land use. This would create a second large mixed use node north of the intersection of IH-10 and East Houston Street. This mixed use node could act as a gateway into the East Commerce Street A&E District. The vacant and underutilized parcels in this area have significant potential for development/redevelopment. The adopted land use plan includes a collection of uses that would segregate uses, may not fit the development potential for an individual parcel, and underestimates the potential of the area as a significant node.

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

Amendment 7 includes adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along street with higher traffic volumes and on corner lots if consistent with the historic development pattern." Much of the area was originally developed in an era when neighborhoods were compact and included a variety of housing types, streets were laid out in a grid pattern and neighborhood businesses occupied corner lots and interior lots along streets with higher traffic volumes. While an attempt was made to designate neighborhood commercial uses on the future land use plan where nodes were already in existence, this effort overlooked some of the smaller neighborhood commercial uses that form an important part of the community. The proposed text amendment supports the continued operation and in some cases the reestablishment of neighborhood commercial uses along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern. This amendment allows neighborhood commercial uses where they have historically existed and prevents the encroachment of commercial uses into the single-use residential neighborhoods found primarily in the northeastern portion of the plan area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: East Commerce Street is a Primary Arterial Type B (70' - 120' ROW). East Houston Street is a Secondary Arterial Type B (70' – 86' ROW).

Comments: East Commerce Street is designated as a Primary Arterial Type B in the Major Thoroughfare Plan and exists today as a 4 lane road with parallel parking or the potential for parallel parking on both sides. As such, Mixed Use land use is more appropriate than Medium Density Residential land use for the portion of East Commerce Street between Monumental Street and the railroad tracks. The portion of East Commerce Street between the railroad tracks and East Houston Street and East Houston Street are 4-5 lane roads. These streets have the potential to carry significant volumes of traffic (and often do during events at the AT&T Center and the Freeman Coliseum). The existing transportation network which includes 2 arterials that connect with an interstate highway, a primarily gridded street pattern and frequent VIA service can accommodate any increased traffic associated with this update.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Public Facilities: This area is in close proximity to existing libraries, schools, clinics, parks, recreation centers and community centers.

Comments: Despite the availability of community facilities, the population in the planning area has declined, leaving a rash of vacant lots and buildings. This plan update is intended to encourage infill development and redevelopment to increase the population density in an inner city area that is well served by existing community facilities.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:

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

Staff recommends **approval** of this plan update. The land use plan amendment and text amendment would support the creation of the East Commerce Street Arts & Entertainment District, a redevelopment plan that was created through a cooperative effort by residents, property owners, business owners, City staff and elected officials.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 22, 2008

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: October 3, 2008

No. Notices mailed 10 days prior to Public Hearing: 182 to owners of land within 200 feet; 31 to the Arena District / Eastside Planning Team; 187 to A&E public meeting attendees and stakeholders

Registered Neighborhood Association(s) Notified: Downtown, Historic Gardens, St. Paul Square, Dignowity Hill, Nevada Street, Denver Heights, Arena District, Jefferson Heights, Harvard Place – Eastlawn, Coliseum Oaks, Coliseum-Willow Park, United Homeowners, Government Hill Alliance, Skyline Park

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: Various

Proposed zoning district: "AE-1," "AE-2," "AE-3," "AE-4"

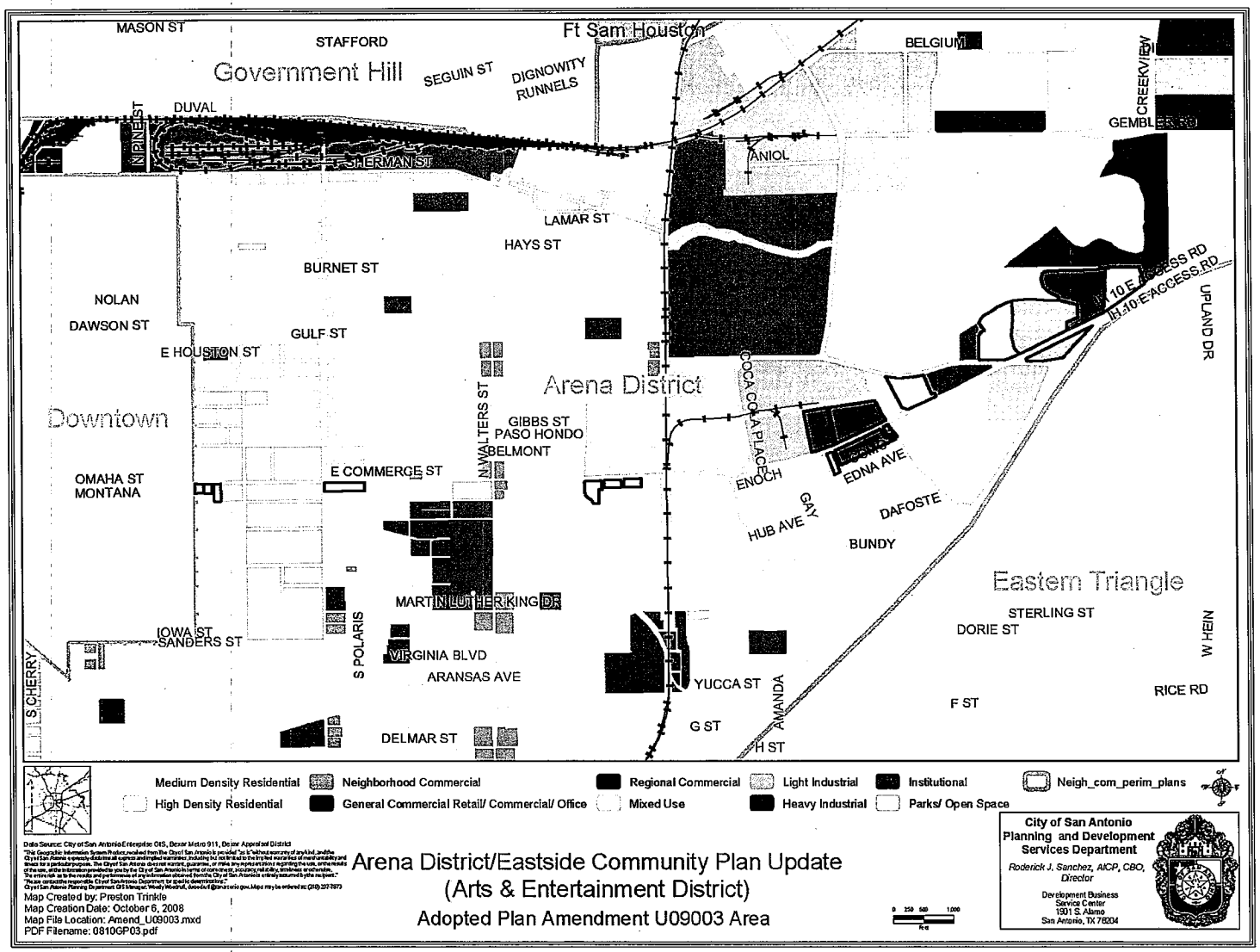
Zoning Commission Public Hearing Date: November 18, 2008

☐ Approval ☐ Denial

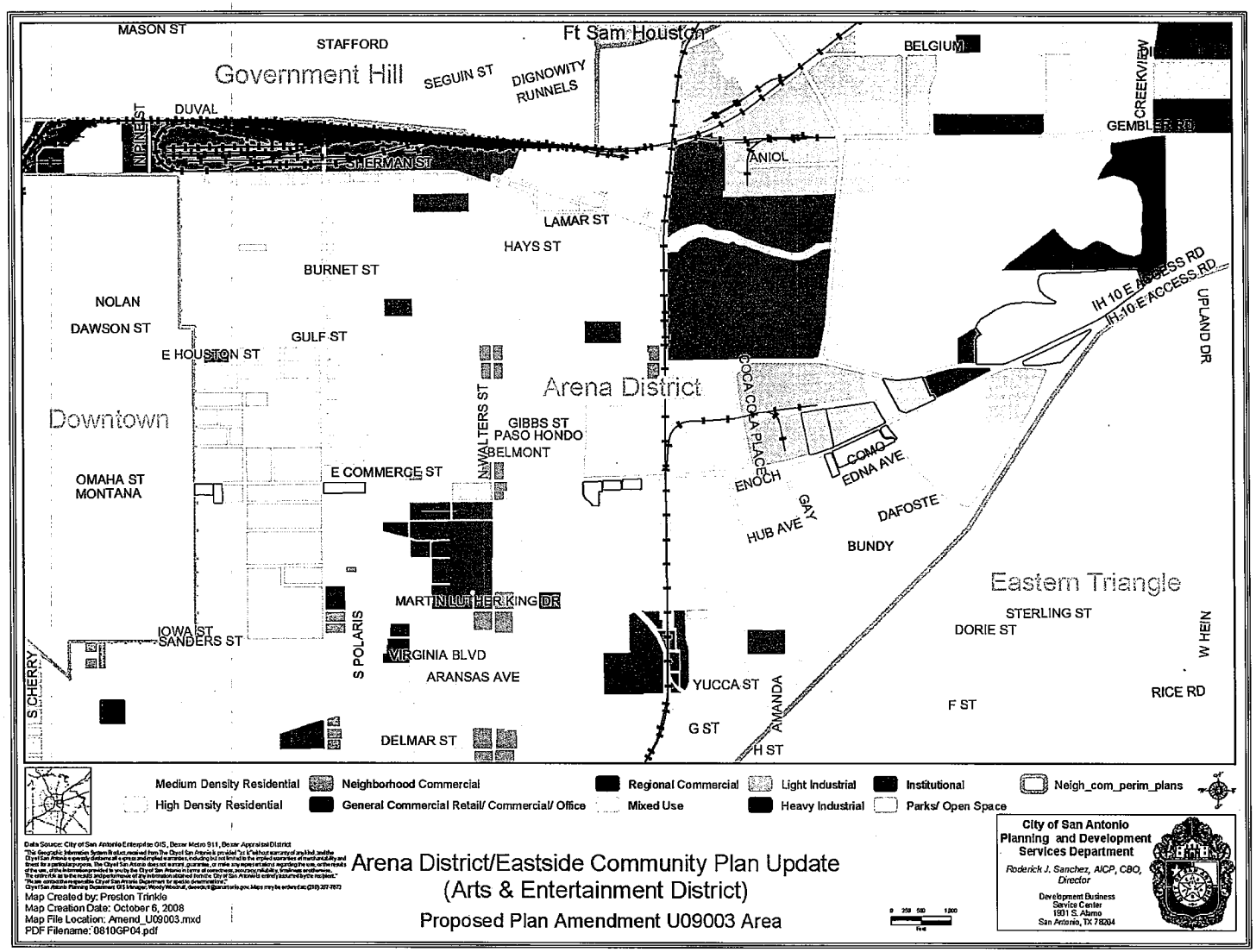
Planning & Development Services Staff:

Roderick J. Sanchez, AICP, CBO	Director	
Patrick B. Howard, AICP	Assistant Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Michael Taylor	Senior Planner	Phone No.: 207-0145

ATTACHMENT Ia
Land Use Plan as Adopted



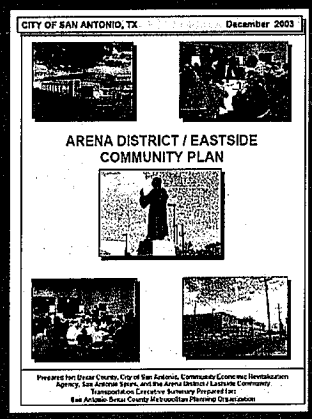
ATTACHMENT Ib
Proposed Amendment



Classification	Description
LOW DENSITY RESIDENTIAL (single family, duplexes and accessory dwellings on lots of 8,000 sq. ft. or greater)	Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single-family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.
MEDIUM DENSITY RESIDENTIAL (single family, accessory dwellings, cottage houses duplexes, triplexes, fourplexes, townhomes)	Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood. Limited neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.
HIGH DENSITY RESIDENTIAL (single family, accessory dwellings, cottage houses, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums)	High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.
NEIGHBORHOOD COMMERCIAL	Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

Arena District / Eastside Community Plan Update

U09003
Planning Commission
October 22, 2008
Public Hearing
Item Number XX



Update Purpose

- The Unified Development Code (UDC) section §35-420 (g)(2) states that Neighborhood and Community plans shall be reviewed by Planning Commission at least once every 5 years.

Approval Criteria

- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
  - Identifies goals that are consistent with adopted City Policies, and regulations.
  - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
  - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

3

Plan Update Benefits

- Proposed update would support the creation of the East Commerce Street Arts & Entertainment District.
- Created through a cooperative effort by residents, property owners, business owners, City staff and elected and appointed officials.
- Proposal includes an amendment to the UDC to create 4 new special zoning districts; updates to the Downtown Neighborhood Plan and the Arena District/Eastside Community Plan; and a comprehensive rezoning of the areas around the Alamodome, the AT&T Center and East Commerce Street in between.

4

A&E District Process

- Over 2,500 notices mailed to property owners and interested individuals
- Press Releases Issued
- Coverage provided by local media
- Over 185 total attendance
- Email distribution list of attendees & other interested individuals
- Webpage with comment form
- Door-to-door business survey

•Visioning Workshop 2.26.08 •Sub-districts Workshop 3.26.08

•Open House 4.29.08 •Property Owners Meeting 8.12.08

Arena District / Eastside CP Goals

- Create attractive streets
- Formulate a marketing effort highlighting recent community improvements
- Strengthen the community with additional gathering nodes and emphasize the places of significance
- Institute a comprehensive rezoning for the entire plan area
- Concentrate industrial uses
- Create a mixed-use town center south of the SBC Center
- Recommend Commerce from IH-37 to Houston for a "feature street" incorporating trees, on-street parking and wider sidewalks
- Enhance downtown – SBC Center connectivity

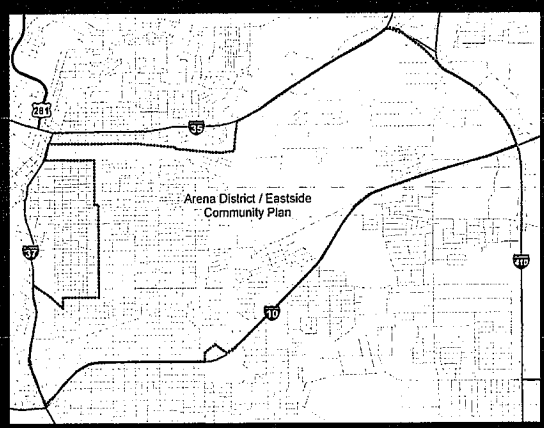
Land Use Plan Update

- The update consists of 2 items:
  - Future Land Use Plan Amendment
  - Text Amendment

7

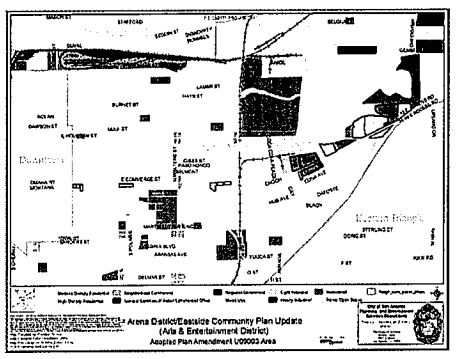
Planning Area Location and Size

- Boundaries
  - North: I-35
  - East: I-410
  - South: I-10
  - West: I-37 & Downtown NP
- Plan Area
  - 6,049 acres

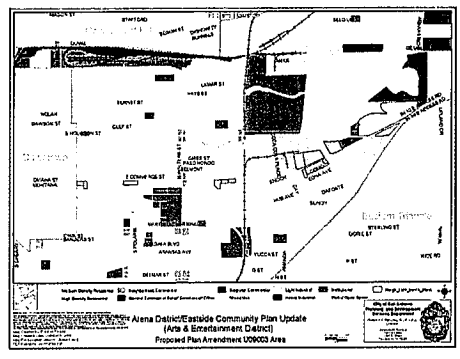


8

Future Land Use Plan



Adopted

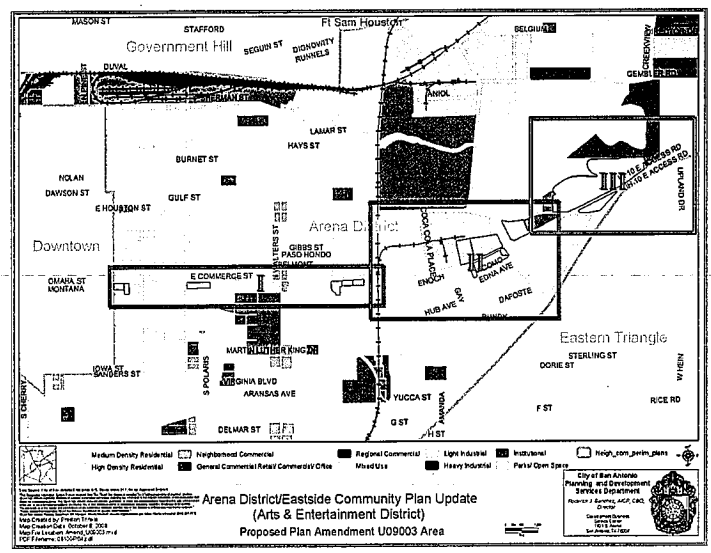


Proposed

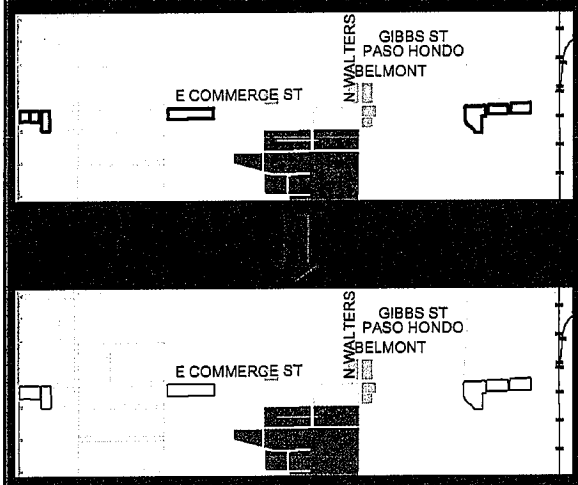
Proposed LU Amendment - Include parcels along E. Commerce

- 71.24 acres to Mixed Use
- 22.43 acres to Light Industrial

Future Land Use Plan

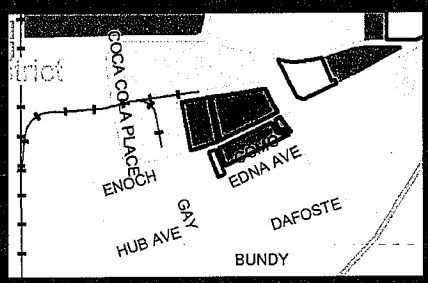


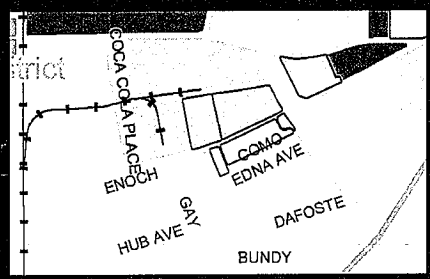
Future Land Use Plan - I



- 8.71 acres
- **From** Medium Density Residential and Parks / Open Space **to** Mixed Use

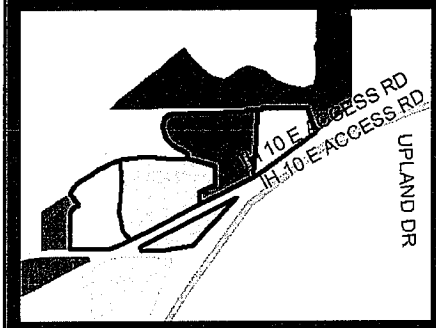
Future Land Use Plan - II

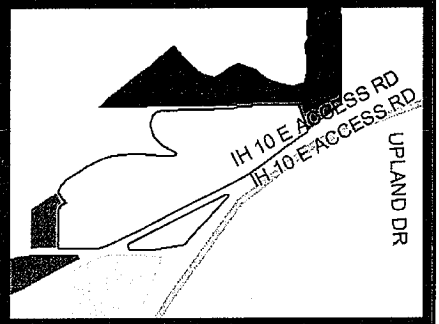




- 22.43 acres from General Commercial and High Density Residential to Light Industrial
- 0.85 acres from Parks/Open Space to Mixed Use
- 6.04 acres from General Commercial to Mixed Use

Future Land Use Plan - III





- 55.64 acres from High Density Residential, Light Industrial and General Commercial to Mixed Use

13

Text Amendment

MEDIUM DENSITY RESIDENTIAL	Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood. Limited neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.

14

Recommendation

Staff recommends approval.

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE ARENA DISTRICT / EASTSIDE COMMUNITY PLAN BY, 1) ADDING THE FOLLOWING TEXT TO THE LAND USE PLAN SECTION, LAND USE CLASSIFICATIONS, MEDIUM DENSITY RESIDENTIAL DESCRIPTION: "LIMITED NEIGHBORHOOD COMMERCIAL USES PERMITTED ALONG STREET WITH HIGHER TRAFFIC VOLUMES AND ON CORNER LOTS IF CONSISTENT WITH THE HISTORIC DEVELOPMENT PATTERN"; 2) CHANGING THE USE OF APPROXIMATELY 1.72 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH MONUMENTAL STREET AND THE CITY CEMETERY FROM MEDIUM DENSITY RESIDENTIAL AND PARKS/OPEN SPACE LAND USE TO MIXED USE LAND USE; 3) CHANGING THE USE OF APPROXIMATELY 2.27 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH NEW BRAUNFELS AVENUE AND SOUTH POLARIS STREET AND 4.72 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH RIO GRANDE STREET AND GARCIA STREET FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE; 4) CHANGING THE USE OF APPROXIMATELY 0.85 ACRES LOCATED SOUTH OF THE INTERSECTION OF EAST COMMERCE STREET AND HONEY BOULEVARD FROM PARKS/OPEN SPACE LAND USE TO MIXED USE LAND USE; 5) CHANGING THE USE OF APPROXIMATELY 22.43 ACRES BOUND BY EAST HOUSTON STREET TO THE NORTH, EAST COMMERCE STREET TO THE SOUTH AND COCA-COLA PLACE TO THE WEST FROM GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL LAND USE TO LIGHT INDUSTRIAL LAND USE; 6) CHANGING THE USE OF APPROXIMATELY 6.04 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN HONEY BOULEVARD AND SALADO CREEK FROM GENERAL COMMERCIAL LAND USE TO MIXED USE LAND USE; AND 7) CHANGING THE USE OF APPROXIMATELY 55.64 ACRES LOCATED ON THE NORTH SIDE OF EAST HOUSTON STREET BETWEEN WILLOWSPRINGS GOLF COURSE AND IH-10 EAST FROM HIGH DENSITY RESIDENTIAL, LIGHT INDUSTRIAL AND GENERAL COMMERCIAL LAND USE TO MIXED USE LAND USE, TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Arena District / Eastside Community Plan and found the amendment to be **CONSISTENT/INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on October 22, 2008 and **APPROVED/DENIED** the amendment; and

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

SECTION 1: The amendment to update the land use element of the Arena District / Eastside Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL/DENIAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22th DAY OF OCTOBER, 2008.

Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

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

"AE-1", "AE-2", "AE-3", "AE-4" Arts & Entertainment Special Zoning Districts

Council District: **Citywide** City Council Meeting Date: **January 15, 2009**

☒"AE-1", "AE-2", "AE-3", "AE-4" Arts & Entertainment Special Zoning Districts Text – Attachment 1
☒Table of Changes – Attachment 2

ITEM 32

Summary:

The Arts and Entertainment Special Zoning Districts are designed to support existing arts and entertainment venues and promote the creation of additional venues and supporting uses. These Special Zoning Districts are appropriate where existing arts and entertainment venues are adjacent to areas with high building and lot vacancy rates where infill development and redevelopment is desired. By creating a distinct area for arts and entertainment venues and supporting uses, this zoning district allows a community to capitalize on nearby venues and draw visitors into the community. The Arts and Entertainment Districts facilitate infill development and redevelopment by creating: a consistent pattern of zoning, certainty about the form and function of future development and an identity that may be utilized to attract investment. The Arts and Entertainment Districts include four unique districts designed to accommodate a range of existing conditions and desired outcomes. All of the Arts and Entertainment Districts require quality building design and materials and a pedestrian-oriented, mixed-use environment. These special zoning districts were developed through a public participation process that included 4 public meetings; meetings with individual residents, property owners, business owners and elected officials; briefings before local boards and commissions; review by the City Attorney's office and other City departments; and review by the Planning Commission Technical Advisory Committee. If approved, these Special Zoning Districts would be an option Citywide for areas that meet the locational criteria.

Background Information:

On September 18, 2007, District 2 Councilwoman Sheila McNeil issued a Council Consideration Request (CCR) requesting the Planning and Community Development Department and the Development Services Department to take appropriate steps in bringing forward to the Zoning Commission and Planning Commission for their recommendations, and to City Council for final action, an amendment to the Unified Development Code that would include either a modification of the existing "ED" Entertainment District zoning district, or the creation of a new zoning district, that would include an arts and entertainment component with appropriate development standards, pursuant to HB 2514, and not require the existence of a theme park for such designation. The CCR also requested that the Planning & Community Development Department and the Development Services Department take the appropriate steps to bring forward to the Zoning Commission for recommendation and to City Council for final action, a rezoning case to designate an "arts and entertainment" district to include properties within the vicinity of the Alamodome and the AT&T Center/ Freeman Coliseum/ Willowsprings Golf Course area, as well as East Commerce Street between these two areas. This request was reviewed by the Governance Council Committee on October 3, 2007 and referred to the Infrastructure and Growth Committee. The Infrastructure and Growth Committee considered the request on January 1, 2008 and directed staff to proceed as requested.

After a thorough review of zoning districts for arts and entertainment adopted by governing bodies in various cities across the country, Planning and Community Development Department staff developed a proposal for a new Arts & Entertainment special zoning district. The City of San Antonio adopts

new special zoning districts from time-to-time to address unique situations, accommodate recent advances in planning theory, allow for patterns of development that would otherwise not be permitted under conventional zoning, and, in some cases, provide incentives to encourage development/ redevelopment in areas where it might not otherwise occur. Special zoning districts replace the standards and requirements of the base districts; they are a parallel code and an alternative to conventional zoning.

Staff was given a specific area that would be the subject of the inceptive application of an adopted Arts and Entertainment zoning district, so this area was used as a case study for the development of the new special zoning district. Public meetings were held and participants were asked to share their vision for an Arts and Entertainment district by identifying appropriate geographic areas for such a district, desirable and undesirable uses and site and building design standards. Based on this feedback, staff created 4 unique Arts and Entertainment Special Zoning Districts to reflect a range of existing development conditions and desired outcomes. Although the 4 Arts & Entertainment Special Zoning Districts were developed through analysis focused on a particular area, the standards were written so the districts may be utilized in other areas of the City were similar conditions exist.

Planning Process:

The Arts and Entertainment Special Zoning Districts were developed through a community participation process that included 4 public meetings; individual meetings with property owners, business owners, and elected officials; and briefings to local boards and commissions. The process began with a Visioning Workshop in February. Community members from the eastside neighborhoods located near the Alamodome, AT&T Center and East Commerce Street in between, were invited to share their vision for an Arts & Entertainment District and identify boundaries, acceptable and unacceptable uses and appropriate site and development design standards. Based on the information provided by the participants, Staff returned to the community in March with an initial proposal that included 4 distinct districts with unique boundaries, permitted uses, and site and building design standards. Based on the feedback received at this meeting, the proposal was further refined and an updated proposal was presented to the community during an Open House in April. Also during this meeting, property owners were provided information about the UDC amendment, rezoning and plan amendment processes. Over the next several months, Staff solicited additional comment on the proposal through meetings with business owners, property owners, and elected officials; presentations to boards and commissions; review by the City Attorney's Office and other City departments; and review by the Planning Commission Technical Advisory Committee. During the fourth public meeting in August 2008, property owners within the proposed boundaries of the inceptive E. Commerce Street A&E Districts were invited to learn more about the UDC amendment, rezoning and plan amendment processes and discuss the potential impacts to their properties.

Arts and Entertainment Special Zoning Districts:

The Arts and Entertainment Special Zoning Districts were designed to address a range of existing development conditions and desired outcomes. All of the Arts and Entertainment Districts require quality building design and materials and a pedestrian-oriented, mixed-use environment.

"AE-1" Arts and Entertainment District

The AE-1 district accommodates arts and entertainment venues and supporting uses in a higher density, pedestrian-oriented environment. This district supports infill development and the

redevelopment of parcels along an existing arterial where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. The primary goal of this district is to create a mixed-use environment where arts and entertainment venues, commercial, residential and office uses harmoniously co-exist. The focus of design should be on the streetscape, with buildings located close to the front property line to form a street wall and street side public and private spaces adorned with pedestrian amenities.

"AE-2" Arts and Entertainment District

The AE-2 district accommodates smaller scale arts and entertainment venues and supporting uses. This district supports infill development and the redevelopment of parcels along existing arterials where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. The primary goal of this district is to create space, in many cases within existing structures, for local artists to live, work, display and sell their artwork. Artists that locate within this district will benefit from the draw of other artists and the collective energy of the area. Corner lots may be utilized for neighborhood based commercial uses including cafes, bakeries, convenience stores and barber/beauty shops. This district is designed to harmoniously co-exist with adjacent single-family residential neighborhoods.

"AE-3" Arts and Entertainment District

The AE-3 district accommodates arts and entertainment venues and supporting uses in a town center pattern. This district support infill development and the redevelopment of larger parcels with frontage along existing arterials. This district is appropriate where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. This district is designed to bring residential, commercial and office development within a town center located immediately adjacent to an existing large entertainment venue with a regional draw. The town center should offer event goers dining and shopping opportunities in a pedestrian-oriented town center accessible via a short walk or ride on a trolley or other form of public transit from the entertainment venue main parking areas. A healthy mix of residential, commercial and office space will ensure this town center continues to function even on nights when there are no events at the large entertainment venue.

"AE-4" Arts and Entertainment District

The AE-4 district accommodates light industrial uses that are located near existing arts and entertainment venues. This district allows for light industrial uses near existing arts and entertainment venues, but provides lot and building standards to ensure compatibility with adjacent uses and sensitivity to the high visibility of the area to visitors.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Staff recommends **approval** of this UDC amendment. This amendment would make available 4 new special zoning districts that are intended to encourage infill development and redevelopment in areas near publicly owned arts and entertainment venues. The A&E Districts provide a framework that allows a neighborhood with prevalent lot and building vacancy rates that is located near an arts and entertainment venue to more fully capitalize on this strategic location. This amendment would also support the creation of the E. Commerce Street Arts & Entertainment District, a redevelopment plan

that was created through a cooperative effort by residents, property owners, business owners, City staff and elected officials.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: October 22, 2008
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: October 3, 2008

ZONING COMMISSION RECOMMENTATION:
Meeting & Public Hearing Date: November 18, 2008
☐ Approval ☐ Denial
Newspaper Publication Date of Public Hearing: October 31, 2008

CSMA BRIEFING:
Meeting & Public Hearing Date: November 25, 2008
☐ Approval ☐ Denial
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Sec. 35-358. "AE-1", "AE-2", "AE-3", and "AE-4" Arts and Entertainment Districts

STATEMENT OF PURPOSE

The Arts and Entertainment Special Zoning Districts are designed to support existing arts and entertainment venues and promote the creation of additional venues and supporting uses. These Special Zoning Districts are appropriate where existing arts and entertainment venues are adjacent to areas with high building and lot vacancy rates where infill development and redevelopment is desired. By creating a distinct area for arts and entertainment venues and supporting uses, this zoning district allows a community to capitalize on nearby venues and draw visitors into the community. The Arts and Entertainment Districts facilitate infill development and redevelopment by creating a consistent pattern of zoning, creating certainty about the form and function of future development and creating an identity that may be utilized to attract investment. The Arts and Entertainment Districts include four unique districts designed to accommodate a range of existing conditions and desired outcomes. All of the Arts and Entertainment Districts require quality building design and materials and a pedestrian-oriented, mixed-use environment.

The "AE" districts implement the following Master Plan Policies:

- Growth Management, Policy 1b: Distribute land uses to meet the physical, social, cultural, economic and energy needs of present and future populations.

- Growth Management, Policy 1f: Encourage a balance of new development and redevelopment.

- Neighborhoods, Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhoods.

- Urban Design, Policy 1b: Develop urban design policies and standards which integrate and coordinate planning for historic and cultural resources, public facilities and services, and private development, infrastructure, transportation, arts and cultural resources, libraries, parks and recreation, health and human service facilities.

- Urban Design, Policy 1d: Develop criteria and procedures for infill development which will enhance the character of neighborhoods.

- Urban Design, Policy 1e: Apply strategies which will result in all existing and new streetscapes being accessible, safe and stimulating.

- Urban Design, Policy 4b: Use incentives to encourage development in underutilized urban areas.

- Urban Design, Policy 4c: Create streetscapes which emphasize both pedestrians and vehicles.

(a) Applicability.

(1) Property shall be located within one-half (1/2) mile of an existing primary arterial, secondary arterial or enhanced secondary arterial as delineated on the Major Thoroughfare Plan and either:

A. At least 50% of the property subject to rezoning shall be located within ¼ mile and at least 90% of the property subject to rezoning shall be located within ½ mile of an existing publicly

owned arts and/or entertainment venue including stadiums, performing arts venues, museums, theaters, convention centers, locations and/or structures of historical and/or cultural significance, and competition grade athletic facilities for professional or amateur athletic events.

B. Shall be located within the boundaries of a Neighborhood Commercial Revitalization (NCR) area designated by City Council ordinance.

(2) Unless explicitly superseded or modified by this section, the provisions contained in Article V, Development Standards, of this chapter shall be applicable to a property with AE-1, AE-2, AE-3, or AE-4 zoning.

(b) Administration

(1) A site plan and building elevations for all properties within an Arts and Entertainment District shall be submitted in conjunction with an application for a building permit as required by the city's building code.

(2) The site plan shall include the following:

A. Street address, legal description, vicinity diagram, scale, north arrow, and perimeter boundaries;

B. Location and dimensions of existing and/or proposed structures, easements, driveways, and parking areas;

C. Location and height of required screening;

D. Locations and dimensions of all signs and appurtenances; and

E. Location of exterior lighting.

F. Building elevations shall include:

1. Building materials; and

2. Building dimensions and details.

(3) No building permit shall be issued by the Development Services Department for new construction or an alteration or addition to an existing building or structure without the submission and approval of design plans submitted in conformance with the development and design standards established pursuant to subsection (f) above and the issuance of a certificate of compliance by the director of the Planning and Community Development Department. However, a sign permit may be issued upon review of the applicable ordinance by the Development Services Department without issuance of a certificate of compliance by the director of the Planning and Community Development Department.

(4) The director of the Development Services Department shall forward a copy of a building permit application to the director of the Planning and Community Development Department for review and comment. Upon receipt of all submittal materials required in subsection (1), the director of the Planning and Community Development Department shall issue or

deny a certificate of compliance within ten (10) working days. If approved or disapproved the plan shall be so annotated and the plan shall be returned to the Development Services Department.

(5) If the plan is not approved, the applicant may appeal the staff decision to the board of adjustment.

(c) **General to All.** The provisions contained within this section apply to all Arts and Entertainment Districts. Additional regulations are contained under each district subheading.

(1) **Site**

A. Exterior Lighting

1. Entryways, parking areas and other public spaces shall be adequately illuminated to serve as a deterrent to personal and property crime. Lighting fixtures shall be chosen and placed so as to minimize light spillover onto adjacent properties.

2. Exterior lighting fixtures for parking lots and walkways shall be shielded with a cutoff angle of less than 90 degrees. Any structural part of the fixture providing this cut-off angle shall be permanently affixed.

3. The maximum permitted height for pole mounted exterior lighting fixtures is 15 feet.

4. Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps shall be shielded so that the light sources are not visible from a public right-of-way or abutting properties.

5. All canopy lighting shall be fully shielded. Indirect uplight is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct up light is emitted beyond the opaque canopy.

B. Fences

1. UDC standards for fences (35-514: Fences) shall apply except that the following materials are not permitted:

a. Chain link (permitted in side and rear yards only)

b. Barbed wire

c. Razor wire

d. Sheet metal

e. Unfinished concrete masonry units (i.e. cinderblock)

f. Plywood

g. Cast-off, secondhand or other items not originally intended to be used for constructing or maintaining a fence or wall

2. Fences (including retaining walls) shall be designed to deter or facilitate the removal of graffiti.

C. Screening

1. Outside storage, off-street loading areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility vaults, utility cabinets, microwave and satellite antennas and other mechanical equipment shall be located in the side or rear yards. If any of the elements listed above are required by utility providers to be located within the front yard or are located in the side or rear yards but are visible from the right-of-way, these elements shall be completely screened from public view. Screening may be achieved with a solid wall that matches the material and finish of the primary structure, dense native landscaping, or a combination of both.

2. Off-street parking areas shall be screened from view from the right-of-way.

a. Screening shall consist of dense native landscaping or a solid screen fence or wall. If a solid screen fence or wall is to be utilized, the fence or wall shall be set back from the sidewalk edge and the set back area shall be landscaped with native plants so as to discourage graffiti.

b. Screenings consisting only of native landscaping are encouraged to vary in height, density and species but where installed shall average 4 feet in height above the parking lot grade at maturity to form an opaque visual barrier.

3. Roof-top mechanical equipment shall be screened from ground level view with a parapet or other architectural feature.

D. Utility Lines

1. New utility lines within the front and side yards shall be located underground.

2. Utility lines within new rights-of-way shall be located underground or to the rear of the property to the greatest extent possible

(2) Building

A. Building Disposition

1. Facades shall be built parallel to the principal frontage line

2. Buildings shall have their principal entrance on a street frontage line unless they front a plaza, green or courtyard

B. Building Materials

1. The following building materials are permitted for use as the primary cladding material for elevations visible from a public right-of-way: Native stone, brick, tile, stucco, cultured stone or cast stone, architecturally finished block (i.e. burnished block, split faced concrete masonry units), architecturally finished pre-cast or poured in place concrete wall that is profiled, sculptured or otherwise provides three dimensional interest, EIFS (but not less than 4' above grade), cement fiber siding, natural wood clapboard siding.

2. The following building materials are prohibited for use as the primary cladding material or accent material for elevations visible from a public right-of-way

a. Pre-engineered metal building panels

b. Plastic siding

c. Exposed aggregate

d. Reflective glass

3. Materials not expressly permitted may be used as accent material for elevations visible from a public right-of-way. The total area of all accent materials shall not exceed 25% of any single elevation.

4. No building shall be constructed with a single material or color.

5. The use of materials that deter or facilitate the removal of graffiti is encouraged.

6. The use of security appurtenances on windows and doors is discouraged. If security appurtenances are utilized, they shall be located on the interior of the building, shall be constructed of materials that do not fully obscure vision and shall fully retract so as not to be visible during business hours.

C. Roofs

1. Flat roofs shall include a parapet

2. If roofing material is painted or if color is added during the manufacturing process, paint or color shall be limited to earth tone colors.

D. Alternative Energy Systems and Rainwater Harvesting. Alternative energy systems and components and rainwater harvesting collection and storage equipment may be constructed and located to maximize the efficiency of the system and shall be exempt from the screening and building material requirements

E. Temporary Structures

1. Portable carports shall not be permitted if within view of the right-of-way

2. Tents may be used for special events but in no case shall remain on a lot for a period to exceed one week.

(3) Signage

A. Off-premise signs are prohibited.

B. Portable Signs are permitted subject to the following restrictions:

1. One (1) portable sandwich board sign shall be permitted per tenant with an exterior public entrance.

2. Portable sandwich board signs shall have a maximum area of 8 square feet and a maximum height of 4 feet.

3. Portable signs shall be located entirely on private property and must not present a physical or visual obstruction to pedestrians or motorists.

4. Portable signs shall not be illuminated

5. Portable sandwich board signs shall not be displayed outside of the posted hours of operation.

(4) Uses

A. Permitted Uses

1. Generally. No use shall be permitted pursuant to this chapter, and no development permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the city unless said use is listed as a permitted or specific use permit in the Arts and Entertainment Districts Use Matrix (Table 358-1)

2. Permitted Uses. A "P" indicates that the listed use is permitted by right within the special zoning district.

Permitted uses are subject to all other applicable standards of this chapter.

3. Specific Uses. An "S" indicates that the listed use is permitted within the respective special zoning district only after review and approval of a specific use permit, in accordance with the review procedures of section 35-423 of this chapter. Specific use permits are subject to all other applicable standards of this chapter and those requirements that may reasonably be imposed by the city consistent with the criteria set forth in subsection 35-423(e) of this chapter and any supplemental use regulations which apply to said use.

4. Prohibited Uses. A blank cell ("") indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this chapter.

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX

			AE-2			
	PERMITTED USE	**AE-1**	**Corner**	**Interior**	**AE-3**	**AE-4**
Alcohol	Alcohol - Bar And/Or Tavern				S	
Alcohol	Alcohol - Microbrewery	S			S	
Alcohol	Alcohol – Wine Boutique	P			P	
Amusement	Amusement And/Or Theme Park - Outdoor Rides				S	
Amusement	Animal Racetrack And/Or Rodeo Arena				S	
Amusement	Billiard Or Pool Hall	S			S	
Amusement	Carnival And/Or Circus (Temporary For Not More Than 60 Days)				S	S
Amusement	Carnival And/Or Circus - Event Use (specific time limit set by city council on individual case consideration).				S	S
Amusement	Dance Hall				S	
Amusement	Fairground And/Or Stadium				S	
Amusement	Go-Cart Track				S	
Amusement	Laser Hide & Seek Games – Indoors	P			P	
Amusement	Laser Hide & Seek Games – Outdoors permitted				S	
Amusement	Miniature Golf	P			P	
Amusement	Theater - Indoor permitting Over 2 Screens And/Or Stages	S			S	
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages	P	S		P	
Amusement	Theater - Outdoor Including Drive-In & Amphitheaters				S	
Amusement	Video Games - Coin Or Token Operated	P	P		P	
Animal	Animal - Equestrian Center And Riding Trails				S	
Animal	Pet Grooming - Small Animals Only	P	P		P	

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Auto	Auto Alarm & Radio – Retail (sales and installation as a primary use)					S
Auto	Auto & Light Truck - Oil, Lube & Tune Up		S	S	S	S
Auto	Auto & Light Truck Repair	S	S	S	S	S
Auto	Auto – Rental					P
Auto	Auto Paint and Body – Repair with outside storage of vehicles and parts permitted but totally screened from view of adjacent property owners and public roadways	S	S	S		
Auto	Auto Parts Retail	S				
Auto	Auto Upholstery – Sales and installation completely enclosed				S	
Auto	Carwash				S	S
Auto	Motor Vehicle Sales (full service)				S	S
Auto	Parking Garage- Commercial or Noncommercial	P			P	P
Auto	Parking Lot - Commercial	P			P	P
Auto	Parking Lot - Noncommercial	P	S	S	P	P
Auto	Parking & Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer & Marine)				S	P
Auto	Tire Repair - Auto & Small Truck (Sale And Installation Only, No Mechanical Service permitted)	S				P
Auto	Truck Repair & Maintenance					S
Church	Church	P	P	P	P	P
Dry Goods - Wholesale	Dry Goods – Wholesale					P
Dwelling	Dwelling - 1 Family (Attached Or Townhouse) (11 Units/Acre Maximum)		P	P	P	
Dwelling	Dwelling - 1 Family (Detached) (11 Units/Acre Maximum)		P	P	P	
Dwelling	Dwelling - 2 Family (11 Units/Acre Maximum)		P	P	P	
Dwelling	Dwelling - 3 Family (11 Units/Acre Maximum)		P	P	P	
Dwelling	Dwelling - 4 Family (11 Units/Acre Maximum)		P	P	P	
Dwelling	Dwelling - Multifamily (25 Units/Acre Maximum)	P	S	S	P	
Dwelling	Dwelling - Multifamily (33 Units/Acre Maximum)	P			P	
Dwelling	Dwelling - Multifamily (40 Units/Acre Maximum)				P	
Dwelling	Dwelling - Zero Lot Line		P	P	P	
Dwelling	Housing (temporary or permanent) For On-Premise Caretaker	P	P	P	P	P
Housing	Bed and Breakfast	P	P	P	P	
Housing	Housing - Extended Stay Hotel Or Timeshares	S			P	
Housing	Housing - Group Day Care Limited To 12 Individuals	P	P		P	
Housing	Housing – Hotel	S			P	S

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Housing	Housing - Motel	S			P	S
Industrial	Bookbinder					P
Industrial	Cabinet or Carpenter Shop				S	P
Industrial	Laundry – Plant				S	
Industrial	Printer (Large Scale)					P
Manufacturing	Beverage - Manufacturing Or Processing				S	P
Manufacturing	Chemical/Drug - Wholesale & Storage					P
Manufacturing	Metal Products – Fabrication				S	P
Manufacturing	Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length					P
Manufacturing	Sign Manufacture					P
Manufacturing	Storage - Outside (Screening From Public Rows And Adjacent Property Required)					P
Plants	Florist – Wholesale					P
Plants	Landscaping Materials - Sales & Storage					P
Plants	Nursery - Plant Wholesale Onsite Growing permitted					P
Processing	Cosmetics - Manufacturing Or Processing					
Processing	Food & Food Products - Processing				S	P
Processing	Punch Concentrate – Processing & Mixing					
Processing	Punch Concentrate Products - Mixing Only					P
Recreation	Archery Range – Outdoor				S	
Recreation	Archery Range - Indoor	S			S	
Recreation	Athletic Fields - Noncommercial	S			S	
Recreation	Athletic Fields - Commercial	S			S	
Recreation	Bowling Alley				S	
Recreation	Fitness Center	S	S		S	
Recreation	Fitness Center/Health Club	S	S		S	
Recreation	Golf Course - Private	S			S	
Recreation	Golf Course - Publicly Owned	S			P	
Recreation	Golf Driving Range	S			P	
Recreation	Gymnasium	S			S	
Recreation	Gymnasium - Commercial	S			S	
Recreation	Park, Public	P	P	P	P	P
Recreation	Recreational Facility - Private Community Wide	S			S	
Recreation	Recreational Facility - Private Neighborhood	S	S		S	
Recreation	Recreational Facility - Public Community Wide	S			S	
Recreation	Recreational Facility - Public Neighborhood	S	S		S	
Recreation	Skateboard Track				S	

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Recreation	Skating Rink - Ice Or Roller Skating				S	
Recreation	Stable & Equestrian Center				S	
Recreation	Tennis, Racquetball, Handball, Volleyball or Basketball - Noncommercial (Outside Courts permitted)	S	S		S	
Recreation	Tennis, Racquetball, Handball, Volleyball or Basketball - Commercial (Outside Courts Not permitted)	S			S	
Recreation	Tennis, Racquetball, Handball, Volleyball or Basketball - Commercial (Outside Courts permitted)	S	S		S	
Recreation	Tennis, Racquetball, Handball, Volleyball or Basketball - Noncommercial (Outside Courts Not permitted)	S			S	
Retail	Antique Store - Retail	P	P	P	P	
Retail	Apparel & Accessory Store - Retail	P	P	P	P	
Retail	Appliance - Retail	P			P	
Retail	Art Gallery	P	P	P	P	
Retail	Artisan's Studio	P	P	P	P	
Retail	Bakery – Retail	P	P		P	
Retail	Bookstore	P	P		P	
Retail	Business Machines - Retail	P	S		P	
Retail	Camera, Photographic Equipment & Supplies - Retail	P	P		P	
Retail	Candy, Nut And Confectionery - Retail	P	P		P	
Retail	Catering Shop	P	P		P	P
Retail	Convenience Store	P	P		P	P
Retail	Convenience Store (with carwash)	S	S		S	P
Retail	Convenience Store (with gasoline)	S	S		S	P
Retail	Convenience Store (with gasoline and carwash)	S	S		S	P
Retail	Dairy Products - Retail	P	P		P	
Retail	Drugstore - Apothecary	P	P		P	
Retail	Dry Goods - Retail	P	P		P	
Retail	Flea Market - Indoor					P
Retail	Flea Market - Outdoor					P
Retail	Floor Covering - Retail	S			S	
Retail	Florist – Retail	P	P		P	
Retail	Food Store	P	P		P	
Retail	Fruit And Produce - Retail	P	P		P	
Retail	Furniture Sales - Retail	P	P		P	
Retail	Gift Shop - Retail	P	P		P	
Retail	Glass – Retail	S			S	
Retail	Grocery Store - Retail	P	P		P	

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Retail	Hardware Sales - Retail	P	P		P	
Retail	Hobby Store - Retail	P	P		P	
Retail	Jewelry Store - Retail	P	P		P	
Retail	Leather Goods Or Luggage Store - Retail	P	P		P	
Retail	Medical - Surgical Supplies Retail	P			P	
Retail	Milliner - Custom	P	P		P	
Retail	Music Store	P	P		P	
Retail	Newsstand	P	P		P	
Retail	Nursery – Retail (Growing Plants On Site permitted)	S			S	P
Retail	Nursery – Retail (No Growing Plants On Site permitted)	P	P		P	P
Retail	Paint And Wallpaper Store - Retail & Wholesale	S			S	
Retail	Pet Shop - Retail	P	P		P	
Retail	Plumbing Fixtures - Retail	S			S	
Retail	Rug Or Carpet - Retail	S	S		S	
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory permitted)	P	P		P	
Retail	Shoe – Retail	P	P		P	
Retail	Silk Screening - Retail	P	P		P	
Retail	Sporting Goods - Retail	P	P		P	
Retail	Stamps And Coin Sales - Retail	P	P		P	
Retail	Stationary Products - Retail	P	P		P	
Retail	Tamale - Preparation Retail	S	S		S	
Retail	Tobacco Store - Retail	P	P		P	
Retail	Toy Store - Retail	P	P		P	
Retail	Trophy Sales, Engraving & Assembly	P	P		P	
Retail	Variety Store - Retail	P	P		P	
School	Business or Commercial Trade	P			P	
School	School - Montessori	P	P		P	
School	School - Private University Or College	S	S		S	
School	School - Public University Or College	S	S		S	
School	School - Nursery (Public & Private)	P	P		P	
School	School – Private Pre-Kindergarten Through 12th Grade	P	P		P	
School	School - Public Pre-Kindergarten Through 12th Grade	P	P		P	
School	Vocational Trade (No Outside Storage & Training Area permitted)					P
School	Vocational Trade (Outside Storage & Training Area permitted)					P
Service	Air Conditioning/Refrigeration – Service and Repair	S				

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Service	Altering/Repairing Of Apparel	P	P		P	
Service	Appliance - Repair Major					S
Service	Appliance - Repair Small					S
Service	Assisted Living Facility	P	P		P	
Service	Auditorium	P			P	
Service	Bank, Savings And Loan	P	S		P	
Service	Barber Or Beauty Shop	P	P		P	
Service	Bicycle – Repair	P	P		P	
Service	Caterers (no on premise food services)	P	S		P	
Service	Cemetery Or Mausoleum	S	S		S	
Service	Charitable – Food and/or Clothing Bank	S			S	
Service	Charitable – Food Service Establishment (No charge for meals)	S			S	
Service	Copy Or Blueprinting - Example "Quick Print"	P	S		P	
Service	Copy Service - Blueprinting And Photocopying	P	S		P	
Service	Cosmetics - Permanent	P	P		P	P
Service	Day-Care Center - Child And/Or Adult Care	P	P		P	
Service	Dry Cleaning – Limited to five employees	S				
Service	Dry Cleaning - Pickup Station Only	P	P		P	
Service	Electric Repair – Light Equipment	S	S		S	P
Service	Electronic Equipment - Repair	S	S		S	P
Service	Employment Agency	P	S		P	
Service	Food, Mobile Vending (base operations)					S
Service	Food - Restaurant Or Cafeteria	P	P		P	
Service	Food Service Establishment– Restaurant, Cafeteria, Delicatessen, Ice cream parlor, buffet, bar-b-que, (with or without ancillary catering services)	P	P		P	
Service	Furniture Repair / Upholstering	S	S		S	
Service	Gasoline Filling Station (without repair or carwash)	S			S	P
Service	Gasoline Filling Station (with repair)	S			S	P
Service	Gasoline Filling Station (with repair and/or carwash)	S			S	P
Service	Gasoline Filling Station – Fleet	S			S	P
Service	Janitorial / Cleaning Service	S			S	
Service	Laboratory - Research					P
Service	Laboratory - Testing					P
Service	Laundry & Dry Cleaning - Self Service	P	P		P	
Service	Laundry Or Dry Cleaning - Pickup Station Only	P	P		P	
Service	Library	P	P	P	P	

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Service	Loan Office	P	P		P	
Service	Locksmith	P	P		P	
Service	Massage - Therapeutic	P	P		P	
Service	Medical - Chiropractor Office	P	P		P	
Service	Medical – Clinic (Physician And/Or Dentist)	P	P		P	
Service	Medical – Clinic Physical Therapist	P	P		P	
Service	Medical - Hospital Or Sanitarium	S			S	
Service	Medical - Laboratory Dental Or Medical	P	P		P	
Service	Medical - Optical Goods Retail	P	P		P	
Service	Medical - Optician	P	P		P	
Service	Medical - Optometry Office	P	P		P	
Service	Mini Warehouse (No outside storage)	S				P
Service	Movie Rentals	P	P		P	
Service	Office	P	P		P	P
Service	Office Call Center	P			P	P
Service	Office Data Processing & Management	P			P	P
Service	Office Professional	P	P	P	P	P
Service	Palm Reading	P	P		P	
Service	Party House, Reception Hall, Meeting Facilities	S			S	
Service	Pawn Shop	P			P	
Service	Picture Framing	P	P		P	
Service	Post Office	P	P		P	
Service	Reading Room	P	P		P	
Service	Record Storage Facility (Electronic and/or paper)	P			P	P
Service	Reducing Salon	P	P		P	
Service	Rental – Event Specialties (No outside storage and display allowed	P			P	P
Service	Self-Defense Instruction	P	P		P	
Service	Shoe – Repair	P	P		P	
Service	Sign Shop – No Outside Storage	S			S	P
Service	Skilled Nursing Facility	S	S		S	
Service	Storage, Climate Controlled					P
Service	Storage, Cold					P
Service	Studio - Fine Or Performing Arts	P	P		P	
Service	Studio - Interior Decorating	P	P		P	
Service	Studio - Photographic	P	P		P	
Service	Studio – Sound & Recording	S			S	

TABLE 358-1 ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX						
			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
Service	Tailor Shop	P	P		P	
Service	Rental - Tool, Equipment & Event Specialties (Fenced & Screened Outside Storage and Display permitted)					P
Service	Watch Repair	P	P		P	
Social	Club – Private	S			S	
Social	Clubhouse - Private Including Lodges & Meeting Halls	P	P		P	
Storage	Carting, Crating, Hauling, Storage					P
Storage	Cold Storage Plant					P
Storage	Moving Company					P
Storage	Storage - Outside (Under Roof And Screened)					P
Transportation	Bus Shelter (Max size 6'x13')	P	P	P	P	P
Transportation	Bus Stop	P	P	P	P	P
Transportation	Transit Center	P	S	S	P	P
Transportation	Transit Park & Ride	P	S	S	P	P
Transportation	Transit Station	S	S	S	S	S
Transportation	Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P	P	P	P	P
Utilities	Radio Or Television Station Without Transmission Tower	S			S	S
Utilities	Sanitary Landfill, Solid Waste Facility					
Utilities	Telephone Equipment Infrastructure	S	S		S	P
Utilities	Wireless Communication Systems	S			S	S
Warehouse	Office Warehouse (Flex Space) - Outside Storage Not permitted					P
Warehousing	Warehousing				S	P
Wholesale	Office Equipment And Supply - Wholesale					P
Wholesale	Paper Supplies - Wholesale					P

(d) "AE-1" Arts and Entertainment District

STATEMENT OF PURPOSE

The AE-1 district accommodates arts and entertainment venues and supporting uses in a higher density, pedestrian-oriented environment. This district supports infill development and the redevelopment of parcels along an existing arterial where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. The primary goal of this district is to create a mixed-use environment where arts and entertainment venues, commercial, residential and office uses harmoniously co-exist. The focus of design should be on the streetscape, with buildings located close to the front property line to form a street wall and street side public and private spaces adorned with pedestrian amenities.

(1) **Location.** The AE-1 district zoning is appropriate along existing primary arterials, secondary arterials, or enhanced secondary arterials as delineated on the Major Thoroughfare Plan. This district is appropriate for areas with high lot and building vacancy rates where the redevelopment of architecturally or historically significant structures and compatible infill development is desired. This district may be applied where the existing development pattern includes buildings with facades oriented to the street with 0 to 5 foot front setbacks creating a traditional main street pattern. The existing street pattern should be a grid pattern with short block lengths and shallow lots. This district is appropriate for areas where existing zoning is incompatible or does not reflect the existing or intended development pattern.

(2) **Minimum Size.** An AE-1 district shall consist of at least one block and include both opposing block faces.

(3) **Site**

A. Building Setbacks

1. Minimum 5 foot front building setback, maximum 10 foot front building setback

a. Section 35-358(d)(3)A.1. notwithstanding, the minimum front setback may be reduced to match the median front building setback of the existing buildings on the block face.

b. Section 35-358(d)(3)A.1. notwithstanding, the maximum front setback may be extended to 20 feet if the front yard is to function as an outdoor seating area for a non-residential use.

c. The minimum and maximum setbacks define a build-to area. At least 50% of the lot width shall be occupied by a building located within this build-to area.

d. Front yard areas are to be occupied by a landscaped yard, porch, terrace, stoop, shop front awning, gallery, arcade, seating area, sidewalk, bicycle facilities, and/or space for the display of artwork. Porch, terrace, stoop, shop front awning, gallery, and arcade may extend into the minimum 5 foot front building setback area.

2. No side or rear building setback required except that a minimum 5-foot building setback shall be required where side or rear property line abuts a single-family residence or single-family zoning district.

B. Driveway and Sidewalks

1. Driveway shall not exceed 30% of the front yard

2. New sidewalks shall adhere to the Traditional Street Design Standards for a Main Street (Table 506-4: Traditional Street Design Standards) except that a planting strip shall not be required. Street trees shall be planted in tree wells. Single trees shall require a tree well of at least 100 square feet. Parts of the tree well may be capped with pervious or impervious materials as permitted by approval of the City Arborist.

3. An improved pedestrian walkway from the front property line to the main customer entrance shall be provided. The improved pedestrian walkway may be constructed of concrete, crushed granite, pavers, weather resistant boards or similar materials. The improved pedestrian walkway shall be separated from parking stalls and drives with landscaping consisting of plants included on the San Antonio Recommended Plant List (Section 35-E).

4. All publicly accessible structures within the property shall be linked by an improved pedestrian walkway.

5. Improved pedestrian walkways shall be shaded by tree canopies, awnings or other coverings except where crossing loading areas or driveways.

6. The improved pedestrian walkway may cross loading areas or driveways but in such case shall include high visibility pavement markings.

C. Parking Requirements

1. Parking shall not be permitted in the front yard.

2. Off-street parking facilities shall be provided in accordance with Table 526-3b: Parking in Nonresidential Use Districts except that the following reductions to the minimum off-street parking requirements shall apply:

a. Minimum off-street parking requirement may be reduced one space for each on-street parking space located adjacent to the property.

b. Minimum off-street parking requirement shall not apply if existing primary structure is to be substantially rehabilitated (see 35-A101 for definition of substantial rehabilitation) even if the use of the structure is to be changed.

c. Minimum off-street parking requirement may be reduced by up to 50% if a Cooperative Parking Plan is utilized pursuant to 35-526(g): Sharing Off-Street Parking Facilities - Cooperative Parking Plan.

d. Minimum off-street parking requirements may be reduced by 1 space for every 5 bicycle parking spaces provided.

e. Minimum off-street parking requirements may be reduced by utilizing the sharing factors in Table 358-2: Parking Sharing Factor Matrix when 2 or more categories of uses will share parking facilities. The reduced minimum off-street parking requirement is calculated by adding the total number of spaces required for each separate category of uses and dividing the total by the appropriate factor from the Parking Sharing Factor Matrix.

TABLE 358-2: Parking Sharing Factor Matrix

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

D. Landscape Buffer. A Type B buffer yard shall be required where AE-1 zoning abuts a single-family residential use or single-family residential zoning district. A 6-foot solid-screen fence or wall may be utilized in lieu of the buffer yard.

E. Outside Display and Storage

1. Merchandise such as artwork and pottery, plants or flowers, food products and handcrafted goods may be displayed within the front yard. This merchandise should be brought out in the morning and taken in at night and in no circumstances shall remain in the front yard for a period exceeding 24-hours.

2. Class 1 & 2 Storage is permitted in the rear yard subject to the restrictions in Section 35-525: Outdoor Storage Standards. Class 3, 4 and 5 Storage shall not be permitted unless incidental to the activities of a conditionally approved use.

(4) Building

A. Building Height

1. Buildings shall not exceed a height of 4 stories.

2. Section 35-517(d): "Setbacks for Height Increases" shall not apply.

3. Maximum building height may be increased to 6 stories for a mixed-use building provided any height above 4 stories is stepped back at least 10 feet from the face of the building.

B. Accent Features. In order to achieve a more finished appearance the use of architectural accent features is required. Architectural accent features may include overhang eaves, pilasters, cornices, string courses, window sills, lintels, banding, articulated parapets, columns, projecting windows, porches, recessed entryways, decorative kick plates, and marquees.

C. Windows. At least 50% of the total area of the first floor street frontage shall consist of non-reflective glass.

(5) Signage

A. On-premise freestanding signs are prohibited

B. On-premise attached signs are permitted subject to the following restrictions:

1. One attached sign per tenant with an exterior public entrance is permitted provided the sign shall consist of the name of the tenant only. Attached signs including wall signs, canopy signs, awning signs, projecting blade signs and vertical projecting signs are permitted and shall be designed as integral elements of the building design

2. Attached signs that project beyond the face of a building shall be located a minimum of 8 feet above grade.

3. Maximum attached sign message area (as a percentage of the area of each building elevation)

a. 10% cabinet sign

b. 15% channel letters raised or incised

c. 15% painted or flat sign

(6) Uses

A. Permitted Uses.

1. See Table 358-1: Arts and Entertainment Special Zoning Districts Permitted Uses

(e) "AE-2" Arts and Entertainment District

STATEMENT OF PURPOSE

The AE-2 district accommodates smaller scale arts and entertainment venues and supporting uses. This district supports infill development and the redevelopment of parcels along existing arterials where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. The primary goal of this district is to create space, in many cases within existing structures, for local artists to live, work, display and sell their artwork. Artists that locate within this district will benefit from the draw of other artists and the collective energy of the area. Corner lots may be utilized for neighborhood based commercial uses including cafes, bakeries,

convenience stores and barber/beauty shops. This district is designed to harmoniously co-exist with adjacent single-family residential neighborhoods.

(1) Location. The AE-2 District zoning is appropriate along existing primary arterials, secondary arterials, or enhanced secondary arterials as delineated on the Major Thoroughfare Plan. This district is appropriate for areas with high lot and building vacancy rates where infill development and redevelopment is desired. This district may be applied where the existing development pattern includes a mix of residences and commercial establishments. The existing street pattern should be a grid pattern with shorter block lengths and smaller lots. This district is appropriate for areas where existing zoning is incompatible or does not reflect the existing or intended development pattern.

(2) Minimum Size. An AE-2 district shall consist of at least one block and include both opposing block faces.

(3) Site

A. Building Setbacks

1. Minimum 5 foot front building setback, maximum 10 foot front building setback

a. Section 35-358(e)(3)A.1. notwithstanding, the minimum front setback may be reduced to match the median front building setback of existing buildings on the block face.

b. Section 35-358(e)(3)A.1. notwithstanding, for interior lots, the maximum front building setback may be extended to 40 feet if the front yard is to function as a semi-private space (i.e. outdoor seating area, plaza, landscaped yard)

c. Section 35-358(e)(3)A.1. notwithstanding, for corner lots, the maximum front building setback may be extended to 20 feet if the front yard is to function as an outdoor seating area for a non-residential use.

d. Front yard areas are to be occupied by landscaped yard, porch, terrace, stoop, shop front and awning, gallery, arcade, seating area, sidewalk, bicycle facilities and/or space for the display of artwork. Porch, terrace, stoop, shop front awning, gallery, and arcade may extend into the minimum 5 foot front building setback area.

2. Minimum 5 foot side and rear building setbacks required.

B. Driveway and Sidewalks

1. Driveway shall not exceed 30% of the front yard

2. New sidewalks shall be provided in accordance with the Traditional Street Design Standards for a Main Street (Table 506-4: Traditional Street Design Standards).

3. An improved pedestrian walkway from the front property line to the main customer entrance shall be provided. The improved pedestrian walkway may be constructed of concrete, crushed granite, pavers, weather resistant boards or similar materials. The improved pedestrian walkway shall be separated from parking stalls and drives with landscaping consisting of plants included on the San Antonio Recommended Plant List (Section 35-E).

4. All publicly accessible structures within the property shall be linked by an improved pedestrian walkway.

5. Improved pedestrian walkways shall be shaded by tree canopies, awnings or other covering except where crossing loading areas or driveways.

6. Improved pedestrian walkways may cross loading areas or driveways but in such case shall include high visibility pavement markings.

C. Parking Requirements

1. Parking shall not be permitted in the front yard except on improved driveways.

2. Off-street parking facilities shall be provided in accordance with Table 526-3b Parking in Nonresidential Use Districts except that the following reductions to the minimum off-street parking requirements shall apply:

a. Minimum off-street parking requirement may be reduced one space for each on-street parking space located adjacent to the property.

b. Minimum off-street parking requirements shall not apply if existing primary structure is to be substantially rehabilitated (see 35-A101 for definition of substantial rehabilitation) even if the use of the structure is to be changed.

c. Minimum off-street parking may be reduced by up to 50% if a Cooperative Parking Plan is utilized pursuant to 35-526(g): Sharing Off-Street Parking Facilities - Cooperative Parking Plan.

d. Minimum off-street parking requirements may be reduced by 1 space for every 5 bicycle parking spaces provided.

e. Minimum off-street parking requirements may be reduced by utilizing the sharing factors in Table 358-2: Parking Sharing Factor Matrix when 2 or more categories of uses will share parking facilities. The reduced minimum off-street parking requirement is calculated by adding the total number of spaces required for each separate category of uses and dividing the total by the appropriate factor from the Parking Sharing Factor Matrix.

E. Landscape Buffer. A Type B buffer yard shall be required where AE-2 zoning abuts a single-family residential use or single-family residential zoning district. A 6-foot solid-screen fence or wall may be utilized in lieu of the buffer yard.

F. Outside Display and Storage

1. Merchandise such as artwork and pottery, plants or flowers, food products and handcrafted goods may be displayed within the front yard. This merchandise should be brought out in the morning and taken in at night and in no circumstances shall remain in the front yard for a period exceeding 24-hours.

2. Class 1 & 2 Storage is permitted in the rear yard subject to the restrictions in Section 35-525: Outdoor Storage Standards. Class 3, 4 and 5 Storage shall not be permitted unless incidental to the activities of a conditionally approved use.

G. Outside Activities. All work areas shall be located within a fully enclosed structure.

(4) Building

A Building Size

1. On corner lots, building footprint shall not exceed 5,000 square feet for a single building or 15,000 square feet aggregate for multiple buildings

2. On interior lots, building footprint shall not exceed 3,000 square feet for a single building or 5,000 square feet aggregate for multiple buildings

B. Building Height. Buildings shall not exceed a height of 2.5 stories ~~or 25 feet~~.

C. Building Disposition

1. Facades shall be built parallel to the principal frontage line.

2. Buildings shall have their principal entrance on a street frontage line unless they front a plaza, green or courtyard.

D. Accent Features. In order to achieve a more finished appearance the use of the following architectural accent features is encouraged. Architectural accent features may include overhang eaves, pilasters, cornices, string courses, window sills, lintels, banding, articulated parapets, columns, projecting windows, porches, recessed entryways, decorative kick plates and marquees.

E. Windows. At least 25% of the total area of the first floor street frontage shall consist of non-reflective glass.

(5) Signage

A. On-premise freestanding signs are permitted subject to the following restrictions:

1. One on-premise, freestanding sign per platted lot is permitted

a. Maximum sign height is 5 feet for single or dual tenant, 8 feet for multiple tenant

b. Maximum freestanding sign message area is 32 square feet for a single or dual tenant, 48 square feet for multiple tenant

2. Outdoor electric signs are prohibited (see definition in Chapter 28: Signs and Billboards). Signs may be illuminated by an external light source. External light source shall be positioned to illuminate the sign only.

~~3. One indoor electric sign per tenant is permitted provided the electric sign is located within a building and visible through a window~~

B. On-premise attached signs are permitted subject to the following restrictions:

1. One attached sign per tenant with an exterior public entrance is permitted provided the sign shall consist of the name of the tenant only.

2. Maximum attached sign message area (as a percentage of the area of each building elevation)

a. 15% channel letters raised or incised

b. 15% painted or flat sign

~~3. Outdoor electric signs are prohibited (see definition in Chapter 28: Signs and Billboards). Signs may be~~

illuminated by an external light source. External light source shall be positioned to illuminate the sign only.

4. One indoor electric sign per tenant is permitted provided the electric sign is located within a building and visible through a window

(6) Uses

A. Permitted Uses

1. See Table 358-1: Arts and Entertainment Special Zoning Districts Permitted Uses

(f) "AE-3" Arts and Entertainment District

STATEMENT OF PURPOSE

The AE-3 district accommodates arts and entertainment venues and supporting uses in a town center pattern. This district support infill development and the redevelopment of larger parcels with frontage along existing arterials. This district is appropriate where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. This district is designed to bring residential, commercial and office development within a town center located immediately adjacent to an existing large entertainment venue with a regional draw. The town center should offer event goers dining and shopping opportunities in a pedestrian-oriented town center accessible via a short walk or ride on a trolley or other form of public transit from the entertainment venue main parking areas. A healthy mix of residential, commercial and office space will ensure this town center continues to function even on nights when there are no events at the large entertainment venue.

(1) Location. The AE-3 District zoning is appropriate along existing primary arterials, secondary arterials, or enhanced secondary arterials as delineated on the Major Thoroughfare Plan. This district is appropriate for areas with high lot and building vacancy rates where infill development and redevelopment is desired. This district may be applied where the existing development pattern includes larger lots that are undeveloped or occupied by warehouses or other industrial buildings that are vacant or underutilized. Existing uses may include industrial, commercial, office or public/institutional. This district should be directly adjacent to or include within its boundaries a large entertainment venue with a regional draw. The existing street pattern should include higher capacity streets that could be supplemented with new lower capacity streets to create a grid pattern and break-up super blocks. This district is appropriate for areas where existing zoning is incompatible or does not reflect the existing or intended development pattern.

(2) Minimum Size. An AE-3 district shall consist of at least one block.

(3) Site

A. Building Setbacks

1. Minimum 5 foot front building setback, maximum 10 foot front building setback

a. Section 35-358(f)A.1. notwithstanding, the maximum front setback may be extended to 20 feet if the front yard is to function as a semi-private space (i.e. outdoor seating area, plaza, open landscaped area)

b. The minimum and maximum setbacks define a build-to area. At least 50% of the lot width shall be occupied by a building located within this build-to area.

c. Front yard areas are to be occupied by landscaped yard, porch, terrace, stoop, shop front and awning, gallery, arcade, seating area, sidewalk, bicycle facilities, and/or space for the display of artwork. Porch, terrace, stoop, shop front awning, gallery, and arcade may extend into the minimum 5 foot front building setback area.

d. Maximum front setback shall not apply if existing primary structure is to be substantially rehabilitated (see 35-A101 for definition of substantial rehabilitation) even if the use of the structure is to be changed.

2. No side or rear building setback required except that a minimum 5-foot building setback shall be required where side or rear property line abuts a single-family residence or single-family zoning district.

B. Lot Size

1. Large sites shall be subdivided into blocks that shall not exceed 5 acres

a. Blocks shall be defined by public streets

b. Lot size requirement does not apply to arts and entertainment venues, office or institutional campuses or contiguous open space.

d. Lot size requirement shall not apply if existing primary structure is to be substantially rehabilitated (see 35-A101 for definition of substantial rehabilitation) even if the use of the structure is to be changed.

C. Streets shall be constructed in accordance with the Traditional Street Design Standards (Table 506-4: Traditional Street Design Standards)

D. Driveways and Sidewalks

1. Driveway shall not exceed 30% of the front yard

2. New sidewalks shall adhere to the Traditional Street Design Standards (Table 506-4: Traditional Street Design Standards).

3. An improved pedestrian walkway from the front property line to the main customer entrance shall be provided. The improved pedestrian walkway may be constructed of concrete, crushed granite, pavers, weather resistant boards or similar materials. The improved pedestrian walkway shall be separated from parking stalls and drives with landscaping consisting of plants included on the San Antonio Recommended Plant List (Section 35-E).

4. All publicly accessible structures within the property shall be linked by an improved pedestrian walkway.

5. Improved pedestrian walkways shall be shaded by tree canopies, awnings or other covering except where crossing driveways or loading areas.

6. Improved pedestrian walkways may cross loading areas or driveways but in such case shall include high visibility pavement markings.

E. Parking Requirements

1. Parking shall not be permitted in the front yard.

2. Structured parking is preferred to surface parking

3. Off-street parking facilities shall be provided in accordance with Table 526-3b Parking in Nonresidential Use Districts except that the following reductions to the minimum off-street parking requirements shall apply.

a. Minimum off-street parking requirement may be reduced one space for each on-street parking space located adjacent to the property.

b. Minimum off-street parking requirements shall not apply if existing primary structure is to be substantially rehabilitated (see 35-A101 for definition of substantial rehabilitation) even if the use of the structure is to be changed.

c. Minimum off-street parking may be reduced by up to 50% if a Cooperative Parking Plan is utilized pursuant to 35-526(g): Sharing Off-Street Parking Facilities - Cooperative Parking Plan.

d. Minimum off-street parking requirements may be reduced by 1 space for every 5 bicycle parking spaces provided.

e. Minimum off-street parking requirements may be reduced by utilizing the sharing factors in Table 358-2: Parking Sharing Factor Matrix when 2 or more categories of uses will share parking facilities. The reduced minimum off-street parking requirement is calculated by adding the total number of spaces required for each separate category of uses and dividing the total by the appropriate factor from the Parking Sharing Factor Matrix.

F. Landscape Buffer. A Type B buffer yard shall be required where A&E zoning abuts a single-family residential use or single-family residential zoning district. A 6-foot solid-screen fence or wall may be utilized in lieu of the buffer yard.

G. Outside Display and Storage

1. Merchandise such as artwork and pottery, plants or flowers, food products and handcrafted goods may be displayed within the front yard. This merchandise should be brought out in the morning and taken in at night and in no circumstances shall remain in the front yard for a period exceeding 24-hours.

2. Class 1 & 2 Storage is permitted in the rear yard subject to the restrictions in Section 35-525: Outdoor Storage Standards. Class 3, 4 and 5 Storage shall not be permitted unless incidental to the activities of a conditionally approved use.

H. Public Open Spaces. Projects of 2 acres or greater shall include a green, plaza or other open space that is accessible to the public and the area of such shall not be less than 5 percent of the total acreage of the development. The 5 percent requirement shall include only those sidewalks and walkways that adjoin or are located within the open space.

(4) Building

A. Building Height

1. Buildings shall not exceed a height of 10 stories.

2. Section 35-517(d): Setbacks for Height Increases shall not apply.

3. Maximum building height may be increased up to 15 stories for a mixed-use building provided any height above 4 stories is stepped back 10 feet from the face of the building.

B. Accent Features. In order to achieve a more finished appearance the use of architectural accent features is required. Architectural accent features may include overhang eaves, pilasters, cornices, string courses, window sills, lintels, banding, articulated

parapets, columns, projecting windows, porches, recessed entryways, decorative kick plates and marquees.

C. Windows. At least 50% of the total area of the first floor street frontage shall consist of non-reflective glass

(5) Signage

A. On-premise freestanding signs are permitted subject to the following restrictions:

1. One on-premise freestanding monument sign per platted lot is permitted

2. Maximum sign height is 10 feet for single or dual tenant, 15 feet for multiple tenant

3. Maximum freestanding sign message area is 64 square feet for a single or dual tenant, 96 square feet for multiple tenant

B. On-premise attached signs are permitted subject to the following restrictions:

1. One attached sign per tenant with an exterior public entrance is permitted provided the sign shall consist of the name of the tenant only. Attached signs including wall signs, canopy signs, awning signs, projecting blade signs and vertical projecting signs are permitted and shall be designed as integral elements of the building design

2. Attached signs that project beyond the face of a building shall be located a minimum of 8 feet above grade.

3. Maximum attached sign message area (as a percentage of the area of each building elevation)

a. 10% cabinet sign

b. 15% channel letters raised or incised

c. 15% painted or flat sign

(6) Uses

A. Permitted Uses

1. See Table 358-1: Arts and Entertainment Special Zoning Districts Permitted Uses

(g) "AE-4" Arts and Entertainment District

STATEMENT OF PURPOSE

The AE-4 district accommodates light industrial uses that are located near existing arts and entertainment venues. This district allows for light industrial uses near existing arts and entertainment venues, but provides lot and building standards to ensure compatibility with adjacent uses and sensitivity to the high visibility of the area to visitors. Structures should be designed within a campus or park setting.

(1) **Location.** The AE-4 District zoning is appropriate along existing primary arterials, secondary arterials, or enhanced secondary arterials as delineated on the Major Thoroughfare Plan. It is appropriate for areas with established industrial uses that are in close proximity to existing arts and entertainment venues.

(2) **Minimum Size.** An AE-4 district shall consist of at least one block.

(3) **Site**

A. Building Setbacks

1. Minimum 30 foot front building setback

2. Minimum 30 foot side building setback

a. Minimum side building setback shall not apply if lot abuts an industrial use or industrial zoning district

3. Minimum 30 foot rear building setback

a. Minimum rear building setback shall not apply if lot abuts an industrial use or industrial zoning district

B. Streets. Newly constructed streets shall be constructed in accordance with the Traditional Street Design Standards (Table 506-4: Traditional Street Design Standards)

C. Driveways and Sidewalks

1. Driveway shall not exceed 30% of the front yard

2. New sidewalks shall be constructed in accordance with the Traditional Street Design Standards (Table 506-4: Traditional Street Design Standards).

3. An improved pedestrian walkway from the front property line to the main customer entrance shall be provided. The improved pedestrian walkway may be constructed on concrete, crushed granite, pavers, weather resistant boards or similar materials. The improved pedestrian walkway shall be separated from parking stalls and drives with native landscaping.

4. All publicly accessible structures within the property shall be linked by an improved pedestrian walkway.

5. The improved pedestrian walkway may cross loading areas or driveways but in such case shall include high visibility pavement markings

6. Improved pedestrian walkways shall be shaded by tree canopies, awnings or other coverings except where crossing loading areas or driveways.

D. Parking Requirements

1. Parking shall not be permitted in the front yard.

2. Off-street parking facilities shall be provided in accordance with Table 526-3b Parking in Nonresidential Use Districts

E. Landscape Buffer

1. A Type E buffer yard shall be required where AE-4 zoning abuts a non-industrial use or non-industrial zoning district.

2. A Type D buffer yard shall be required along all property lines abutting a street public right-of-way.

(4) Building

A. Building Height

1. Buildings shall not exceed a height of 60 feet.

2. Section 35-517(d): Setbacks for Height Increases shall apply.

(5) Signage

A. On-premise freestanding signs are permitted subject to the following restrictions:

1. One on-premise freestanding monument sign per platted lot is permitted

a. Maximum sign height is 10 feet for single or dual tenant, 15 feet for multiple tenant

b. Maximum freestanding sign message area is 64 square feet for a single or dual tenant, 96 square feet for multiple tenant

B. On-premise attached signs are permitted subject to the following restrictions:

1. One attached sign per tenant with an exterior public entrance is permitted provided the sign shall consist of the name of the tenant only. Attached signs including wall signs, canopy signs, awning signs, projecting blade

signs and vertical projecting signs are permitted and shall be designed as integral elements of the building design

2. Attached signs that project beyond the face of a building shall be located a minimum of 8 feet above grade.

3. Maximum attached sign message area (as a percentage of the area of each building elevation)

a. 10% cabinet sign

b. 15% channel letters raised or incised

c. 15% painted or flat sign

(6) Uses

A. Permitted Uses

1. See Table 358-1: Arts and Entertainment Special Zoning Districts Permitted Uses

Appendix A: Definitions and Rules of Interpretation
35-A101 Generally

Artisan's Studio – space utilized for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles or similar items. Artisan may live on-site. Up to two persons not living on-site may be employed.

Earth Tone Colors – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle or neutral colors. Earth tone colors shall not include primary colors, black, metallic or fluorescent colors.

= Post TAC Edits

Arts and Entertainment Districts
SUMMARY OF EDITS

Section	Plan as Written	TAC Recommendation	Staff Recommendation
(a)	Applicability. Property shall be located within 2,000 feet of an existing primary arterial, secondary arterial or enhanced secondary arterial as delineated on the Major Thoroughfare Plan and either:	Applicability. Property shall be located within ~~2,000 feet~~ 1/2 mile of an existing primary arterial, secondary arterial or enhanced secondary arterial as delineated on the Major Thoroughfare Plan and either:	Concur
(a)(1)	At least 50% of the property subject to rezoning shall be located within ¼ mile and at least 90% of the property subject to rezoning shall be located within ½ mile of an existing publicly owned arts and/or entertainment venue including stadiums, performing arts venues, theaters, convention centers, locations and/or structures of historical and/or cultural significance, and competition grade athletic facilities for professional or amateur athletic events.	At least 50% of the property subject to rezoning shall be located within ¼ mile and at least 90% of the property subject to rezoning shall be located within ½ mile of an existing publicly owned arts and/or entertainment venue including stadiums, performing arts venues, museums, theaters, convention centers, locations and/or structures of historical and/or cultural significance, and competition grade athletic facilities for professional or amateur athletic events.	Concur
(b)(1)	A site plan and building elevations for all properties within an Arts and Entertainment District shall be submitted in conjunction with an application for a building permit as required by the city's building code.	~~A site plan and building elevations for all properties within an Arts and Entertainment District shall be submitted in conjunction with an application for a building permit as required by the city's building code.~~ All applications for building permits for properties within an Arts and Entertainment District shall include a site plan and building elevations for the property subject to the application.	Concur
(b)(2)E.	Location of lighting.	Location of exterior lighting.	Concur

Arts and Entertainment Districts
SUMMARY OF EDITS

(b)(3)	No building permit shall be issued by the Development Services Department for new construction or an alteration or addition to an existing building or structure without the submission and approval of design plans submitted in conformance with the development and design standards established pursuant to subsection (f) above and the issuance of a certificate of compliance by the director of the Planning and Community Development Department, provided however, a sign permit may be issued upon review of the applicable ordinance by the Development Services Department without issuance of a certificate of compliance by the director of the Planning and Community Development Department.	No building permit shall be issued by the Development Services Department for new construction or an alteration or addition to an existing building or structure without the submission and approval of design plans submitted in conformance with the development and design standards established pursuant to subsection (f) above and the issuance of a certificate of compliance by the director of the Planning and Community Development Department. ~~, provided h~~However, a sign permit may be issued upon review of the applicable ordinance by the Development Services Department without issuance of a certificate of compliance by the director of the Planning and Community Development Department.	Concur
(c)(1)A.5.	Backlit or internally illuminated awnings are prohibited.	All canopy lighting shall be fully shielded. Indirect uplight is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct up light is emitted beyond the opaque canopy.~~Backlit or internally illuminated awnings are prohibited.~~	Concur
(c)(1)D.1.	Utility lines within the front and side yards shall be located underground.	~~Utility~~ New utility lines within the front and side yards shall be located underground.	Concur
(c)(1)D.2.	Utility lines within the right-of-way shall be located underground or to the rear of the property to the greatest extent possible	Utility lines within ~~the right-of-way~~ new rights-of-way shall be located underground or to the rear of the property to the greatest extent possible	Concur
(c)(2)B.2.a.	Aluminum siding or cladding	~~Aluminum siding or cladding~~ Pre-engineered metal building panels	Concur
(c)(2)B.2.c.	Unfinished or smooth concrete block/masonry units or concrete wall	~~Unfinished or smooth concrete block/masonry units or concrete wall~~	Concur
Table 358-1	School - Montessori - "S" in AE-2 Corner	School - Montessori - "P" in AE-2 Corner	Concur
(e)(5)A.1.b., (f)(5)A.3., & (g)(5)A.b.	Maximum freestanding sign message area is XX feet for a single or dual tenant, XX feet for multiple tenant	Maximum freestanding sign message area is XX square feet for a single or dual tenant, XX square feet for multiple tenant	Concur

Arts and Entertainment Districts
SUMMARY OF EDITS

Appendix A	Artisan's Studio – space utilized for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles or similar items. Artisan may live on-site. Up to one person not living on-site may be employed.	Artisan's Studio – space utilized for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles or similar items. Artisan may live on-site. Up to ~~one person~~ two persons not living on-site may be employed.	Concur
(a)(2)		Post TAC Edit	Unless explicitly superseded or modified by this section, the provisions contained in Article V: Development Standards, of this chapter shall be applicable to a property with AE-1, AE-2, AE-3 or AE-4 zoning. (Renumber items in subsection as necessary).
Table 358-1	Auto - Parking Lot - Noncommercial - not permitted in AE-2 Corner and AE-2 Interior	Post TAC Edit	Parking Lot - Noncommercial - "S" in AE-2 Corner and AE-2 Interior
Table 358-1	Auto - Parking & Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer & Marine) - not permitted in AE-3	Post TAC Edit	Auto - Parking & Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer & Marine) - "S" in AE-3
Table 358-1	Dwelling - Dwelling - Multifamily (25 Units/Acre Maximum) - not permited in AE-2 Corner and AE-2 Interior	Post TAC Edit	Dwelling - Dwelling - Multifamily (25 Units/Acre Maximum) - "S" in AE-2 Corner and AE-2 Interior
Table 358-1		Post TAC Edit	Industrial - Cabinet or Carpenter Shop - "S" in AE-3; "P" in AE-4
Table 358-1	Retail - Antique Store - Retail - not permitted in AE-2 Interior	Post TAC Edit	Retail - Antique Store - Retail - "P" in AE-2 Interior
Table 358-1	Apparel & Accessory Store - Retail - not permitted in AE-2 Interior	Post TAC Edit	Apparel & Accessory Store - Retail - "P" in AE-2 Interior
Table 358-1	Retail - Convenience Store (with carwash) - not permitted in AE-2 Corner	Post TAC Edit	Retail - Convenience Store (with carwash) - "S" in AE-2 Corner
Table 358-1	Retail - Convenience Store (with gasoline) - not permitted in AE-2 Corner	Post TAC Edit	Retail - Convenience Store (with gasoline) - "S" in AE-2 Corner
Table 358-1	Retail - Convenience Store (with gasoline and carwash) - not permitted in AE-2 Corner	Post TAC Edit	Retail - Convenience Store (with gasoline and carwash) - "S" in AE-2 Corner
Table 358-1	School - School - Private University or College - not permitted in AE-2 Corner	Post TAC Edit	School - School - Private University or College - "S" in AE-2 Corner
Table 358-1		Post TAC Edit	Service - Electric Repair – Light Equipment - "S" in AE-1, AE-2 Corner & AE-3. "P" in AE-4
(e)(4)B.	Building Height. Buildings shall not exceed a height of 2.5 stories or 25 feet.	Post TAC Edit	Building Height. Buildings shall not exceed a height of 2.5 stories ~~or 25 feet~~.

Arts and Entertainment Districts
SUMMARY OF EDITS

(e)(5)A.3.	One indoor electric sign per tenant is permitted provided the electric sign is located within a building and visible through a window	Post TAC Edit	Move to (e)(5)B.4.
(e)(5)B.3.		Post TAC Edit	Outdoor electric signs are prohibited (see definition in Chapter 28: Signs and Billboards). Signs may be illuminated by an external light source. External light source shall be positioned to illuminate the sign only.
(g)			Structures should be designed within a campus or park setting.

Arts & Entertainment Districts

Planning Commission
Agenda Item XX
October 22, 2008

The Proposal

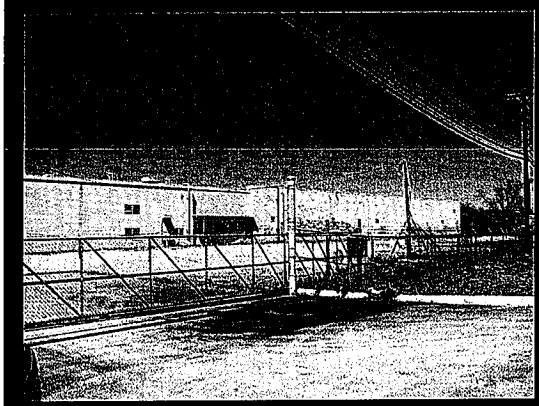
Council Consideration Request – 9.18.07

- Develop zoning district that:
  - Includes arts & entertainment component
  - Includes appropriate development standards
  - Does not require a theme park
- Initiate a rezoning case to include properties within the vicinity of the Alamodome, AT&T Center and E. Commerce Street in-between

Governance Council Committee – 10.3.07

Infrastructure & Growth Committee – 1.16.08

Challenges



- 34% vacancy rate area wide
- Incompatible zoning is a barrier to redevelopment
- Inappropriate zoning hinders improvement efforts
- Public perception issues
- Crime and vandalism
- Neighborhoods lack access to commercial

Community Assets

- A&E venues
- Sites of cultural and historic significance
- Public investment
- Existing development pattern
- Proximity to Downtown
- Previous Planning efforts

The Process

- Staff review of existing A&E Districts
- Land use analysis
- 4 Public Meetings (Feb. 26, Mar. 26, Apr. 29, Aug. 12)
- Extended public comment period
- Individual meetings with property owners, neighborhood associations, businesses, and elected officials
- E. Commerce Street door-to-door business survey
- Briefings – Boards & Commissions

Public Participation

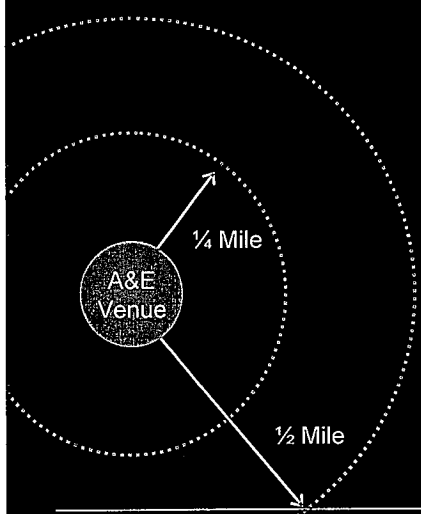
- Over 2,500 notices mailed to property owners and interested individuals
- Coverage provided by local media
- Over 185 total attendance
- Email distribution list of attendees & other interested individuals
- Webpage with comment form
- Door-to-door business survey

- Visioning Workshop 2.26.08
- Sub-districts Workshop 3.26.08
- Open House 4.29.08
- Property Owners Meeting 8.12.08

The A&E Districts

- 4 unique special zoning districts designed to accommodate a range of existing conditions and desired development patterns
- Special zoning districts allow regulation of uses and lot and building design
- Specific use authorizations allow existing uses to continue

Applicability



- A&E Districts are an option Citywide
- 50% of property must be within ¼ mile of *publicly* owned A&E venue, **and**
- 90% of property must be within ½ mile of *publicly* owned A&E venue

The Goals

- Encourage Reinvestment
- Create a vibrant, mixed-use urban neighborhood centered around existing arts & entertainment venues
- Ensure private development reflects the public investment in the area
- Ensure new uses are compatible with the surrounding neighborhood

General Design Standards

SITE
- Exterior lighting fixtures
- Material requirements for fences
- Screening of mechanical equipment, outside activities and parking
- Utility lines

BUILDING
- Facades built parallel to frontage line with principal entrance on street
- Material requirements for building elevations visible from the public right-of-way
- Exemptions for Alternative Energy Systems and Rainwater Harvesting Equipment
- Restrictions on temporary structures

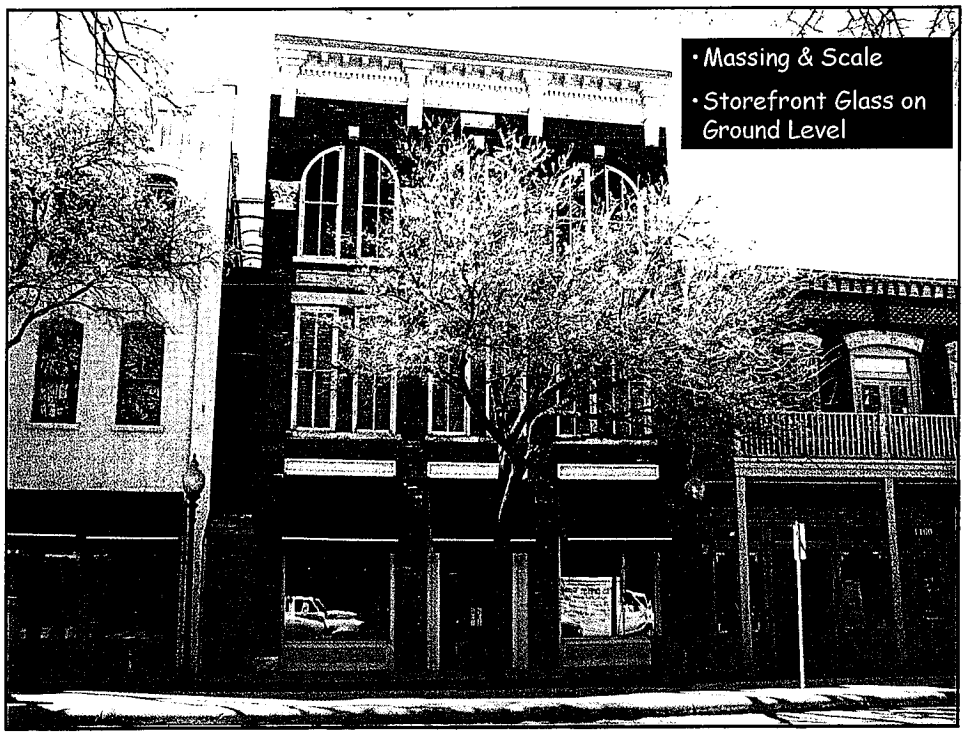
SIGNAGE
- Off-premise signs (billboards) are prohibited
- Portable signs are permitted subject to restrictions

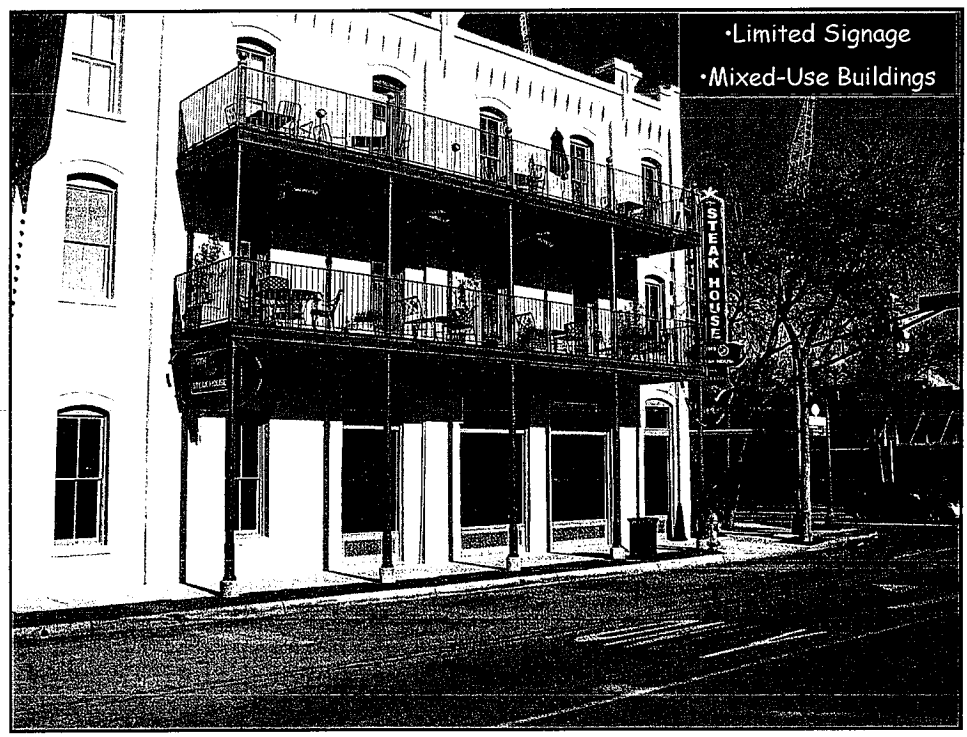
Permitted Uses

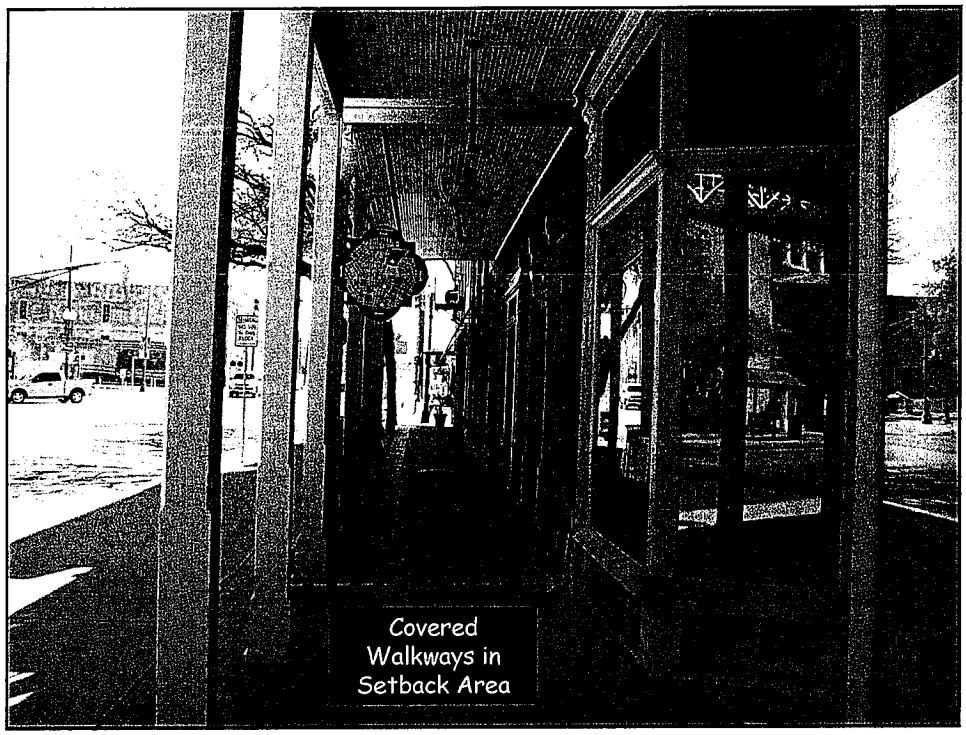
	AE-1	AE-2 Corner	AE-2 Interior	AE-3	AE-4
Begin with uses permitted in...	C-2, MF-33	C-1, RM-4	RM-4	C-2, MF-40	L
Add / Delete...	Delete Highest Intensity Uses	Delete Highest Intensity Uses	Add B&B, Artisan's Studio, Professional Office	Delete Highest Intensity Uses	Add limited manu-facturing
Change...	Higher Intensity Uses Require SUA	Higher Intensity Uses Require SUA		Higher Intensity Uses Require SUA	

AE-1 "Main Street District"

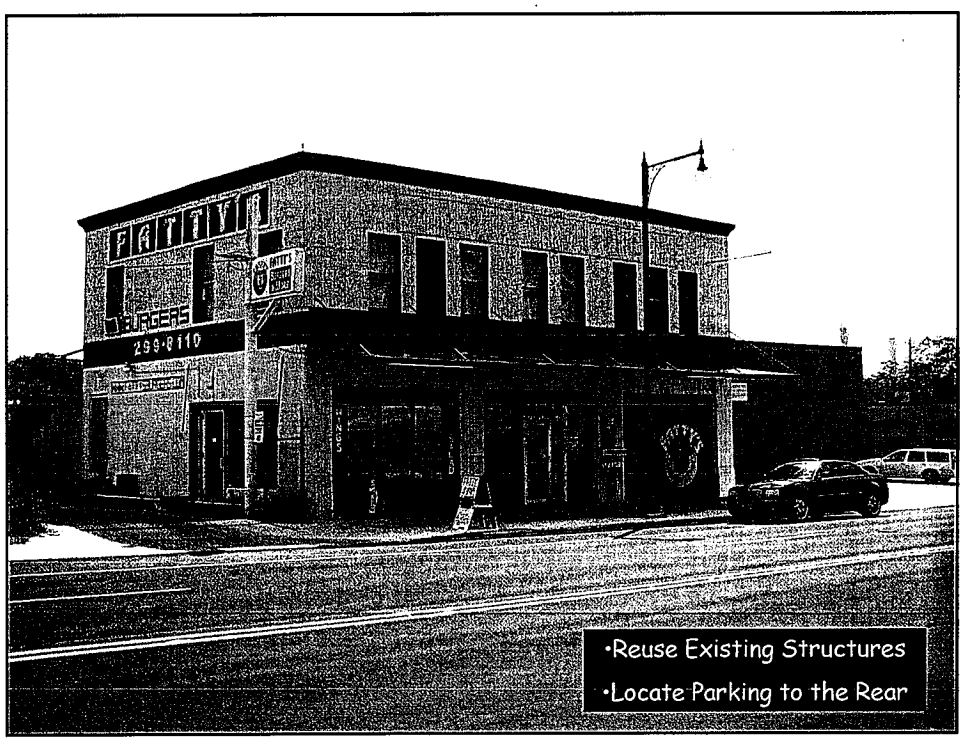
...The primary goal of this district is to create a mixed-use environment where arts & entertainment venues, commercial, residential and office uses harmoniously co-exist. The focus of design should be on the streetscape, with buildings located close to the front property line to form a street wall and street-side public and private spaces adorned with pedestrian amenities.


• Massing & Scale
• Storefront Glass on Ground Level


•Limited Signage
•Mixed-Use Buildings
STEAK HOUSE



Covered
Walkways in
Setback Area



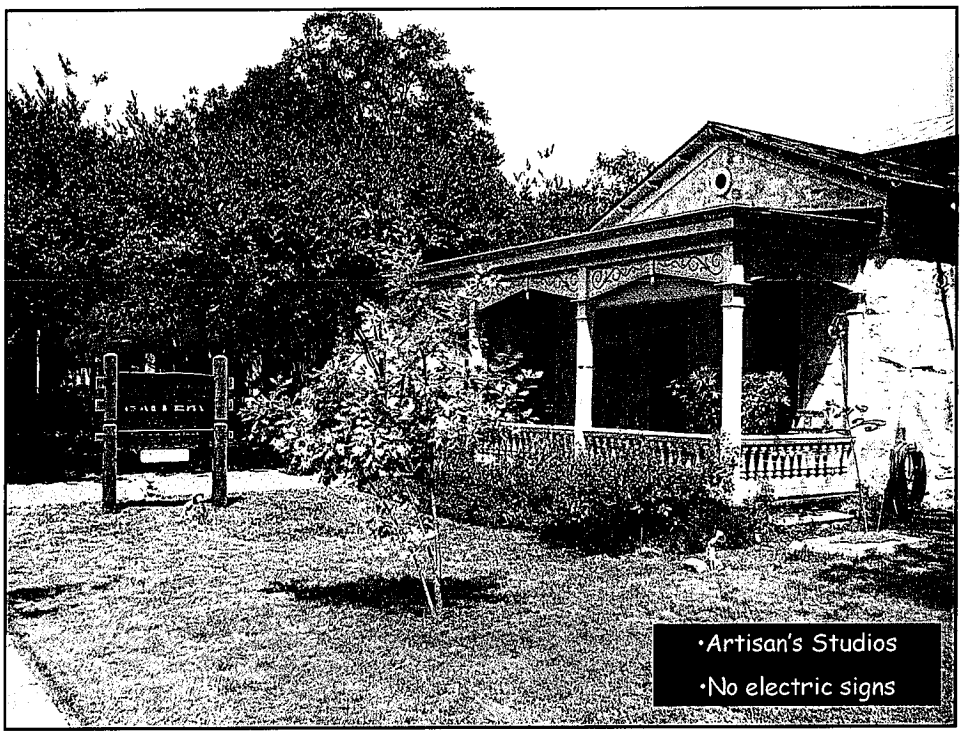
•Reuse Existing Structures
•Locate Parking to the Rear

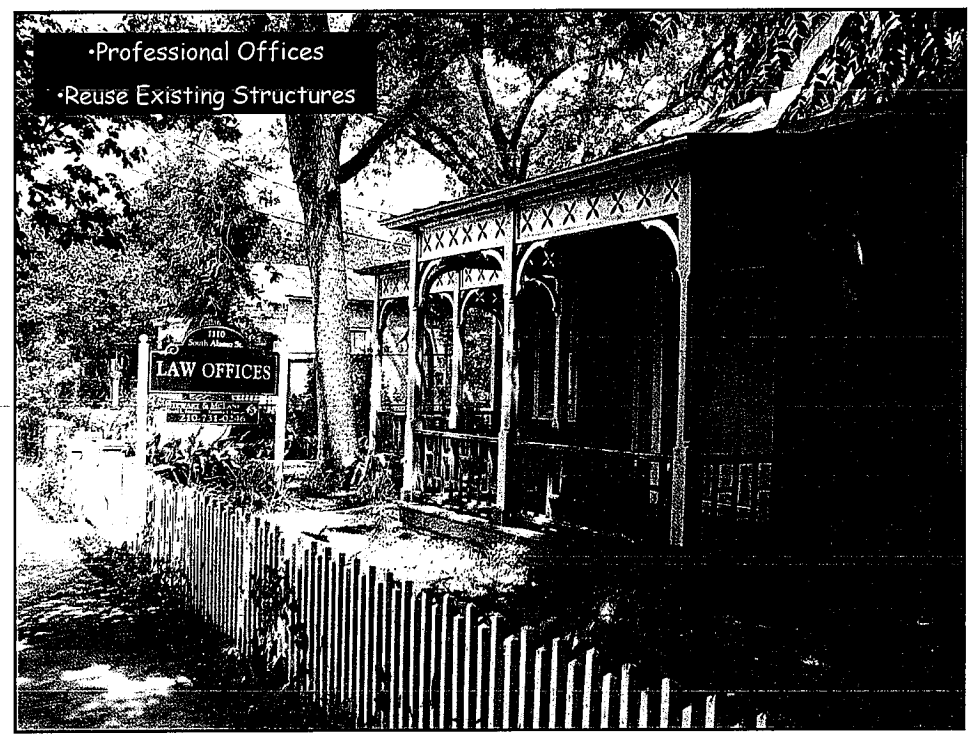
AE-2 "Artisans Street District"

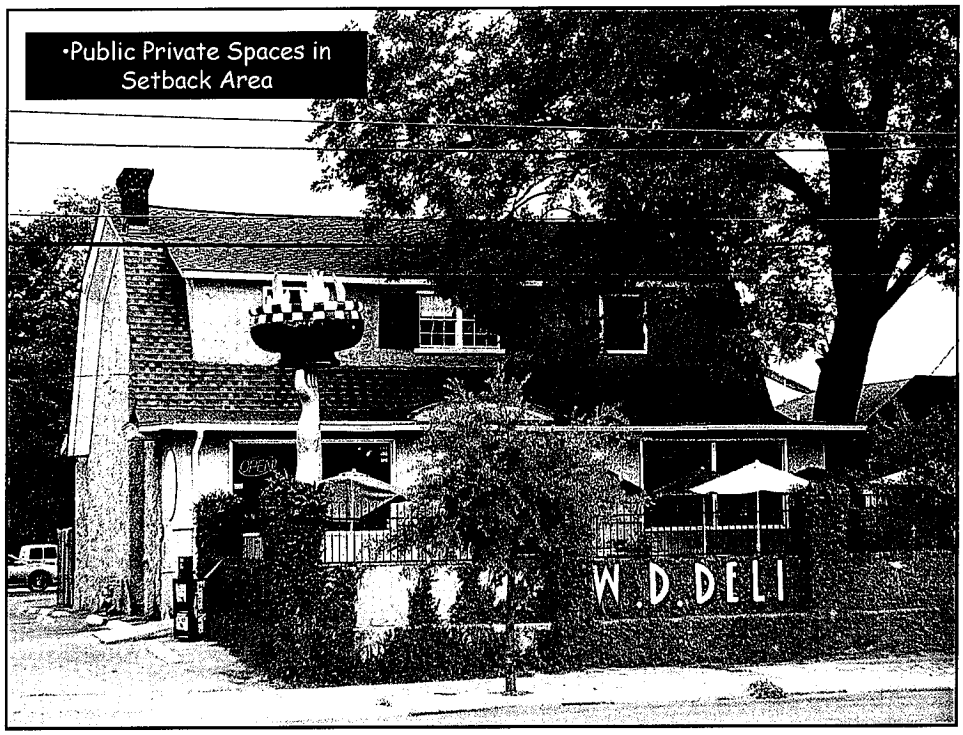
...The primary goal of this district is to create space, in many cases within existing structures, for local artists to live, work, display and sell their artwork. Artists that locate within this district will benefit from the draw of other artists and the collective energy of the area.

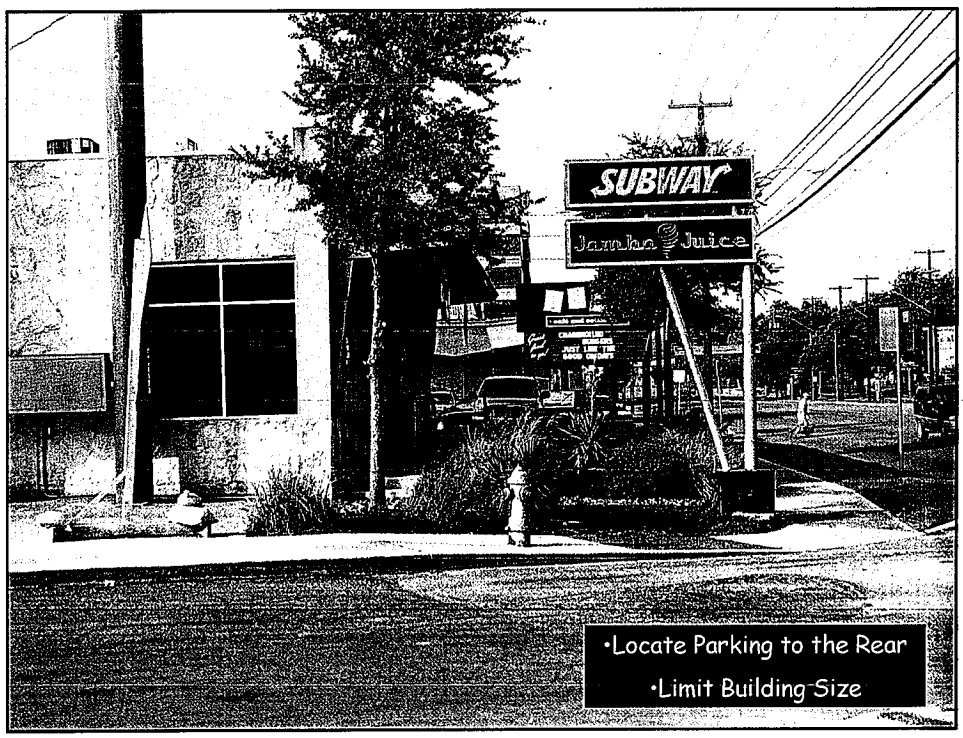
AE-2: Corner and Interior Lots

- Distinction is made between corner lots and interior lots
- Interior lots limit building size and permitted uses to maintain desired scale and minimize chances for conflict with existing residences
- Corner lots allow larger buildings and more intense commercial and office uses


•Artisan's Studios
•No electric signs

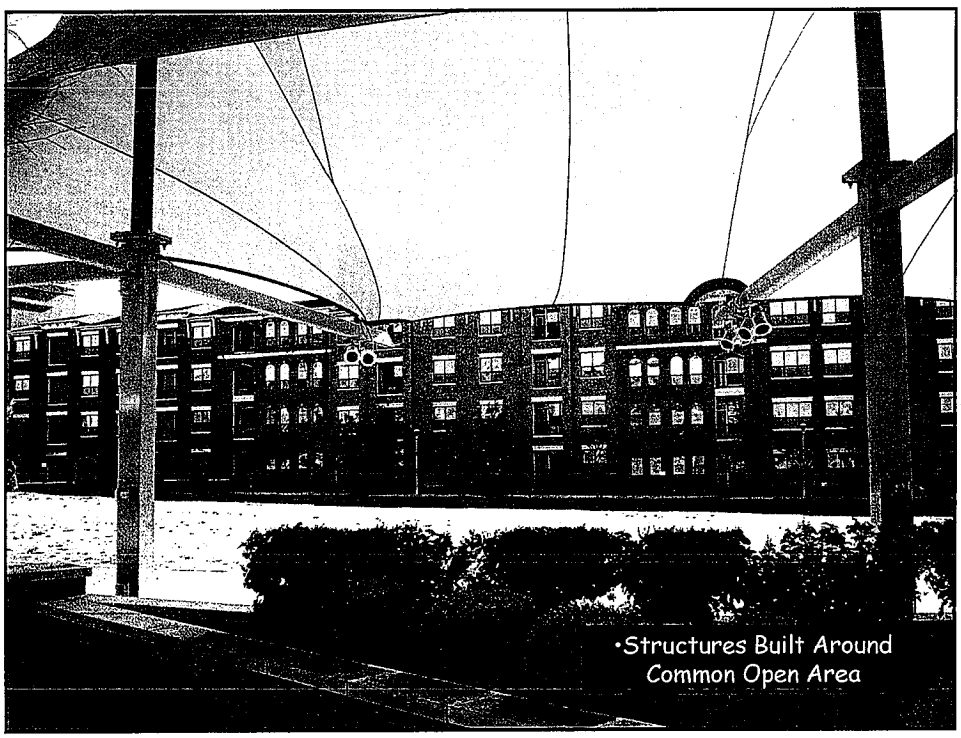

•Professional Offices
•Reuse Existing Structures
LAW OFFICES

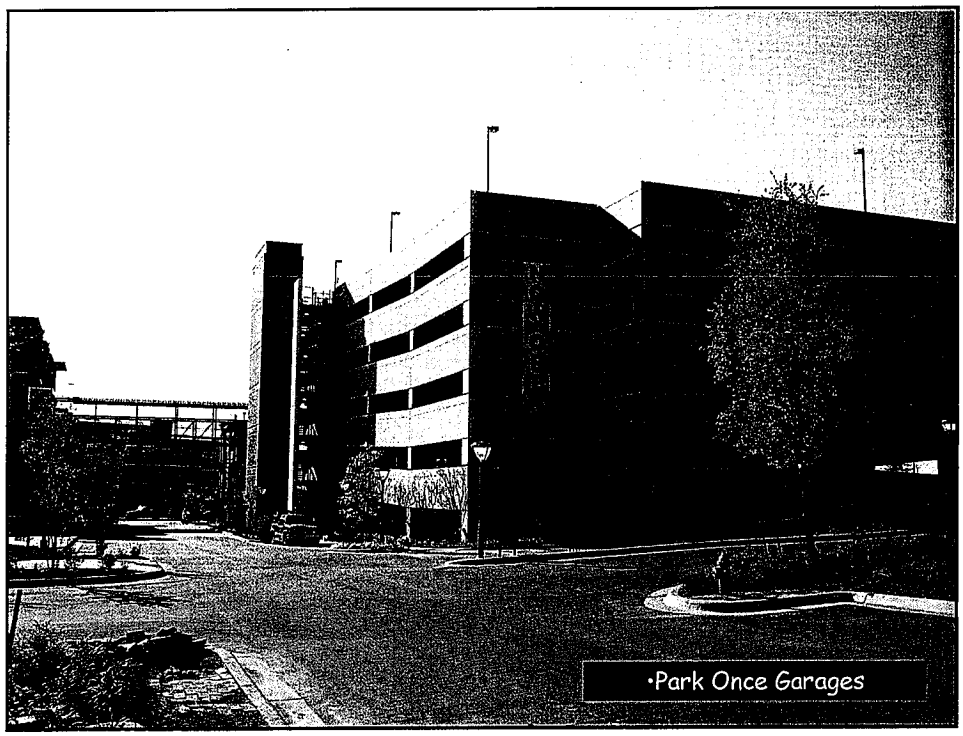

•Public Private Spaces in Setback Area
W.D. DELI

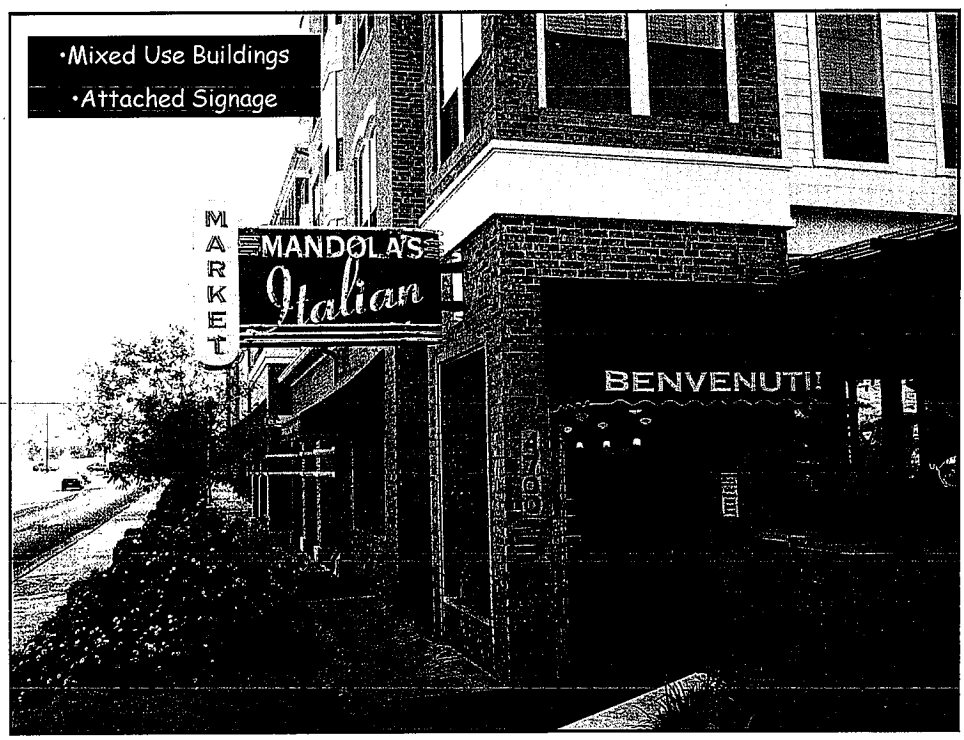

SUBWAY
Jamba Juice
•Locate Parking to the Rear
•Limit Building Size

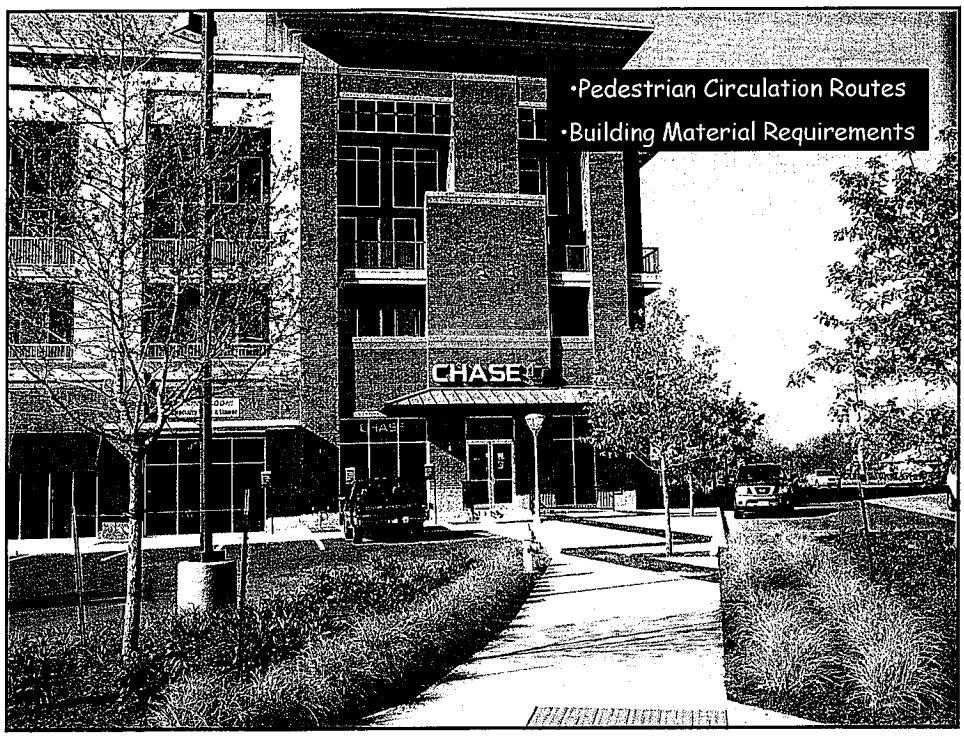
AE-3 "Town Center District"

...The town center should offer event goers dining and shopping opportunities in a pedestrian-oriented town center accessible via a short walk or ride on a trolley or other form of public transit from the entertainment venue main parking areas. A healthy mix of residential, commercial and office space will ensure this town center continues to function even on nights when there are no events at the large entertainment venue.



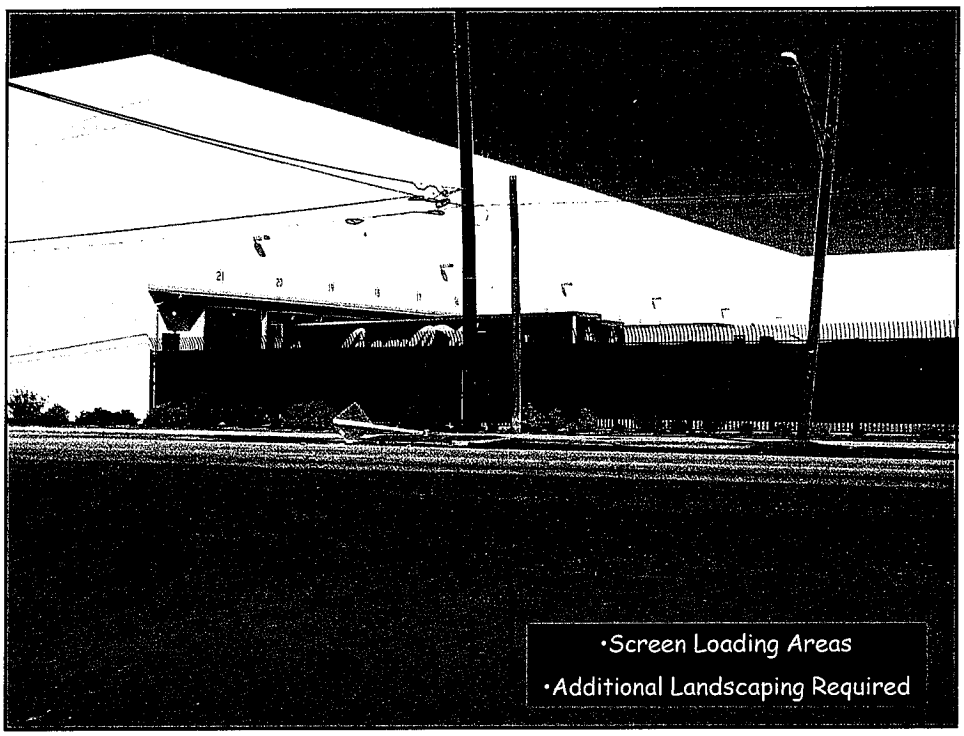

•Park Once Garages

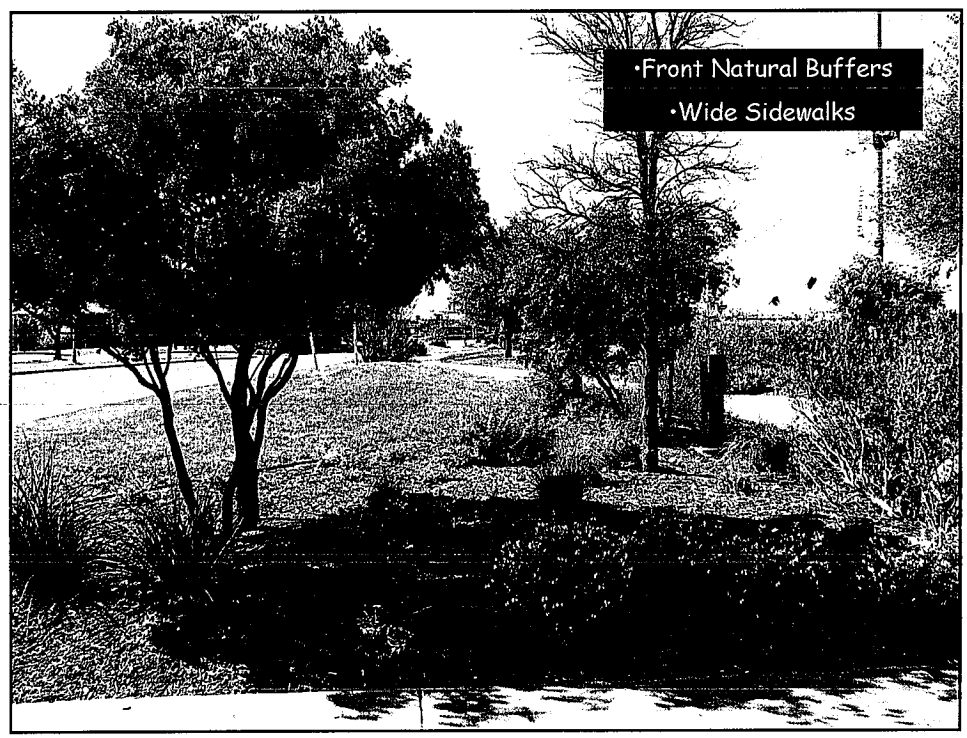

•Mixed Use Buildings
•Attached Signage
MARKET
MANDOLA'S
Italian
BENVENUTI!

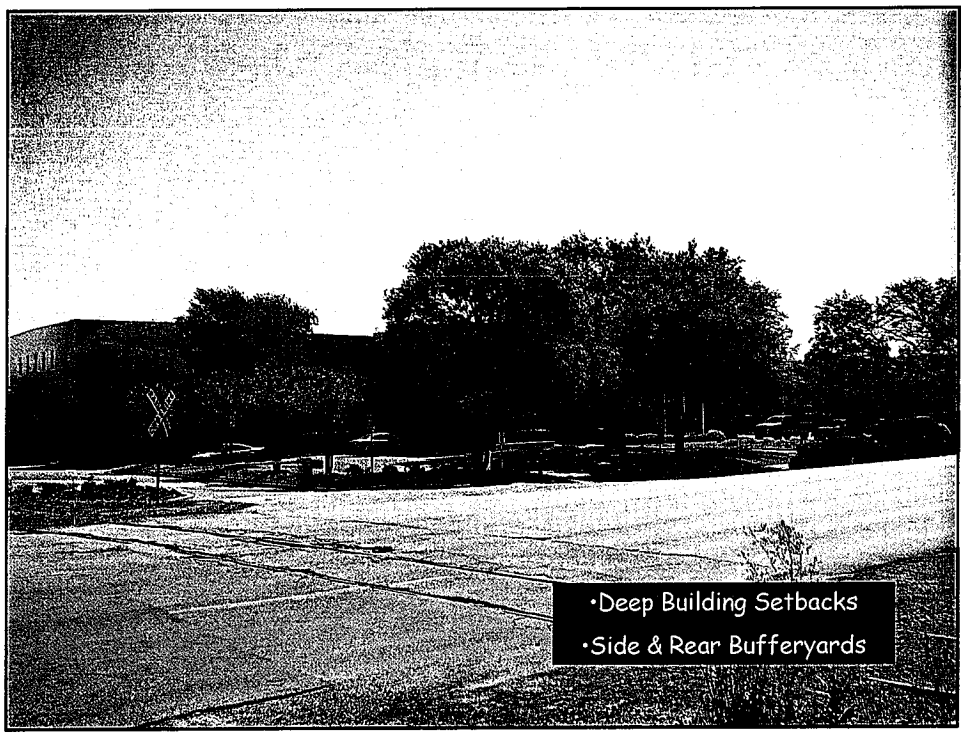


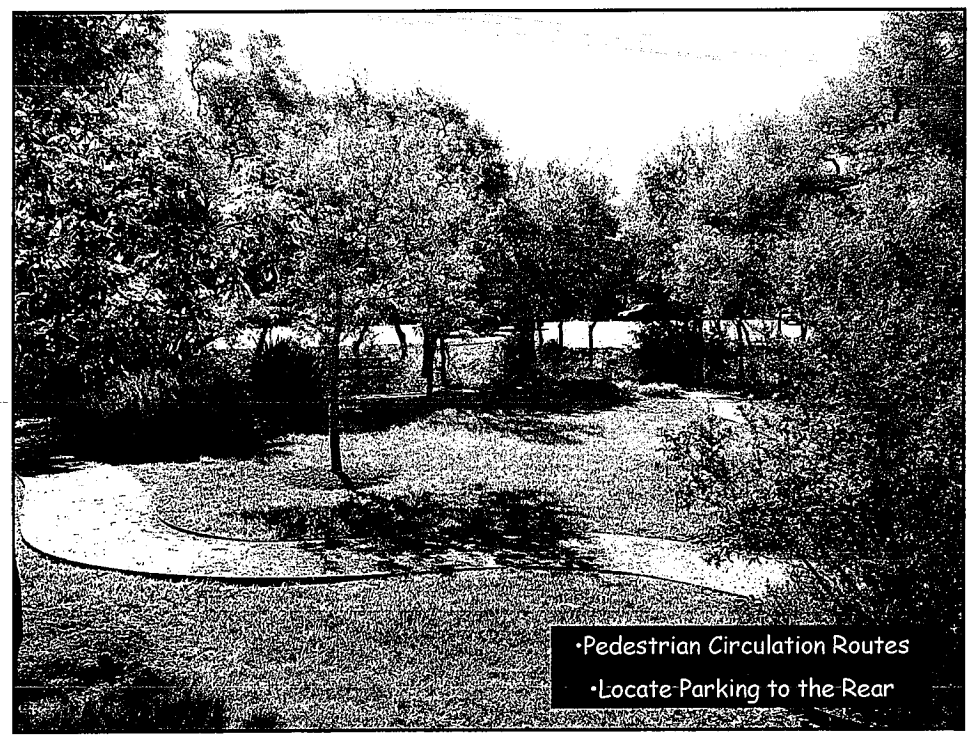
AE-4 "Industrial Park District"

...The goal of this district is to ensure light industrial uses located near arts and entertainment venues are designed and operated in a manner that reflects the high visibility of the area to visitors. Light industrial uses should be located within a campus or park setting.


•Screen Loading Areas
•Additional Landscaping Required


•Front Natural Buffers
•Wide Sidewalks


•Deep Building Setbacks
•Side & Rear Bufferyards


•Pedestrian Circulation Routes
•Locate Parking to the Rear

Next Steps

Visioning Workshop	Feb. 26
A&E Districts Workshop	Mar. 26
Open House	Apr. 29
E. Commerce St. Door-to-Door Business Survey	Jun. 5
Interdepartmental/Legal Review	May – Jun.
Meetings w/business & property owners, elected officials	Ongoing
Property Owners Meeting	Aug. 12
TAC Review	Sep. 15
Planning Commission Public Hearing (UDC Amendment, Plan Amendments)	**Oct. 22**
Zoning Commission Public Hearing (UDC Amendment, Zoning Change)	**Nov. 18***
City South Management Authority Briefing (UDC Amendment)	**Nov. 25***
City Council Public Hearing (UDC Amendment, Plan Amendments, Zoning Change)	**Jan. 15***

* tentative

Recommendation

Staff recommends approval.

ITEM 33

COMMUNITY PLANNING MONTH PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our settlements and environment; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the City of San Antonio; and

WHEREAS, We recognize the many valuable contributions made by professional community and regional planners of the City of San Antonio and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2008 is hereby designated as **Community Planning Month** in the City of San Antonio in conjunction with the celebration of National Community Planning Month.

Adopted this 22nd Day of October, 2008.

_____

Murray H. Van Eman
Chairman of the Planning Commission

_____

Roderick J. Sanchez, AICP, CBO
Secretary

ITEM 34

SAN ANTONIO PLANNING COMMISSION MINUTES

Noon.
October 10, 2008

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*

Amelia Hartman	Jose R. Limon
John Friesenhahn	Dr. Sherry Chao-Hrenek
Andrea Rodriguez	Christopher M. Lindhorst

1. Noon – Call to Order, Tobin Room

2. Roll Call – Present: Van Eman, Garcia, Lindhorst, Limon, Friesenhahn, Chao, Rodriguez
Absent: None

3. Citizens to be heard.

4. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee (Planning and Development Services Department)

Chairman Van Eman opened meeting.

Chairman Van Eman stated the purpose of this meeting is to make appointments to the Technical Advisory Committee (TAC). Dr. Romero held a Planning Commission seat on the TAC and since her resignation as a Planning Commissioner, her status will change on the TAC from Planning Commission Member to Community At Large.

Commissioner Rodriguez arrived at 12:15 pm.

Commissioner Garcia stated the resolution would reflect as such:

- Dr. Romero status to change from Planning Commission Member to Community At Large for the term to expire when term is due to expire.
- Jose R. Limon to serve on the Technical Advisory Committee as a Planning Commissioner for his term to run concurrently with his Planning Commission term.
- Lewis Fisher to serve on the Technical Advisory Committee as a Historic Representative for the term to expire when term is due to expire.
- Gopinath Akalkotkar to serve on the Technical Advisory Committee as a Community At Large for the term to expire when term is due to expire and waiving the prohibition against professionals sitting in Community At Large seats.

Motion: Commissioner Garcia to approve the slate of recommended appointees as stated.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes.

5. Director's report

6. Questions and discussion

7. 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

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 12:22 p.m.

APPROVED:

Murray H. Van Eman,

Chairman

ATTEST:

Executive Secretary

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.

P/C AGENDA FOR July 24, 2005

Item Number	Plat Name	Company	Owner Information
5A&6	Rialto Village PUD	Rialto Village L.P.	Dale A. Schuparra
5B&7	Basin Hill	Drew Roicki	Drew Roicki
5C&8	Perez Place	Roberto G. Perez , Jr.	Roberto G. Perez, Jr.
5D&9	Alfonso Davila	Mark E. Martinez	Mark E. Martinez
5E&10	Jubilee Academy	Jubilee Academy	Tom Koger
5F&11	Pecan Valley Skilled Nursing	Smithers Merchant Builders	Jeff Smithers
5G&12	Legend Gardens Townhome PUD	Kharia, Inc.	Alejandro Gomez
13	Villas at Siverado Hills Townhouse	Centex Homes	Damon Lyles
14	38-Acre Rolling Oaks Commercial	J. Allen Family Partners, Ltd.	James Allen
15	Missiones	Jamro, Ltd.	Jaime Arechiga
16	Willis Ranch Unit 1, Enclave	SA Willis Ranch Unit 1, L.P.	Lloyd A. Denton, Jr.
17	Balcones Creek Unit 1	BP Balcones, Ltd.	Shaul Baruch
18	Acme Park	Mehul Patel	Mehul Patel
19	Canyon Crossing Unit 6	LGI Homes,	Eric Lipar
20	Verano N/S Boulevard FBZD	Gordon Hartman Homes	Gordon Hartman
21	Ace Welding and Trailer Company	Frank Jackel	Frank Jackel
22	Wagley Subdivision	Janice Wagley	Janice Wagley
24	Woodlake Meadows Unit 4	DFGG of Texas, Ltd	A. Bradford Galo