

# SAN ANTONIO PLANNING COMMISSION AGENDA

February 25, 2009

2:00 P.M.

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

John Friesenhahn  
Andrea Rodriguez  
Lynda Billa Burke

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



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

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

## 1. PRELIMINARY ITEMS

- A. Work session, 1:30 P.M., Tobin Room
- Agenda items may be discussed (Planning and Development Services)
  - Briefing on the MPO's public meetings on growth scenarios (Isidro Martinez, Director)

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. 080329	<b>FIL-AM SDA Church 2</b> (At the northeast corner of Kitchner Road and Rochelle Road)	7	547 F-6
B. 080575	<b>Autism Treatment Center San Antonio</b> (At the northwest corner of Fox Knoll and Nacogdoches Road)	10	519 D-5

\* Project is located in the Camp Bullis Notification Area.

## 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 6-7 HELD ABOVE:

- |    |        |   |    |         |
|----|--------|---|----|---------|
| 6. | 080329 | <b>FIL-AM SDA Church 2</b><br>(At the northeast corner of Kitchner Road and Rochelle Road)                | 7  | 547 F-6 |
| 7. | 080575 | <b>Autism Treatment Center San Antonio</b><br>(At the northwest corner of Fox Knoll and Nacogdoches Road) | 10 | 519 D-5 |

### PLATS:

- |     |        |   |     |         |
|-----|--------|---|-----|---------|
| 8.  | 080089 | <b>Potranco West High School</b><br>(South of Wiseman Boulevard and east of Cottonwood Way)     | OCL | 577 E-8 |
| 9.  | 080271 | <b>ASU Technology</b><br>(South of State Highway 151 and east of Pinn Road)                     | 6   | 614 B-4 |
| 10. | 080456 | <b>Judson ISD Maintenance Building</b><br>(The extension of Woodlake Center, east from Railway) | 2   | 585 D-4 |

### DEFERRALS:

- |     |        |   |     |         |
|-----|--------|---|-----|---------|
| 11. | 090049 | <b>Village of Villa Ranch</b><br>(On the south side of Pearsall Road, east of Edwards Road) | OCL | 679 A-7 |
| 12. | 090127 | <b>American Dream Vacations</b><br>(On the north side of IH 10, south of Dietz Elkhorn)     | OCL | 446 F-1 |

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## INDIVIDUAL CONSIDERATION

### LAND TRANSACTIONS:

13. **SP 1402** Request to close, vacate and abandon an improved portion of Mockingbird Lane adjacent to New City Blocks 11625 and 11630 (Capital Improvement Management Systems, by George Rodriguez, Assistant Director)

**COMPREHENSIVE MASTER PLANS:**

14. 09001 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 25.375-acres located southwest of the intersection of Fischer Road and IH-35 from Rural Living land use to Agriculture-Light Industry land use. (CSMA Area 1) (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)
15. 09004 - Public hearing and consideration of a resolution amending the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4131-acre located at 1315,1323, and 1327 W. Ridgewood Ct. from Urban Low-Density Residential to Community Commercial. (Planning and Development Services Department by Brad Smilgin, Planner; Nina Nixon-Mendez, Planning Manager)
16. 09005 - Public hearing and consideration of a resolution amending the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 8.76-acres located at the intersection of Eckherth Road and Bandera Road from Community Commercial to Regional Commercial land use. (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)
17. 09008 - Public hearing and consideration of a resolution amending the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3099-acre located at 2011 Probandt Street from Low Density Residential to Mixed Use land use. (Planning and Development Services Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)
18. 09010 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Greater Dellview Area Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.9750-acres located at 1503 Allena Drive from Parks/Open Space land use to Community Commercial land use. (Planning and Development Services Department by Michael Taylor, Senior Planner; Nina Nixon-Mendez, Planning Manager)
19. 09011- Public hearing and consideration of a resolution amending the Land Use Plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.43-acres located at 644 Avondale Avenue from Low Density Residential to Regional Commercial land use. (Planning and Development Services Department by Loretta N. Olson, Senior Planner; Nina Nixon-Mendez, Planning Manager)
20. Public hearing and consideration of a resolution recommending the Stinson Airport Vicinity Land Use Plan, a 10.2 square mile area bound by SW Military Dr. and SE Military Dr. on the north, IH 37 on the east, Loop 410 on the south, and Pleasanton, Gladnell and Loleta on the west, to City Council to become a component of the City's

Comprehensive Master Plan. (Planning and Development Services Department by Nina Nixon-Mendez, Planning Manager)

21. U 09005 - Public hearing and consideration of a resolution to recommend an amendment to update the Downtown Neighborhood Plan by changing the land use plan map and text to include the boundaries and description for the River North District and add the River North District Master Plan, approximately a 377-acres area bounded by IH 35 on the North and West, IH 37 on the East, Main and Navarro on the Southwest; and Pecan, Broadway, Travis and Houston on the South, as a chapter to supplement the Neighborhood Plans Section. (Planning and Development Services Department by Andrea Gilles, Senior Management Analyst; Nina Nixon-Mendez, Planning Manager)

**OTHER ITEMS:**

22. Approval of the minutes for the February 11, 2009 Planning Commission meeting
23. Director's report
- o Budget and Department Performance
  - o Camp Bullis Awareness Zone
  - o Edwards Aquifer
  - o Professional Development Opportunity – conferences and workshops
  - o River North Neighborhood Plan
  - o Steering Committee on Historic Preservation
  - o Technical Advisory Committee
  - o Unified Development Code
24. 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

**25. ADJOURNMENT**

# Consent Agenda

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

AGENDA ITEM NO: 5 A/6 February 25, 2009

FIL-AM SDA CHURCH 2  
SUBDIVISION NAME

MINOR PLAT

080329  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 547 F-6

**OWNER:** Filipino-American International Seventh Day Adventist Church, by Sam Palomero, Agent

**ENGINEER:** GE Reaves Engineering, Inc., by Anthony T. Recine III, P.E.

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

**Date filed with Planning Commission:** February 25, 2009

**Location:** At the northeast corner of Kitchner Road and Rochelle Road

**Services Available:** SAWS Water and Sewer

**Zoning:** RE Residential Estate District

**Proposed Use:** Church

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**APPLICANT'S PROPOSAL:**

To plat 3.90 acres consisting of 1 non-single family lot.

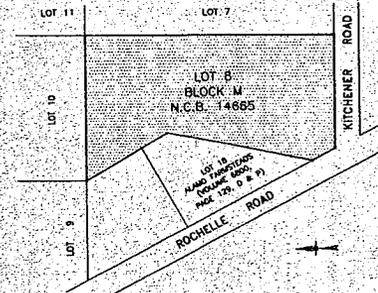
**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on February 25, 2009. Twenty notices were mailed to the adjacent property owners, as of this writing, five written oppositions have been submitted.

**STAFF RECOMMENDATION:**

Approval

ALAMO FARMSTEADS  
(VOLUME 980, PAGES 373-374, D & P)



AREA TO BE REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A PORTION OF LOT 8, BLOCK M, N.C.B. 14665, ALAMO FARMSTEADS, AS RECORDED IN VOLUME 980, PAGES 373 & 374, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

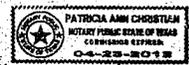
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT ALAMO FARMSTEADS WHICH IS RECORDED IN VOLUME 980, PAGES 373 & 374, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING ON 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: \_\_\_\_\_  
OWNER'S DULY AUTHORIZED AGENT: \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS 23 DAY OF January 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



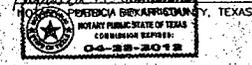
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: \_\_\_\_\_  
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 23 DAY OF January 2009



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

DATE: 10/13/08  
SHEET: 1 OF 1

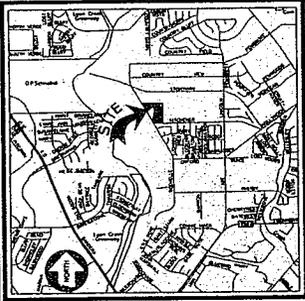
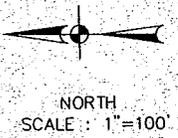
WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

LINE	LENGTH	BEARING
LI	62.83	N29°09'11"W

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 TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

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

2009 JAN 29 AM 11:07



LOCATION MAP  
NOT TO SCALE

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.

- NOTES:
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2.) BASIS OF BEARING BASED ON THE SOUTH PROPERTY LINE BEING S89°36'12"W.
  - 3.) DISTANCE SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
  - 4.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83F).
  - 5.) F.I.R. = FOUND 1/2" IRON ROD  
S.I.R. = SET 1/2" IRON ROD  
E.S.M.T. = EASEMENT  
ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CATV = CABLE TELEVISION  
BSL = BUILDING SETBACK LINE
  - 6.) STREETSCAPE STANDARDS WILL BE COMPLIED WITH AT THE BUILDING PERMIT STAGE.
  - 7.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC35-506 (d)(5).

SETBACK NOTE:  
THE SETBACK 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.

NOTE: THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.



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.

Anthony T. Racine III  
LICENSED PROFESSIONAL ENGINEER No. 94575

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: GAYLORDE E. REAVES

Gaylorde E. Reaves 1/9/09  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

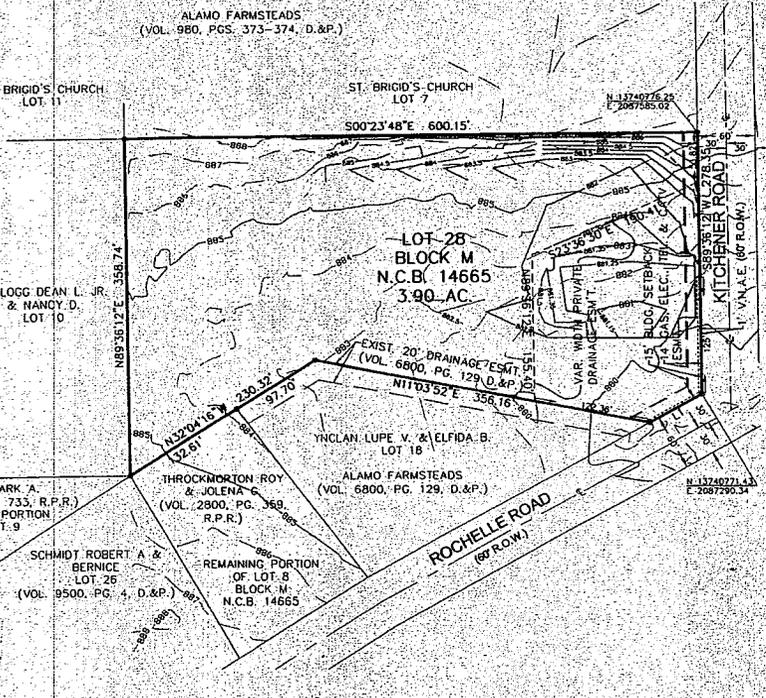


THIS PLAT OF "FIL-AM SDA CHURCH SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



REPLAT ESTABLISHING

FIL-AM SDA CHURCH SUBDIVISION

BEING 3.90 ACRES OF LAND ESTABLISHING LOT 28, BLOCK M, N.C.B. 14665, OUT OF A PORTION OF LOT 8, BLOCK M, N.C.B. 14665, ALAMO FARMSTEADS SUBDIVISION, RECORDED IN VOLUME 980, PAGES 373 & 374, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.



GE Reoves Engineering, Inc.  
P.O. Box 791793  
San Antonio, TX 78279-1793  
(210) 490-4506 Fax 490-4812

OWNER/DEVELOPER:  
FILIPINO-AMERICAN INTERNATIONAL  
SEVENTH DAY ADVENTIST CHURCH  
7518 REINDER TRAIL  
SAN ANTONIO, TEXAS 78238  
(210) 394-6024

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF A REPLAT**  
AGENDA ITEM NO: SB/7 February 25, 2009

AUTISM TREATMENT  
CENTER SAN ANTONIO  
SUBDIVISION NAME

MAJOR PLAT

080575  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 519 D-5

**OWNER:** Autism Treatment Center Inc., by Anna Hundley

**ENGINEER:** M.W. Cude Engineers, L.L.C., by Rolando Ramirez, P.E.

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

**Date filed with Planning Commission:** February 25, 2009

**Location:** At the northwest corner of Fox Knoll and Nacogdoches Road

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial District  
O-1 Office District

**Proposed Use:** Commercial

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

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**APPLICANT'S PROPOSAL:**

To plat 4.620 acres consisting of 1 non-single family lot.

**STAFF RECOMMENDATION:**

Approval



M.W. CUDE ENGINEERS, L.L.C. 13225 BANDA ROAD SAN ANTONIO, TEXAS 78250 TEL: 210.681.2951 FAX: 210.622.7112 WWW.MWCUDE.COM CONTACT: ROLANDO RAMIREZ, P.E.

REPLAT AND SUPPLEMENTAL PLAT ESTABLISHING AUTISM TREATMENT CENTER SAN ANTONIO

4.620 ACRES OF LAND OUT OF THE J. CONN SURVEY NO. 196, ABSTRACT NO. 121, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS COMPRISED OF A 3.57 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11950, PAGE 1723, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; 0.233 OF AN ACRE BEING LOT 3, BLOCK 18, N.C.B. 17754, WEBGON SUBDIVISION RECORDED IN VOLUME 9562, PAGE 209, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A VARIABLE WIDTH SANITARY SEWER EASEMENT BEING 0.117 OF AN ACRE OUT OF 1.367 ACRE TRACT RECORDED IN VOLUME 12603, PAGE 844 AND OUT OF A 2.00 ACRE TRACT RECORDED IN VOLUME 3319, PAGE 1574, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF AUTISM TREATMENT CENTER SAN ANTONIO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 15th DAY OF JANUARY, A.D. 2009.

STATE OF TEXAS COUNTY OF BEAR BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

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.

AUTISM TREATMENT CENTER, INC. 12003 METRIC DRIVE DALLAS, TEXAS 75244 PHONE: (972) 844-2078 FAX: (972) 844-2080 CONTACT PERSON: EXECUTIVE DIRECTOR ANNA HONOLUY DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 15th DAY OF JANUARY, A.D. 2009.



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

M.W. CUDE ENGINEERS, L.L.C. ROLANDO RAMIREZ, P.E. LICUTED PROFESSIONAL ENGINEER

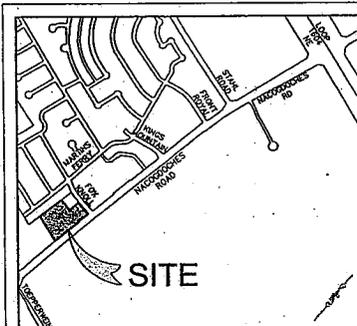
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACT SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C. WAYNE A. SEEWALD, REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF JANUARY, A.D. 2009, AT 10:00 A.M. AND DULY RECORDED IN THE DEED AND PLAT RECORDS OF SAID COUNTY IN BOOK / VOLUME / PAGE

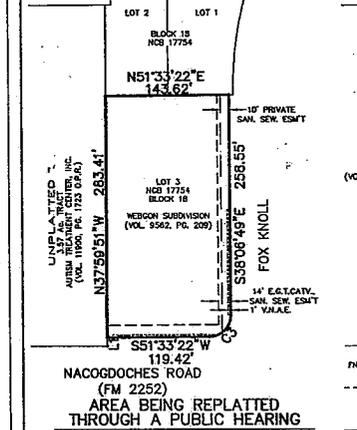
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15th DAY OF JANUARY, A.D. 2009. COUNTY CLERK, BEAR COUNTY, TEXAS

BY: [Signature] DEPUTY



ORIGIN OF STATE PLANE COORDINATES: HGS MARK MILLER PID AY0121. 1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LEGEND table with symbols for CURVE NUMBER, DEED & PLAT RECORDS, E.C.T., CATN., EASMT., EX., LI, N.C.B., R.P.M., SAN. SEW., VARIABLE, VOL., NGS, etc.



THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 3, BLK. 18, N.C.B. 17754, WEBGON SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS AND RECORDED IN VOLUME 9562, PAGE 209, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

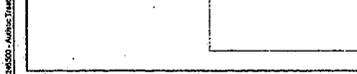
STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT WEBGON SUBDIVISION PLAT 030168 WHICH IS RECORDED IN VOLUME 9562, PAGE 209, BEAR COUNTY DEED AND PLAT RECORDS.

I, (WE), THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AVOID OR REMOVE ANY COVENANTS OR RESTRICTIONS, I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS REDESIGNED OR RESERVED FOR OTHER THAN COMMERCIAL OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THIS PLAT.

AUTISM TREATMENT CENTER, INC. 12003 METRIC DRIVE DALLAS, TEXAS 75244 PHONE: (972) 844-2078 FAX: (972) 844-2080 CONTACT PERSON: EXECUTIVE DIRECTOR ANNA HONOLUY

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF JANUARY, 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature] FEBRUARY 19, 2009



USE NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 TELETYPE, EASEMENT, GAS EASEMENT, ANCHOR EASEMENT, SERVICE EASEMENT, OVERLAP EASEMENT, UTILITY EASEMENT AND TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDENSERS, PIPELINES OR TRANSMISSIONS TOGETHER WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER CREATOR'S ADJACENT LANDS; THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY HEREIN GRANTED FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTACLE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BURNINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS ENERGY 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.

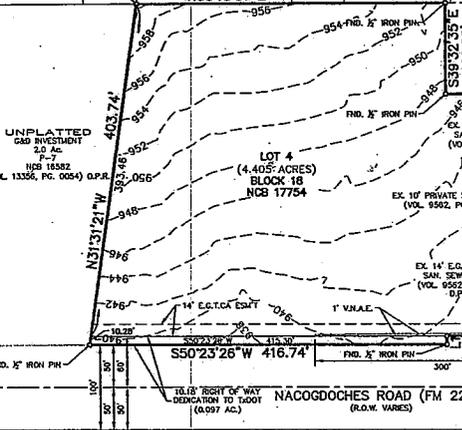
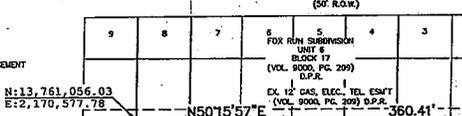
THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELEC. GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

CLEAR VISION NOTE: DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH U.G.C. 35-506 (4)(5).

LINE TABLE table with columns: LINE, LENGTH, DIRECTION

BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OR DEEDS RECORDED IN VOLUME 11950, PAGE 1723, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



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

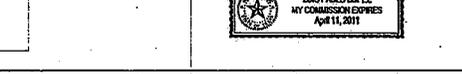
MISTER LAJO, INC. 0247 AC. SAN. SEW. EASMT 150 SERRA BLVD UNIVERSAL CITY, TEXAS 78184 PHONE: (512) 608-9488 CONTACT PERSON: EVERDAD & SYLVA GUDMAN

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EVERARDO GUDMAN 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 15th DAY OF JANUARY, A.D. 2009.

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUNG L. BALDI 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 15th DAY OF JANUARY, A.D. 2009.

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUNG L. BALDI 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 15th DAY OF JANUARY, A.D. 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature] BEAR COUNTY, TEXAS



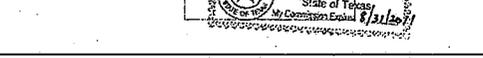
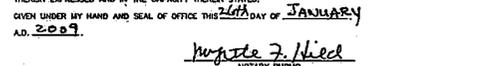
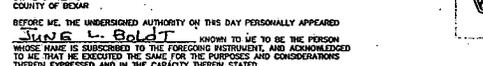
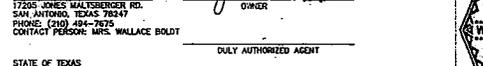
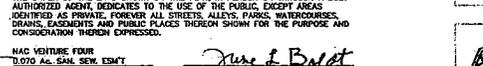
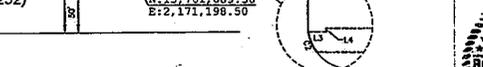
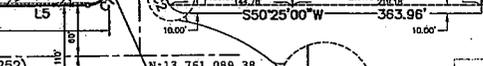
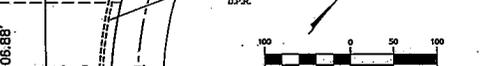
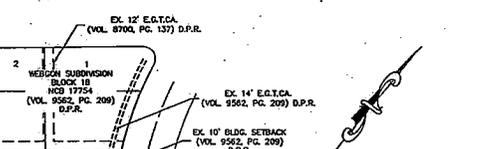
WEAIGHT PAYMENT NOTE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

ROOT 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 ORNWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT UNDER FM 2252, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE. 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 AS BE DICTATED BY TxDOT.

SHARE CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(4)(3).

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, CHORD, CH. DISTANCE, DELTA



STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACT SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF JANUARY, A.D. 2009, AT 10:00 A.M. AND DULY RECORDED IN THE DEED AND PLAT RECORDS OF SAID COUNTY IN BOOK / VOLUME / PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15th DAY OF JANUARY, A.D. 2009. COUNTY CLERK, BEAR COUNTY, TEXAS

BY: [Signature] DEPUTY

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 8 February 25, 2009

POTRANCO WEST  
HIGH SCHOOL  
SUBDIVISION NAME

MAJOR PLAT

080089  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 E-8

**OWNER:** Northside Independent School District, by John M. Folks

**ENGINEER:** M.W. Cude Engineers, LLC., by Rolando Ramirez, P.E.

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

**Date filed with Planning Commission:** January 30, 2009

**Location:** South of Wiseman Boulevard and east of Cottonwood Way

**Services Available:** SAWS Water and Sewer

**Zoning:** OCL Outside San Antonio City Limits

**Proposed Use:** School

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**APPLICANT'S PROPOSAL:**

To plat **85.00** acres consisting of 1 non-single family lot.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION**

**REPLAT**

AGENDA ITEM NO: 9 February 25, 2009

ASU TECHNOLOGY  
SUBDIVISION NAME

MAJOR PLAT

080271  
PLAT #

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 614 B-4

**OWNER:** Matheson Tri-Gas, Inc., by Tom Larson

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

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

**Date filed with Planning Commission:** February 5, 2009

**Location:** South of State Highway 151 and east of Pinn Road

**Services Available:** SAWS Water and Sewer

**Zoning:** I-1 General Industrial District  
GC-2 Highway 151 Gateway Corridor District

**Proposed Use:** Industrial

**Major Thoroughfare:** State Highway 151 is a freeway.

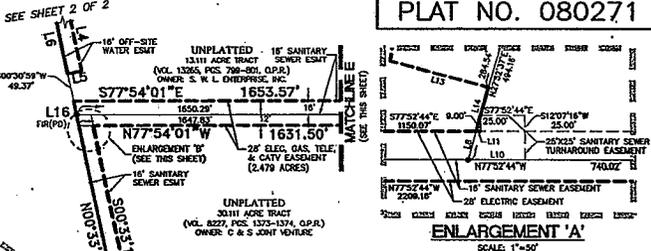
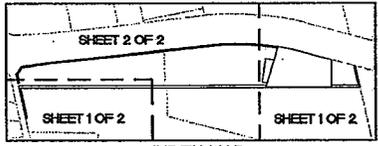
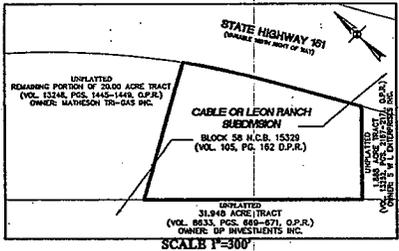
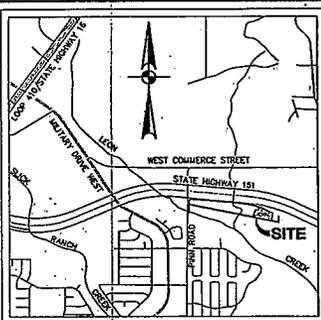
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**APPLICANT'S PROPOSAL:**

To plat **10.39** acres consisting of **1** non-single family lot.

**STAFF RECOMMENDATION:**

Approval



LEGEND NOT TO SCALE
-1035- EXISTING CONTOURS
- - - - PROPOSED CONTOURS
FR - FOUND 1/2" IRON ROD
D.P.R. - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. - OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
C.B. - DEED RECORDS OF BEAR COUNTY, TEXAS
D.C. - COUNTY BLOCK
N.C.B. - NEW CITY BLOCK

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

LOCATION MAP NOT TO SCALE MAPSCO MAP 614 GRID B4

AREA BEING REPLATTED
THE AREA BEING REPLATTED IS A PORTION OF BLOCK 58 CABLE OR LEON RANCH SUBDIVISION, RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS AN ANTIQUATED PLAT RECORDED JULY 14, 1908.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, MASTS OR SUPPORTING DEVICES, CONDUITS, POLES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

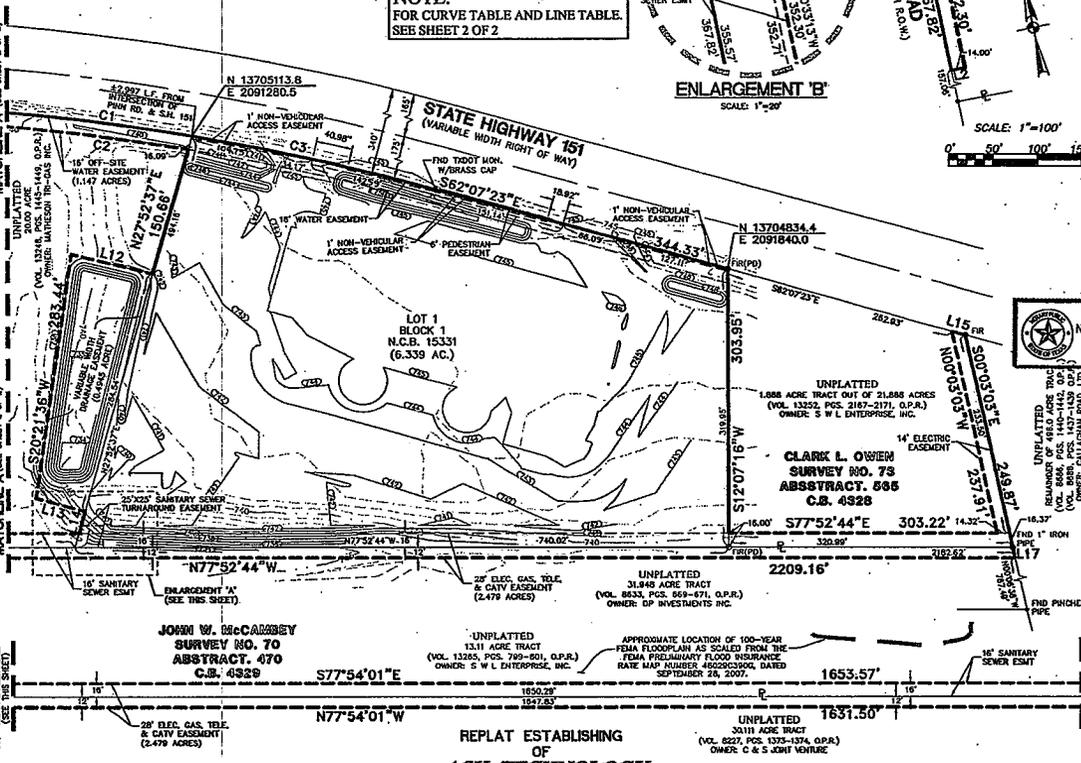
GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVED OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURES (WHOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEE AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINAL ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN W. McCAMBEY 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.

JOHN W. McCAMBEY
SURVEY NO. 70
ABSTRACT. 470
C.B. 4329
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN W. McCAMBEY 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.

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

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



STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DAILY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC ACCESS THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSICA R. TORRES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 2nd DAY OF February, A.D. 2009.



SURVEYORS NOTES:
1. MONUMENTS WITH CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION FOOT.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

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

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) AND FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
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.
SHARE CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (f)(3)

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

OWNER/DEVELOPER:
MATHESON TRI-GAS, INC.
1525 WALNUT HILL, SUITE 100
IRVING, TX 75038
(972) 670-7009



PAPE-DAWSON ENGINEERS
555 EAST AUGUSTY | SAN ANTONIO TEXAS 78204 | PHONE: 210.355.9000
FAX: 210.355.9009

REPLAT ESTABLISHING OF ASU TECHNOLOGY

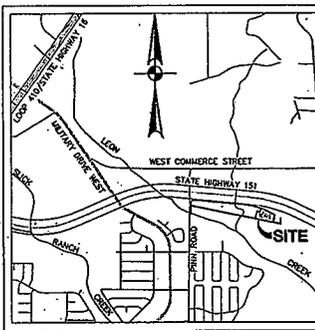
ESTABLISHING LOT 1, BLOCK 1, NEW CITY BLOCK 15331, BEING A PORTION OF BLOCK 58 OF THE CABLE OR LEON RANCH SUBDIVISION RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, COMPRISED OF A 7.727 ACRE TRACT OUT OF A 20.000 ACRE TRACT CONVEYED TO MATHESON TRI-GAS, INC. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 13248, PAGES 1446-1448, A 1.282 ACRE TRACT OUT OF A 13.111 ACRE TRACT CONVEYED TO S.W.L. ENTERPRISE, INC. IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13265, PAGES 799-801, A 0.5916 OF AN ACRE TRACT OUT OF THAT 30.111 ACRE TRACT CONVEYED TO C & S JOINT VENTURE IN WARRANTY DEED RECORDED IN VOLUME 8227, PAGES 1373-1374, A 0.6089 OF AN ACRE TRACT OUT OF A 31.948 ACRE TRACT CONVEYED TO D.P. INVESTMENTS, INC. IN CORRECTED WARRANTY DEED RECORDED IN VOLUME 8633, PAGES 669-671, AND A 0.1930 OF AN ACRE TRACT OUT OF 1.888 ACRES OF LAND OUT OF A 21.888 ACRE TRACT CONVEYED TO S.W.L. ENTERPRISE, INC. IN A CORRECTION GENERAL WARRANTY DEED RECORDED IN VOLUME 13252, PAGES 2187-2171, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF JOHN W. McCAMBEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329 AND THE CLARK L. OWEN SURVEY NUMBER 73, ABSTRACT 565, COUNTY BLOCK 4329 NOW IN NEW CITY BLOCK 15331 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS. (A TOTAL OF 10.39 ACRES)

THIS PLAT OF ASU TECHNOLOGY 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

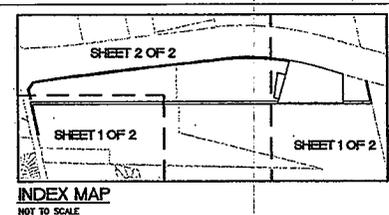


Date: Jan 20, 2009, 1:19pm User: lb: jnoozales File: P:\0146\03\Design\Civil\PLAT\PS\0403.dwg

NOTE: REFER TO SHEET 1 OF 2 FOR GENERAL NOTES.



LOCATION MAP NOT TO SCALE MAPS20 GRID 84



INDEX MAP NOT TO SCALE

LINE TABLE with columns for LINE, LENGTH, and BEARING. Includes lines L1 through L18.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, and CHORD BEARING. Includes curves C1, C2, and C3.

SHARE CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 355-506 (7)(3)

SCALE: 1"=100'

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY GPS MONUMENTARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT...

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...

Tom Larson MATHESON TRI-GAS, INC. 1525 WALNUT HILL, SUITE 100 IRVING, TX 75038

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Tom Larson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

Kevin J. Brasse NOTARY PUBLIC

STATE OF TEXAS COUNTY OF BEXAR

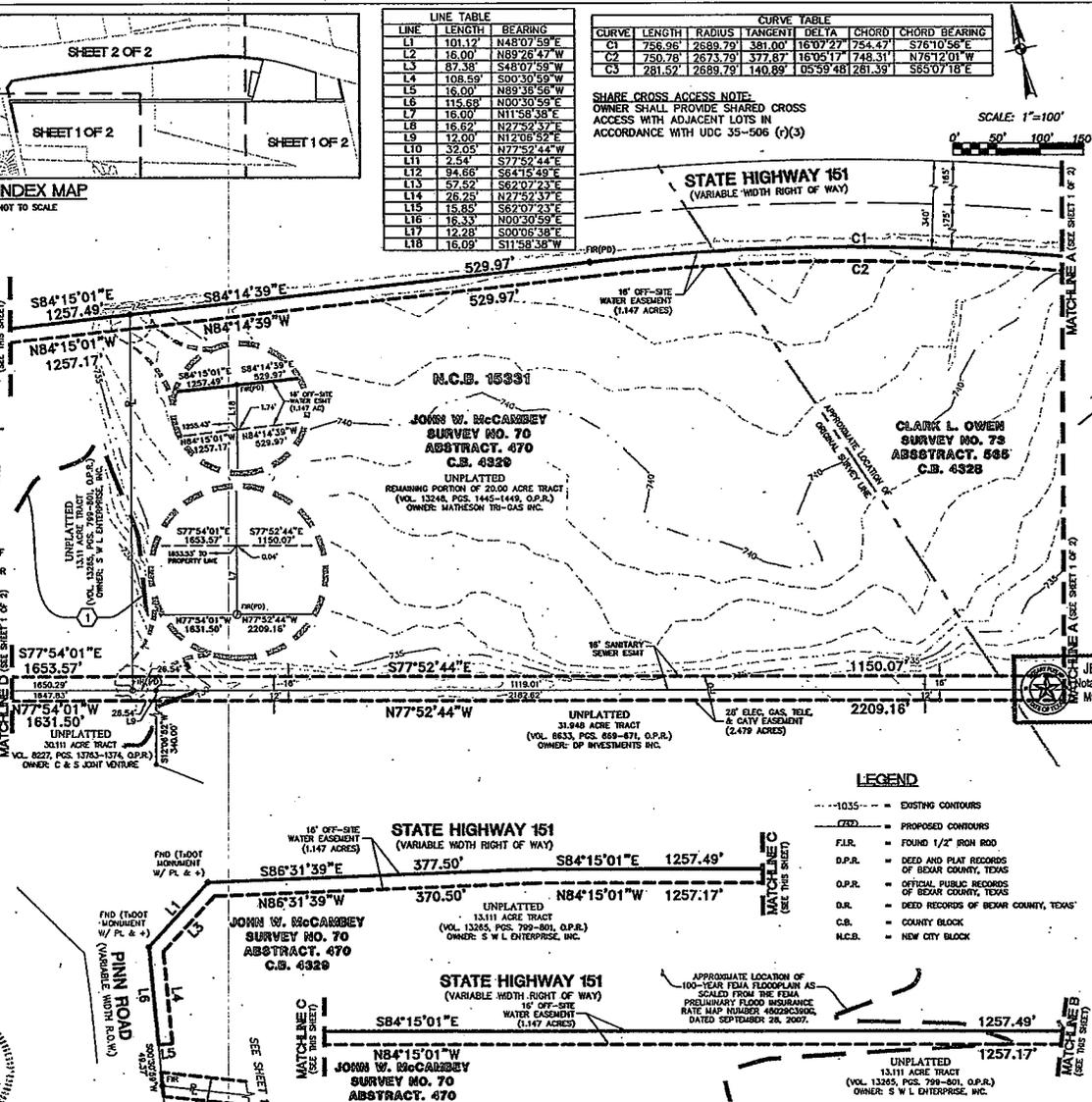
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

SONG LIM TAN 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...

REGISTERED PROFESSIONAL LAND SURVEYOR



REPLAT ESTABLISHING OF ASU TECHNOLOGY

ESTABLISHING LOT 1, BLOCK 1, NEW CITY BLOCK 15331, BEING A PORTION OF BLOCK 58 OF THE CABLE OR LEON RANCH SUBDIVISION RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS...

THIS PLAT OF ASU TECHNOLOGY 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

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

OWNER: S.W.L. ENTERPRISE, INC./CAS JOINT VENTURE/OP INVESTMENTS INC. 440 PENN RD. SAN ANTONIO, TEXAS BEXAR COUNTY

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSICA R TORRES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF JANUARY A.D. 2009

JESSICA R TORRES Notary Public, State of Texas My Commission Expires 8-6-2012

SURVEYOR'S NOTES: 1. MONUMENTS WITH CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION P061.

3. DIMENSIONS ARE SHOWN SURFACE. 4. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONES.

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 2 ACCESS POINT ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 625.85'.

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

NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE.

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

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

STATE OF TEXAS COUNTY OF 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. 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



DATE: JAN 20, 2009 11:09am User: JN File: P:\091401\031\Design\Draw\PLAT\PL080271.dwg

PAPE-DAWSON ENGINEERS 255 EAST BAILEY SAN ANTONIO TEXAS 78211 PHONE: 210.775.8000 FAX: 210.375.8000

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 February 25, 2009

JUSDSON ISD

MAINTENANCE BUILDING

MAJOR PLAT

080456

SUBDIVISION NAME

PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 585 D-4

**OWNER:** Judson Independent School District, by June Adair, Agent

**ENGINEER:** Pape-Dawson Engineers, Inc., by Eduardo J. Descamps

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

**Date filed with Planning Commission:** February 9, 2009

**Location:** The extension of Woodlake Center, east from Railway

**Services Available:** SAWS Water and Sewer

**Zoning:** I-1 General Industrial District

**Proposed Use:** Maintenance Facility

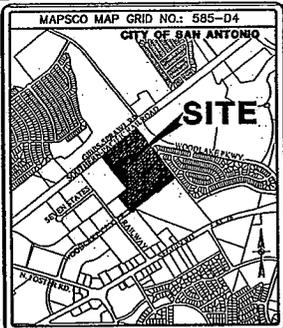
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**APPLICANT'S PROPOSAL:**

To plat **37.78** acres consisting of **1** non-single family lot and **160** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



- GENERAL NOTES**
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE UDC 35-508(4)(5)
  2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER CRANTON'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.
  3. THE MAINTENANCE OF THE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES WITHIN UDC 150 MAINTENANCE BUILDING SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS, HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
  4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE.

**WASTEWATER FEM RIDGE:** THE MAJOR OF WASTEWATER EQUIPMENT (PUMPING UNITS) AND 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.

**NET METRIC RAINMENT DIV. WATER AND WASTEWATER IMPACT FEES:** NONE PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

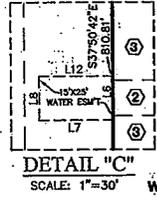
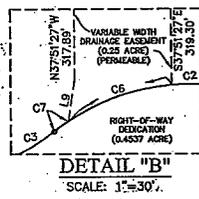
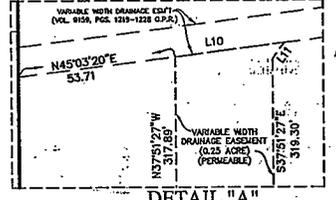
**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	49.00	90°00'00"	N 82°52'55" W	58.57	82.83
C2	75.00	163°37'20"	N 84°24'07" W	148.30	213.57
C3	75.00	80°20'20"	S 33°34'51" W	48.89	69.81
C4	75.00	33°35'14"	S 44°30'10" W	109.60	152.00
C5	75.00	37°12'56"	S 74°48'51" W	48.00	69.81
C6	75.00	38°36'11"	S 32°28'23" W	37.27	52.65
C7	75.00	04°32'30"	S 181°21'31" W	5.82	8.50

**LINE TABLE**

LINE	LENGTH	BEARING
L1	108.84	S30°00'00"E
L2	124.87	S20°00'00"W
L3	98.14	S12°18'28"E
L4	416.30	S51°52'59"W
L5	15.00	S12°00'42"E
L6	15.00	S52°09'18"W
L7	25.00	S52°09'18"W
L8	15.00	N37°50'42"W
L9	14.65	N27°15'07"W
L10	37.38	N45°32'20"E
L11	6.79	S89°58'13"E
L12	25.00	N50°00'00"E

LOCATION MAP NOT TO SCALE



- SURVEYOR'S 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 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION POEL.
  - 3) DIMENSIONS SHOWN ARE SURFACE.
  - 4) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

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

*June Adair*  
DAILY AUTHORIZED AGENT  
JUNE ADAIR (SCHOOL BOARD PRESIDENT)  
OWNER: JUDSON INDEPENDENT SCHOOL DISTRICT  
1817 SHIM OAK DR.  
SAN ANTONIO, TEXAS 78233-2457

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED June Adair KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF Feb A.D. 20 07

*Karen J. Peltz*  
NOTARY PUBLIC BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

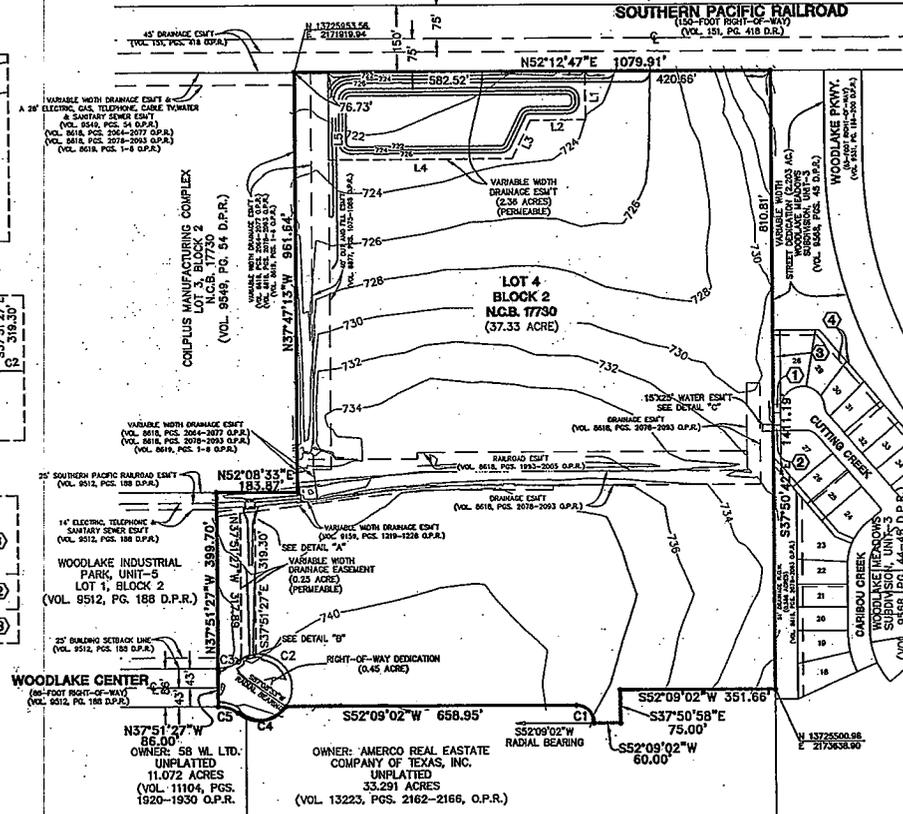
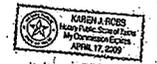
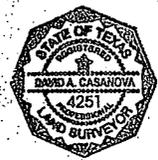
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Edward J. Desdams*  
LICENSED PROFESSIONAL ENGINEER #40825

STATE OF TEXAS  
COUNTY OF BEAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR #4251



SUBDIVISION PLAT OF JUDSON ISD MAINTENANCE BUILDING

BEING 37.78 ACRES OUT OF THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT 487, COUNTY BLOCK 5075, NEW-CITY BLOCK 17730, SAN ANTONIO, BEAR COUNTY, TEXAS, BEING ALL OF THAT 37.33 ACRE TRACT DESCRIBED IN VOLUME 13114, PAGES 2051-2058 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND ALL OF THAT 0.45 OF AN ACRE TRACT DESCRIBED IN VOLUME 13114, PAGES 2059-2066 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

THIS PLAT OF JUDSON ISD MAINTENANCE BUILDING 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

SCALE: 1"=200'



RECEIVED 09 FEB -6 PM 2:55 LAND DEVELOPMENT SERVICES DIVISION

- KEYED NOTES**
- 1) 20' DRAIN R.O.W. (0.008 AC) (VOL. 8618, PGS. 2078-2093 O.P.R.)
  - 2) 12' WATER EASEMENT (VOL. 8618, PGS. 2078-2093 O.P.R.)
  - 3) 16.45' INTERCEPTOR DRAIN (VOL. 8618, PGS. 2078-2093 O.P.R.)
  - 4) 12' GAS, ELEC., TELE., CATV ESM'T (VOL. 9568, PGS. 44-45 D.P.R.)

- LEGEND**
- ELEC = ELECTRIC
  - TEL = TELEPHONE
  - CATV = CABLE TELEVISION
  - ESMT = EASEMENT
  - N.C.B. = NEW CITY BLOCK
  - D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
  - F.L.R. = FOUND IRON ROD
  - C.P.S. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- 726 — = EXISTING CONTOUR  
— 726 — = PROPOSED CONTOUR

**C.P.S. NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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 OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER CRANTON'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENCROACH OR MAY INTERFERE WITH THE ERECTION OF SAID LINES OR APPURTENANCES THEREON, IT IS HEREBY UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MATERIAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, ONE 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. SUCH CHARGES WILL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS 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 BEAR

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

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 11 February 25, 2009

VILLAGE OF VILLA RANCH  
SUBDIVISION NAME:

090049  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID:** 679 A-7  
**OWNER:** Texas Ceramic Tile, by Maria H. Villa  
**ENGINEER:** Wilkie Surveying, by Jerry D. Wilkie, Jr.  
**CASE MANAGER:** Larry Odis, Planner (207-0210)

**Location:** On the south side of Pearsall Road, east of Edwards Road

**Zoning:** OCL Outside San Antonio City Limits

**Proposed use:** Warehouse

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**APPLICANT'S PROPOSAL:**

To defer platting for 1 non-single family lot consisting of 1.00 acre.

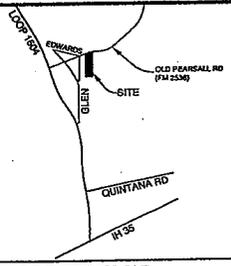
**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service prior to plat approval and 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 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 request shall become null and void.



LOCATION MAP  
NOT TO SCALE  
FERGUSON MAP GRID 67D/A7

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.

GENERAL PLATTING NOTES

- 1) 1/2" 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 PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.

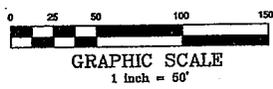
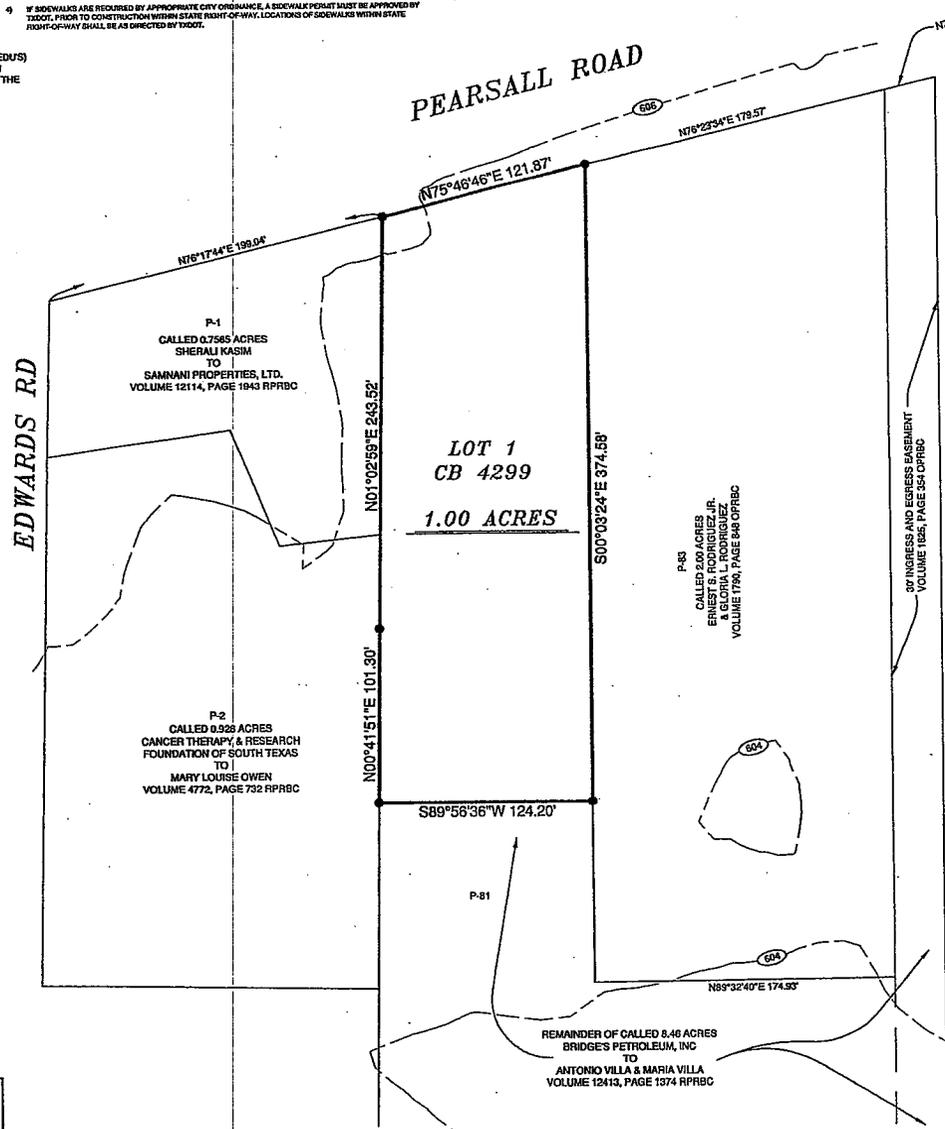
TXDOT NOTES ACCESS

- 1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3) LANDSIDE 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 2534, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 13.27.
- 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.

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 AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "FACILITY EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDHOUSING, BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO TRACK FROM SAID LANDS ALL "TREES OR PARTS THEREOF," OR OTHER OBSTRUCTIONS WHICH DIMENSION OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE CURBS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CREP/EMERGENCY LOGS RESULTING FROM MODIFICATIONS REQUIRED OF CIP 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.



WILKIE SURVEYING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
10615 PERRIN BEITEL #206  
SAN ANTONIO, TEXAS 78217  
210-850-9990

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, FENCED, OR ALL STREETS, ALLEYS, PAVES, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ANTONIO VILLA  
7822 FOREST LEADWAY  
SAN ANTONIO, TEXAS 78248

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.

JERRY G. WILKIE, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4724

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

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.

JERRY G. WILKIE, JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4724

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.

XXXXXXXXXXXXXXXXXXXX  
REGISTERED PROFESSIONAL  
ENGINEER

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
SECRETARY

SUBDIVISION PLAT  
ESTABLISHING  
VILLAGE OF VILLA RANCH

BEING 1.00 ACRES OF LAND OUT OF THE SAM MCCULLOUGH SURVEY NO. 54, ABSTRACT NO. 472, IN BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 8.46 ACRE TRACT AS DESCRIBED IN A DEED TO ANTONIO VILLA AND MARIA VILLA, RECORDED IN VOLUME 12413, PAGE 1374 OF THE REAL PROPERTY RECORDS OF 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., 2009, AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009, 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., 2009. COUNTY CLERK BEXAR COUNTY, TEXAS.

BY: \_\_\_\_\_, DEPUTY

# TEXAS CERAMIC TILE

To: City of San Antonio Dev. Svcs.  
Subdivision Section

Date: February 3, 2009

Subject: Request for Plat Deferral

Reference Property Located at: 8692 Old Pearsall Road, San Antonio, TX 78252

LAND DEVELOPMENT  
SERVICES DIVISION

09 FEB -3 PM 1:53

RECEIVED

This letter is to request that a Plat Deferral be granted for the above reference property located at 8692 Old Pearsall Road, San Antonio, TX 78252. Wilkie Surveying, Inc. of 10615 Perrin Beitel #206 San Antonio, TX 78217 has been retained as engineer/surveyor to prepare the required plat. The services needed very desperately are electricity.

Our company humbly requests of your aid to stay in business. This Plat Deferral is the only thing that will allow our 20 year old company, to continue serving our communities. We were formerly located on the Northwest side of San Antonio for over a decade, and recently purchased this property in order to expand our business and offer more jobs to our communities. The severe problem we are now facing is the lack of utilities in our building, which in turn has put our business in great jeopardy of bankruptcy. This is not something that is just affecting us; our employees have also found themselves with no work and unable to feed their families. Unfortunately, we moved to this location at the time when the economy became fragile and now we are facing the same fate that many other small businesses are facing; that of extinction.

We are currently in a position where if we are not able to continue business soon, we will cease to exist. This will not only impact the company, but also the many employees who depend on this job in an already job shorted economy, to survive and not be forced into government assistance. This is why we desperately seek your collaboration, so we may continue offering jobs to our community, and also be saved from the same fate others have faced. We thank you for the time and consideration of our request; we have faith that with your support and generosity, we will continue to serve our community for 20 years more.

Sincerely,  
Maria Villa



Texas Ceramic Tile

8692 Old Pearsall Rd.  
San Antonio, TX  
78252  
Bexar County

PHONE (210) 558-3138  
FAX (210) 558-3138  
E-MAIL [texasceramictile@sbcglobal.net](mailto:texasceramictile@sbcglobal.net)

**PLANNING COMMISSION**

**PLAT DEFERRAL**

AGENDA ITEM NO: 12 February 25, 2009

AMERICAN DREAM VACATIONS

090127

**SUBDIVISION NAME:**

**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 446 F-1

**OWNER:** American Dream Vacations, by Steve Franklin

**ENGINEER:** Civil Engineering Consultants, by Kimberly Cornett, P.E.

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

**Location:** On the north side of IH-10, south of Dietz Elkhorn

**Zoning:** OCL Outside San Antonio City Limits

**Proposed use:** Commerical

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**APPLICANT'S PROPOSAL:**

To defer platting for 1 non-single family lot consisting of **2.999** acres.

**APPLICANT'S REQUEST:**

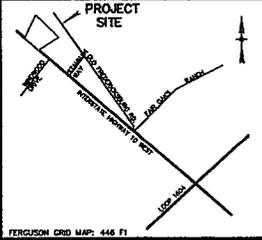
The applicant is requesting temporary utility service prior to plat approval and recordation.

**STAFF RECOMMENDATION:**

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

1. No permanent utility service 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 request shall become null and void.

PLAT: 090127

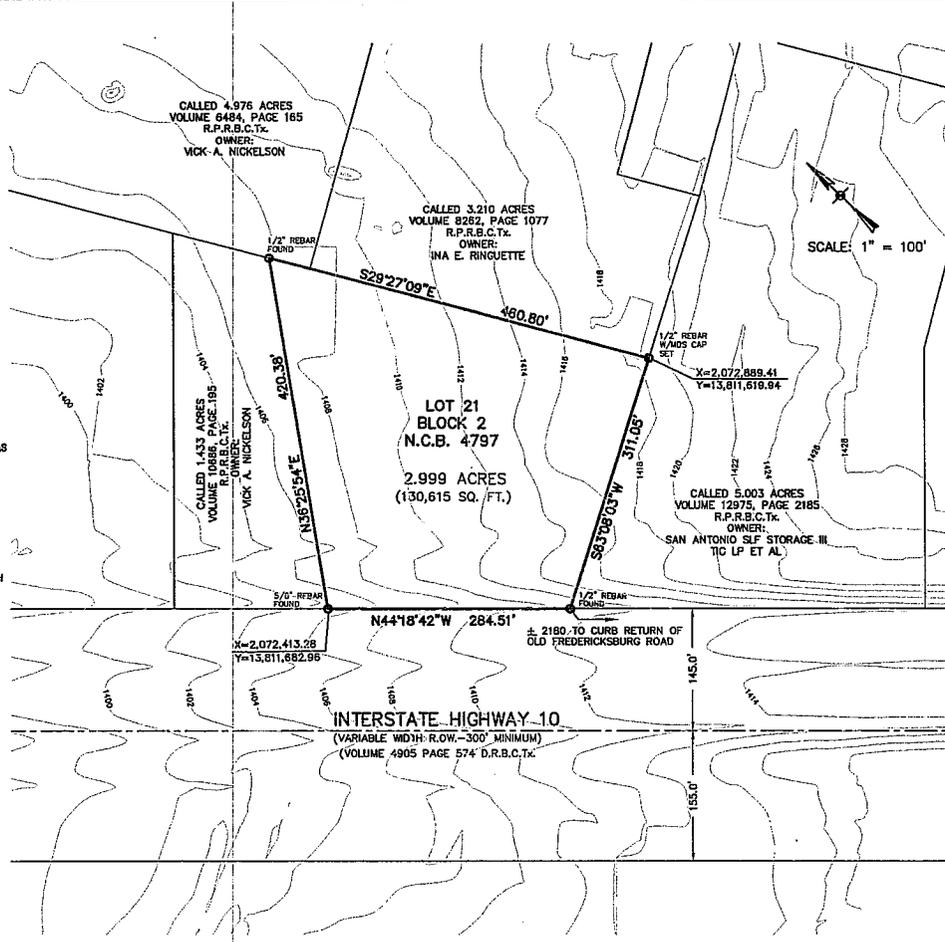


**LOCATION MAP**  
NOT TO SCALE

**ABBREVIATIONS**

VOL.	VOLUME
PG.	PAGE
CATV	TIME WARNER CABLE TV
TYP.	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
ELEC	CPS ENERGY ELECTRIC
GAS	CPS ENERGY GAS
B.S.L.	BUILDING SETBACK LINE
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.R.	DEED RECORDS, BEXAR COUNTY, TEXAS
N.C.B.	NEW CITY BLOCK

- SURVEY NOTES:**
1. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2007) DISPLAYED IN GRID VALUES DERIVED FROM NGS STATION "LOCKHILL 2" P.I.D. AY0997.
  2. COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2007) DISPLAYED IN GRID VALUES DERIVED FROM NGS STATION "LOCKHILL 2" P.I.D. AY0997.
  3. THE COMBINED SCALE FACTOR IS 0.99983
  4. FIELD SURVEY COMPLETED 01/29/09



**CPS GENERAL 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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PERMANENT OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

**TWOOT NOTES:**

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.

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

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 284.51' OF INTERSTATE HIGHWAY 10.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCES, A SIDEWALK PERMIT MUST BE APPROVED BY TWOOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TWOOT.

**OWNER/DEVELOPER:**  
MR. STEVE FRANKLIN  
28840 IH 10 WEST  
BOERNE, TEXAS 78006

**STATE OF TEXAS §**  
**COUNTY OF BEXAR §**

THE OWNER OF LOT 21, AS 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: MR. STEVE FRANKLIN  
DULY AUTHORIZED AGENT

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 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER  
LAND DEVELOPMENT SERVICES DIV.

STATE OF TEXAS §  
COUNTY OF BEXAR §

I HEREBY CERTIFY 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 M.D.S. LAND SURVEYING CO., INC.

M.D.S. LAND SURVEYING CO., INC.  
9120 DIETZ ELKHORN ROAD  
FAIR OAKS RANCH, TEXAS 78015  
PHONE: (830) 755-8544

REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

**SUBDIVISION PLAT**  
**ESTABLISHING**  
**AMERICAN DREAM**  
**VACATIONS**

BEING A 2.999 ACRE (130,615 SQ. FT.) TRACT OF LAND OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT NO. 340, COUNTY BLOCK NO. 4707, BEXAR COUNTY, TEXAS, AND BEING THAT SAME 2.996 ACRE TRACT OF LAND CONVEYED TO STEVE A. FRANKLIN BY DEED RECORDED IN VOLUME 7688, PAGE 1638, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

**CEC**  
D.O.M. DURDEN, INC.  
d.b.a. CIVIL ENGINEERING CONSULTANTS  
11650 IH 10 WEST, SUITE 306  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-0999  
FAX: (210) 641-8440  
REGISTRATION #F-2314

STATE OF TEXAS §  
COUNTY OF BEXAR §

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

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

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 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., 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

X:\data\viewing\Projects\TECH\_3\1025510\358100PL.dwg 2/2/2009 10:58:19 AM CST



**American Dream Vacations**

28840 IH 10 West, Boerne, Texas 78006 Phone: 830-981-8835 Fax: 830-755-8836  
E-Mail: info@txrvrent.com Website: txrvrent.com

February 3, 2009

City of San Antonio  
1901 S. Alamo St.  
San Antonio, TX 78283-3966

To Whom It May Concern:

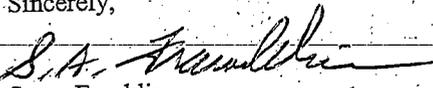
I have retained Civil Engineering Consultants to prepare the required information for the plat at 28840 IH 10 West, Boerne, Texas. I am requesting a deferral on this plat to enable me to have CPS connect power to my building. I currently have a duly licensed septic system and well and will only require power connection authorization for this replat.

I have power on the property but need an additional connection for building number 2. If this deferral is denied, this building will be unusable for its intended purpose. I have spent over \$420,000.00 on the finish out of this facility and cannot use it until power has been connected.

The negative economic impact to my business will be devastating if I'm unable to occupy the building. The result will be a layoff of approximately 50% of my total workforce.

Thank you for your time and consideration on this matter.

Sincerely,

  
Steve Franklin

LAND DEVELOPMENT  
SERVICES DIVISION

09 FEB -4 AM 11:19

RECEIVED

# **Individual Consideration**

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

**TO:** Planning Commission **Individual Consideration**

**FROM:** George Rodriguez, Assistant Director, Real Estate Section 

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

**SUBJECT:** S. P. No. 1402 - Request to close, vacate and abandon an improved portion of Mockingbird Lane

**DATE:** February 11, 2009

**PETITIONER:** McCombs Family, LTD.  
C/o Kaufman & Associates  
Attn: Lucy M. Peveto  
100 West Houston Street, Suite 1250  
San Antonio, Texas 78205-1457

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 February 25, 2009.

**BACKGROUND**

Petitioner is requesting the closure, vacation and abandonment of an improved portion of Mockingbird Lane Public Right of Way located between Interstate Highway 10 West and Greatview Drive adjacent to New City Blocks 11625 and 11630 in City Council District No. 8, as shown on attached Exhibit "A." The petitioner owns all of the abutting property to the proposed closure, which operates as Red McCombs Ford Dealership. The petitioner has indicated that the proposed closure would eliminate a hazardous cut-through to the Interstate Ten access road which is currently utilized to avoid the signalized intersection at Interstate Ten and Callaghan Road.

The petitioner has requested the proposed closure to allow safe access for its employees and customers who frequently access both of its properties for business. If approved, the petitioner plans to incorporate the proposed closure with its abutting property. The petitioner has agreed to dedicate and construct a cul-de-sac at the end of Greatview Drive with sufficient area provided for emergency vehicles to turn around and to permit the continued use of Greatview Drive to serve as a public street. In addition, the petitioner has also agreed to dedicate a 20 foot-wide easement to the City of San Antonio, out of their property legally described as lot 24, NCB 11625 to serve as a public alley for ingress and egress purposes. The cul-de-sac and 20 foot-wide easement are shown on attached Exhibit "B."

There is opposition to this request from the Vance Jackson Neighborhood Incorporated Home Owners Association, the Sugar Hill Management Company, which manages the Sugar Hill Apartments and the Northside Independent School District. The Vance Jackson Neighborhood Incorporated Home Owners Association and the Sugar Hill Management Company have cited their opposition due to safety and access issues.

The Northside Independent School District has cited its opposition to the adverse impact the closure would have on numerous bus routes which service the Sugar Hill Apartments. The petitioner has informed the Northside Independent School District via email of its intention to dedicate and construct a cul-de-sac at the end of Greatview Drive with sufficient area provided for emergency vehicles to turn around and to permit the continued use of Greatview Drive to serve as a public street.

The Sugar Hill Apartments are in close proximity to the proposed closure, therefore; the Capital Improvements Management Services Department requested and was granted legal advice from the City Attorney's Office. The City Attorney's Office provided the Capital Improvements Management Services Department an opinion about the two following (2) points:

1. As to the City Code issue, my dictionary defines "abutting" as adjoining or bordering. It is distinguished from "adjacent," which may mean merely "nearby." The Sugar Hill Subdivision does not touch the segment to be closed, so the owner of the apartments in the subdivision is not an "owner of abutting property."

2. Whether a landowner can recover from the City for inverse condemnation because of a street closure depends on whether the closure materially and substantially deprives the owner of access. Mere inconvenience is not enough to support recovery. From the pictures, it seems likely the closure will make access less convenient and perhaps less desirable for prospective tenants. But there is still easy access to Callaghan Road, which is a major street. In addition, I gather from you the apartments have access to other streets not shown in the enclosed pictures. Based on those facts, the argument for a substantial and material deprivation of access is weak, so it is unlikely that the City would be held liable for inverse condemnation.

#### **COORDINATION AND FINANCIAL IMPACT**

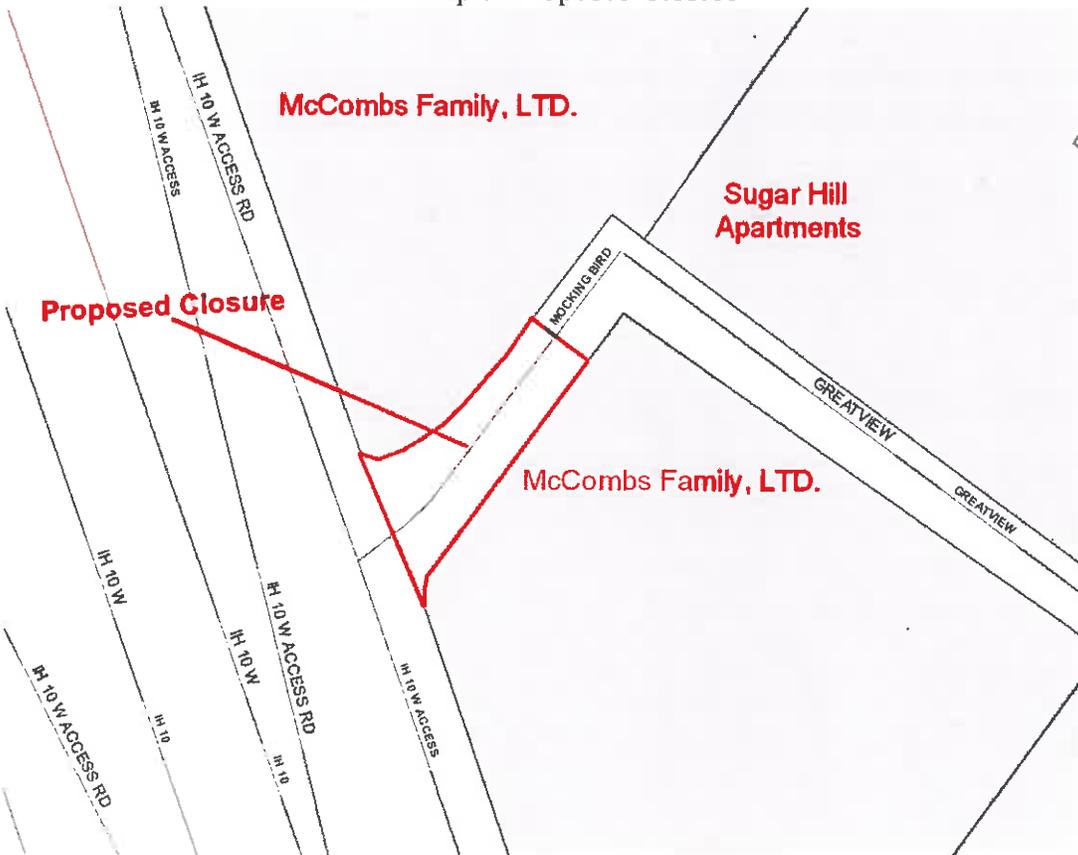
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

#### **CONCLUSION AND RECOMMENDATION**

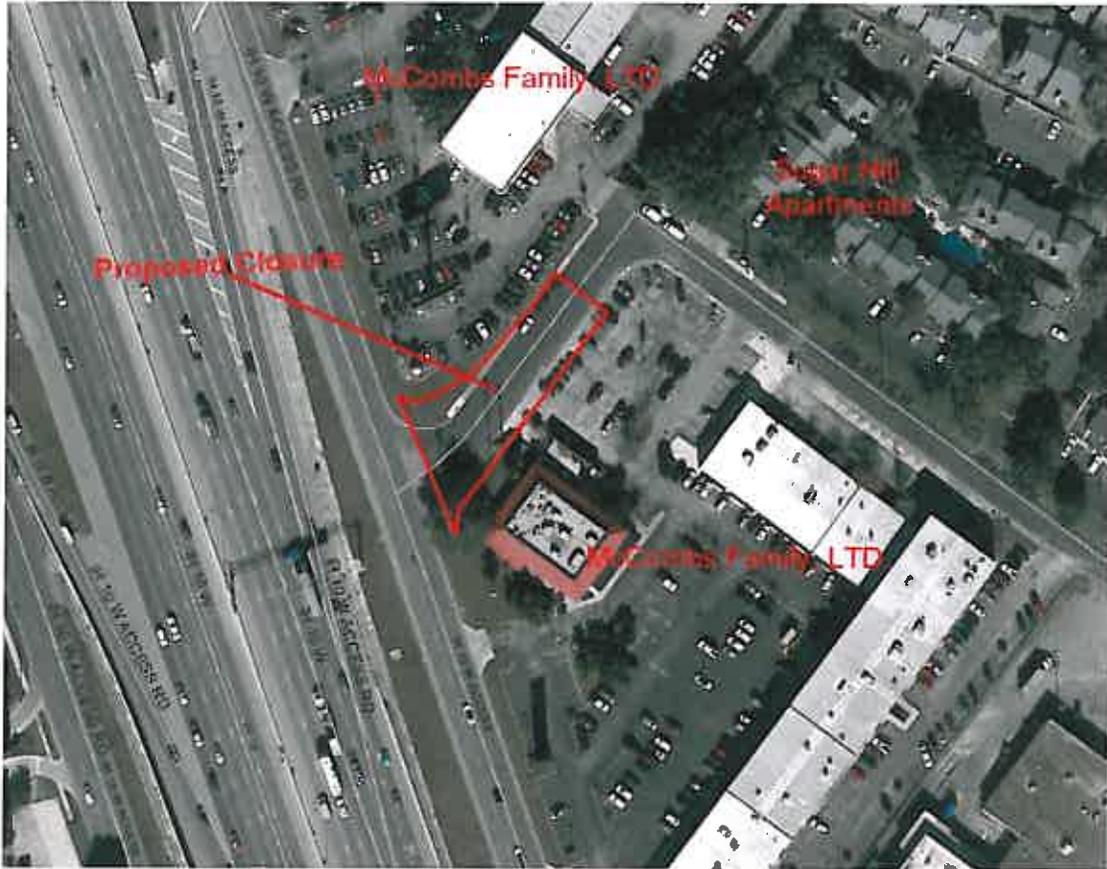
Staff recommends approval of this request.



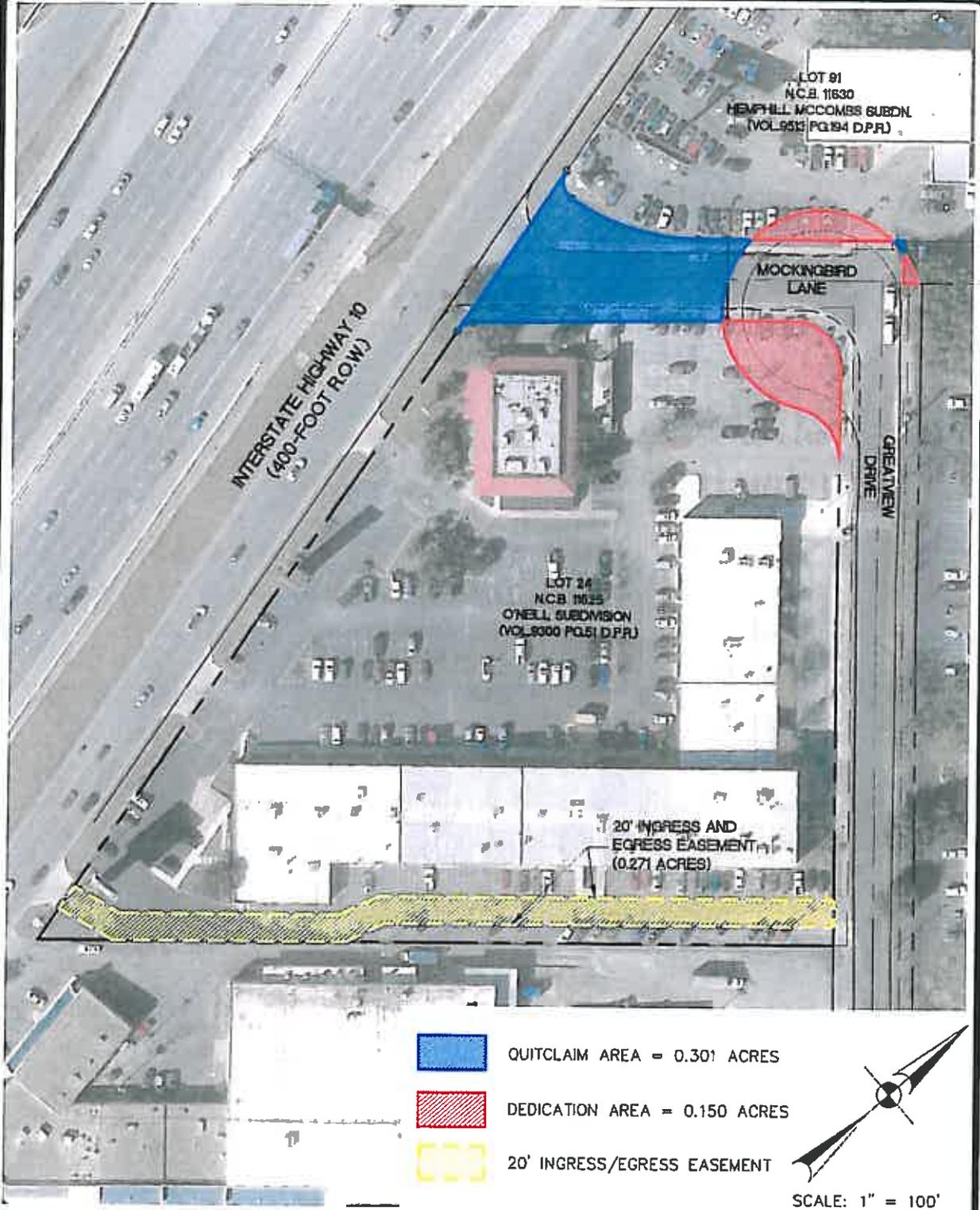
Site Map of Proposed Closure



Aerial Photograph of Proposed Closure



**Exhibit "A"**  
**Page 2 of 2**



Date: Jan 31, 2008 8:46am  
 User: D  
 Job: 7154-00  
 File: S:\7154\7154-00.dwg

JOB NO. 7154-00  
 DATE JANUARY 2008  
 DESIGNER LJM  
 CHECKED - DRAMH\_LJ  
 SHEET EX

**MOCKINGBIRD LANE CUL-DE-SAC**  
**R.O.W. QUITCLAIM / DEDICATION**  
**SAN ANTONIO, TEXAS**

  
**PAPE-DAWSON ENGINEERS**

515 EAST RAUSBY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 5000  
 FAX 210 375 5010

Exhibit "B"



**CITY OF SAN ANTONIO**  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES  
P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

February 9, 2009

McCombs Family, LTD.  
C/o Kaufman & Associates  
Attn: Lucy M. Peveto  
100 West Houston Street, Suite 1250  
San Antonio, Texas 78205-1457

Re: Special Project No. 1402 - Request to close, vacate and abandon an improved portion of Mockingbird Lane adjacent to New City Blocks 11625 and 11630

Dear Ms. Peveto:

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 client's request subject to the following conditions:

**DEVELOPMENT SERVICES DEPARTMENT:** Public safety continues to be a primary concern on this Right-of-way closure. The closure will eliminate a secondary access to this property. This will pose an immediate safety concern for the surrounding area and an inconvenience to the adjacent community. However, further review of the Fire Department's comments and Public Works Transportation Division, Planning and Development Services Department shall allow a conditional approval based upon Public Works comments. Before the closure can be approved, staff would have to review and agree on the design. Sufficient area must be provided for emergency vehicles to turn around. Furthermore, recommendations of the Traffic Study named Mockingbird Lane Abandonment dated October 2008 will need to be met. Coordination of the four closely spaced signals (Horizon Hill, I-10 East Bound Frontage Road, I-10 West Bound Frontage Rd. and Pinebrook Blvd.) along Callaghan Road in the study area is recommended.

**FIRE DEPARTMENT:** There is a fire hydrant located within that encompasses the new cul-de-sac. When they build the cul-de-sac, this fire hydrant needs to be left in place or in close proximity to its current location. Other than the fire hydrant issue, the Fire Department grants conditional approval to this request.

**CPS ENERGY:** CPS Energy must keep a fourteen (14) foot-wide easement and nothing is to be built in this easement. An electric easement for existing facilities located within Mockingbird Lane must be retained.

PUBLIC WORKS DEPARTMENT: Approved, if all the traffic studies warrant and are agreed. The proposed closure must be retained as a drainage easement. From a traffic standpoint, there is no objection of the closure of the southern portion of Mockingbird Lane between IH 410 W Access Road and Greatview Drive. However, before the closure can be approved, staff would have to review and agree on the design. Sufficient area must be provided for emergency vehicles to turn around. Furthermore recommendations of the Traffic Study named Mockingbird Lane Abandonment dated Oct. 2008 will need to be met. Coordination of the four closely spaced signals (Horizon Hill, I-10 East Bound Frontage Rd., I-10 West Bound Frontage Rd. and Pinebrook Blvd.) along Callaghan Road in the study area is recommended.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility at the sole expense of the petitioner.

There are several issues: A). There is a fire hydrant at the Northwest corner of Greatview Drive and Mockingbird Lane. B). There are possible traffic issues along the East side of Greatview Drive. Conditional approval contingent upon a resolution with emergency services to determine if the citizens will be affected along the East side of Greatview Drive. C). Petitioner agrees to dedicate a 20 foot-wide easement to the City of San Antonio, out of their property legally described as lot 24, NCB 11625 to serve as a public alley for ingress and egress purposes. D). Petitioner agrees to make improvements to said public alley within 120 days after City Council approval. E). Petitioner also agrees to dedicate and construct a cul-de-sac at the end of Greatview Drive with sufficient area provided for emergency vehicles to turn around and to permit the continued use of Greatview Drive to serve as a public street. F). Provide a title policy of the dedications.

Petitioner agrees to pay a total fee of \$118,090.00, which includes the assessed value of the Public Right of Way of \$115,398.00, \$2,500.00 for the appraisal fee, \$144.00 for the posting of two (2) signs notifying the public of the proposed street closure and \$48.00 for recording fees. The total fee will be due and payable to the City of San Antonio prior to City Council consideration. For informational purposes, the appraisal value of the subject right of way to be closed, vacated and abandoned is \$157,000.00. Per Ordinance Number 2007-01-11-0065, Sec. 37-9, d (1), the City of San Antonio can waive the fee of the right of way if it was originally granted by the petitioner. The petitioner originally granted 3,571 square feet (.082 of acre) to the City of San Antonio included in the proposed closure; therefore \$41,602.00 was waived from the \$157,000.00 appraisal value.

If for some reason the closure is not approved by City Council, the assessed value of the Public Right of Way will be refunded to the petitioner less the fee for the posting the signs. A completed and executed Discretionary Contracts Disclosure Statement is required. For your convenience, attached is a Discretionary Contracts Disclosure Statement.

Chapter 176 of the Texas Local Government Code applies to anyone contracting or seeking to contract with the City of San Antonio to buy or sell property, goods, or services. Such persons must file a completed Texas Ethics Commission conflict-of-interest questionnaire with the City Clerk. The filing deadline is the 7<sup>th</sup> business day after they: (1) begin contract discussions with the City or (2) submit to the City correspondence, an application, a response to a request for proposal or bid, or another writing related to a potential agreement with the City.

This requirement is additional to the City's own Discretionary Contracts Disclosure Form. You must get the Texas Ethics Commission form that commission: 201 E. 14<sup>th</sup> Street, 10<sup>th</sup> Floor, P.O. Box 12070, Austin, Texas 78711-2870, 512-463-5800, 800-325-8506, <http://www.ethics.state.tx.us/>. Failure to comply is a misdemeanor.

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

If you concur with the above mentioned conditions, including the payment of the total fee, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, the total fee, the fully executed and notarized street and alley dedications and the Discretionary Contracts Disclosure Statement, we will continue processing your request.

Sincerely,

  
George Rodriguez  
Assistant Director

**AGREED AS TO TERMS AND CONDITIONS:**

McCombs Family, LTD.

By: Gary V. Woods  
President

Title: \_\_\_\_\_  
Date: 10 Feb 09

**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

---

State of Texas       §  
                                  §       **Know All By These Presents:**  
County of Bexar     §

**Public Street Dedication**

---

**Grantor:** McCombs Family, Ltd.

**Grantor's Address:** 755 E. Mulberry, Suite 600, San Antonio, Texas 78212  
(Bexar County)

**Grantee:** City of San Antonio

**Grantee's Address:** P.O. Box 839966, San Antonio, Texas 78283-3966  
(Bexar County)

**Purpose of Easement:** Street purposes, allowing Grantee and the public all rights incident to public streets. This instrument burdens the Subject Property to the same extent as if it were a platted street.

**Subject Property:** The tracts set forth below:

A. A 0.038 acre tract, more or less, out of Lot 92, Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15, Deed and Plat Records of Bexar County, Texas in New City Block 11630, and more particularly described on **Exhibit A**.

B A 0.003 acre tract, more or less, out of Lot 92, Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15, Deed and Plat Records of Bexar County, Texas in New City Block 11630, and more particularly described on **Exhibit B**.

C. A 0.110 acre tract, more or less, out of Lot 24, O'Neil Subdivision recorded in Volume 9300, Page 51, Deed and Plat Records of Bexar County, Texas out of New City Blocks 11630 and 11625, and more particularly described on **Exhibit C**.

D. A 0.001 acre tract, more or less, out of the right of way at the intersection of Mockingbord Road and Greatview Drive in New City Block 11630, of the City of San Antonio, Bexar County, Texas, and more particularly described on **Exhibit D**.

A plat of Tracts A through D appears at **Exhibit E**.

All exhibits to this instrument are incorporated into it by reference for all purposes as if fully set forth.

Grantor grants, dedicates, and conveys to Grantee and to the public generally, for and in consideration of Grantee's closure of a segment of Mockingbird Road and the benefits accruing to Grantor, to Grantor's other property, and to the public, an easement in gross in perpetuity over, across, under, and upon the Subject Property for the Purpose of the Easement. Grantee may construct, maintain, reconstruct, remove, relocate, and replace improvements related to the Purpose of the Easement anywhere within the Subject Property and may inspect, patrol, and police the Subject Property. Grantee may remove all trees and other vegetation and all other natural or artificial obstructions from the Subject Property, and Grantee may further excavate, fill, level, grade, pave, and otherwise improve the Subject Property as may be conducive to the Purpose of the Easement. Grantor covenants for itself, its heirs, executors, successors, and assigns that no permanent building or obstruction of any kind will be placed on the Subject Property.

**To Have and To Hold** the above described easement and rights unto the public until its use is abandoned.

**Remainder of Page Intentionally Left Blank**

Grantors bind itself and its heirs, executors, successors, and assigns, to warrant and forever defend, all and singular, the above described easement and rights unto Grantee and the public against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand, this 10 day of February, 2009.

**McCombs Family, Ltd.**, a Texas limited partnership, by and through its sole general partner

**McCombs Family GP, L.L.C.**, a Texas limited liability company

By: Gary V. Woods

Printed Name: Gary V. Woods

Title: President

Date: 10 Feb 09

State of Texas §

County of Bexar §

This instrument was acknowledged before me this date by Gary V. Woods of McCombs Family GP, LLC, a Texas limited liability company, in the capacity therein stated and on behalf of that entity in that entity's capacity as sole general partner of McCombs Family, Ltd.

Date: 2/10/09

Julie Cantu  
Notary Public, State of Texas

My Commission expires: 7-26-2011



Accepted under Ordinance: \_\_\_\_\_

## Exhibit A



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

### FIELD NOTES

FOR

#### A 0.038 ACRE DEDICATION TO RIGHT-OF-WAY

A 0.038 acre, or 1,651 square feet more or less, tract of land out of Lot 92 of the Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 11630 of the City of San Antonio, Bexar County, Texas. Said 0.038 of an acre being more fully and described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

COMMENCING At a set ½" iron rod with cap marked "Pape-Dawson" at the west corner of Lot 85 of the Sugar Hill Subdivision recorded in Volume 9200, Page 46 of the Deed and Plat Records of Bexar County, Texas, on the northeast right-of-way line of Greatview Drive, a 60-foot right-of-way at this point, on the southeast line of Lot 92 of the Hemphill McCombs Northside Ford Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, from which a set ½" iron rod with cap marked "Pape-Dawson" bears S 48°32'57" E, a distance of 30.06 feet, and from there a found ½" iron rod bears S 48°10'45" E, a distance of 231.97 feet, both angles of said Lot 85 along the northeast right-of-way line of said Greatview Drive;

THENCE: S 41°14'39" W, along and with the line of said Lot 92, at a distance of 2.99 feet passing the east corner of a 0.003 acre tract surveyed concurrently, and continuing a distance of 10.61 feet to an angle of said Lot 92;

THENCE: N 48°37'02" W, along and with the line of said Lot 92, at a distance of 22.18 feet passing the west corner of said 0.003 acre tract, the east corner of a 0.001 acre tract surveyed concurrently, and continuing 9.57 feet to an angle of said Lot 92;

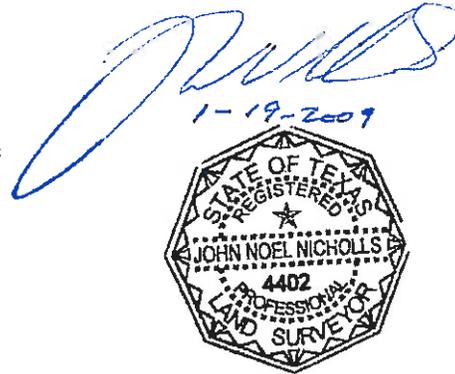
THENCE: S 41°22'41" W, along and with the line of said Lot 92, a distance of 7.97 feet to the west corner of said 0.001 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE: S 41°22'41" W, along and with the line of said Lot 92, and the northwest right-of-way line of Mockingbird Road, a distance of 106.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point on curve of a non tangent curve, the north corner of a 0.301 acre tract surveyed concurrently;

0.038 Acres  
McCombs Toyota  
Job 7268-00

THENCE: Departing the line of said Mockingbird Road, and over and across said Lot 92, along the arc of a curve to the right, said curve having a radial bearing of N 85°55'07" E, a radius of 75.00 feet, a central angle of 90°55'09", a chord bearing and distance of N 41°22'41" E, 106.91 feet, for an arc distance of 119.01 feet to the POINT OF BEGINNING and containing 0.038 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.  
DATE: January 19, 2009  
JOB No.: 7268-00  
FILE: N:\CIVIL\7268-00\Word\7268-00-FN-0.038Dedication.doc



**Exhibit B**



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

**FIELD NOTES**

**FOR**

**A 0.003 ACRE DEDICATION TO RIGHT-OF-WAY**

A 0.003 acre, or 134 square feet more or less, tract of land out of Lot 92 of the Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 11630 of the City of San Antonio, Bexar County, Texas. Said 0.003 of an acre being more fully and described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

COMMENCING At a set 1/2" iron rod with cap marked "Pape-Dawson" at the west corner of Lot 85 of the Sugar Hill Subdivision recorded in Volume 9200, Page 46 of the Deed and Plat Records of Bexar County, Texas, on the northeast right-of-way line of Greatview Drive, a 60-foot right-of-way at this point, on the southeast line of Lot 92 of the Hemphill McCombs Northside Ford Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, from which a set 1/2" iron rod with cap marked "Pape-Dawson" bears S 48°32'57" E, a distance of 30.06 feet, and from there a found 1/2" iron rod bears S 48°10'45" E, a distance of 231.97 feet, both angles of said Lot 85 along the northeast right-of-way line of said Greatview Drive;

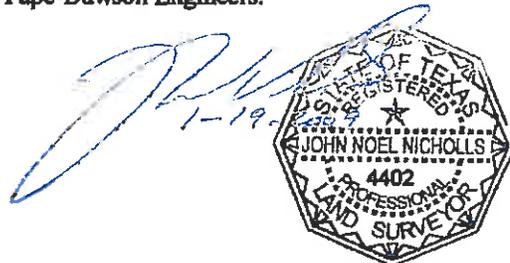
THENCE: S 41°14'39" W, along and with the line of said Lot 92, a distance of 2.99 feet to the POINT OF BEGINNING;

THENCE: S 41°14'39"W, a distance of 10.61 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", an angle of said Lot 92;

THENCE: N 48°37'02"W, along and with the line of said Lot 92, a distance of 22.18 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", a point on curve of a non-tangent curve;

THENCE: Departing said line, and over and across said Lot 92, along the arc of a curve to the right, said curve having a radial bearing of S 06°21'28" W, a radius of 75.00 feet, a central angle of 18°51'13", a chord bearing and distance of S 74°12'56" E, a distance of 24.57 feet, for an arc distance of 24.68 feet the POINT OF BEGINNING and containing 0.003 acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.  
DATE: January 19, 2009  
JOB No.:  
FILE: N:\CTVIL\7268-00\Word\7268-00-FN-0.003Dedication.doc



## Exhibit C



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
A 0.110 ACRE DEDICATION TO RIGHT-OF-WAY

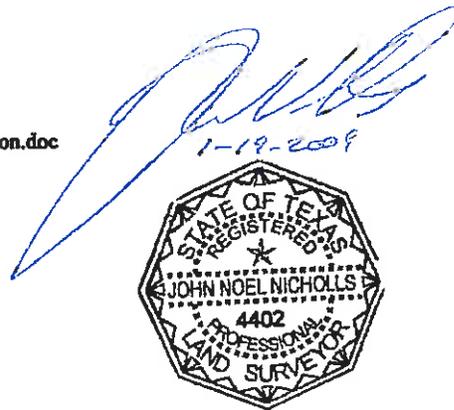
A 0.110 acre, or 4,806 square feet more or less, tract of land out of Lot 24 of the O'Neill Subdivision recorded in Volume 9300, Page 51 of the Deed and Plat Records of Bexar County, Texas, that same Lot 24 conveyed to McCombs Family LLC by instrument recorded in Volume 7635, Pages 38-41 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block (N.C.B.) 11625 of the City of San Antonio, Bexar County, Texas. Said 0.110 acres being more fully and described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

- BEGINNING:** at a set ½" iron rod with cap marked "Pape-Dawson" at the west corner of the herein described tract, the east corner of a 0.301 acre tract surveyed concurrently, said point being on the southeast right-of-way line of Mockingbird Road, the southeast line of that dedication to right-of-way in the aforementioned O'Neill Subdivision, from which a found ½" iron pipe at a point of curvature to the east right-of-way line of Interstate Highway 10, a point of curvature of said Lot 24, bears S 40°28'51" W, a distance of 188.59 feet;
- THENCE:** N 40°28'51"E, along and with the northwest line of said Lot 24, a distance of 53.69 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- THENCE:** Along the arc of a curve to the right, said curve having a radius of 35.00 feet, a central angle of 91°20'23", a chord bearing and distance of N 86°09'03" E, a distance of 50.07 feet, for an arc distance of 55.80 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of tangency on the southwest right-of-way line of Greatview Drive;
- THENCE:** S 48°10'45"E, along and with the northeast line of said Lot 24, a distance of 69.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of cusp;
- THENCE:** Departing said right-of-way and over and across said Lot 24, reversing, along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 77°28'24", a chord bearing and distance of N 86°54'57" W, 50.06 feet, for an arc distance of 54.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at a point of reverse curvature;

0.110 Acres  
Dedication  
McCombs Toyota  
Job No.: 7268-00

THENCE: Along the arc of a curve to the right, continuing over and across said Lot 24, said curve having a radius of 75.00 feet, a central angle of  $70^{\circ}28'06''$ , a chord bearing and distance of S  $89^{\circ}34'54''$  W, 86.54 feet, for an arc distance of 92.24 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at the POINT OF BEGINNING and containing 0.110 Acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.  
DATE: January 19, 2009  
JOB No.: 7268-00  
FILE: N:\CIVIL\7268-00\Word\7268-00-FN-0.110Dedication.doc



## Exhibit D



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

### FIELD NOTES

#### FOR

#### A 0.001 ACRE QUITCLAIM TRACT – MOCKINGBIRD ROAD AT GREATVIEW DRIVE

A 0.001 acre, or 36 square feet more or less, tract of land out of the right-of-way at the intersection of Mockingbird Road at Greatview Drive in New City Block (N.C.B.) 11630 of the City of San Antonio, Bexar County, Texas. Said 0.001 acres being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone:

COMMENCING: At a point on the northeast right-of-way line of Greatview Drive, a 60-foot right-of-way at this point, a point on a southeast line of Lot 92 of the Hemphill McCombs Northside Ford Subdivision recorded in Volume 9531, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas, the west corner of Lot 85 of the Sugar Hill Subdivision recorded in Volume 9200, Page 46 of the Deed and Plat Records of Bexar County, Texas

THENCE: S 41°14'39" W, along and with the southeast line of said Lot 92 a distance of 2.99 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the east corner of a 0.003 of an acre tract surveyed concurrently;

THENCE: S 41°14'39" W, along and with the southeast line of said Lot 92, the southeast line of said 0.003 of an acre tract a distance of 10.61 feet to a point for a south corner of said Lot 92, a south corner of said 0.003 of an acre tract;

THENCE: N 48°37'02" W, along and with the southwest line of said Lot 92, the southwest line of said 0.003 of an acre tract a distance of 22.18 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described tract, the northwest corner of the said 0.003 of an acre tract;

THENCE: Departing the southwest line of said Lot 92, the southwest line of said 0.003 of an acre tract, along the arc of a curve to the left, said curve having a radial bearing of S 06°21'28" W, a radius of 75.00 feet, a central angle of 9°31'12", a chord bearing and distance of N 88°24'08" W, 12.45 feet, for an arc distance of 12.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the west corner of the herein described tract, a point on the northwest right-of-way line of Mockingbird Road, a variable width right-of-way, a point on the southeast line of said Lot 92, the east corner of a 0.038 acre tract surveyed concurrently;

THENCE: N 41°22'41"E, along and with the northwest right-of-way line of said Mockingbird Road, the southeast line of said Lot 92, a distance of 7.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a reentrant corner of said Lot 92, the north corner of the herein described tract;

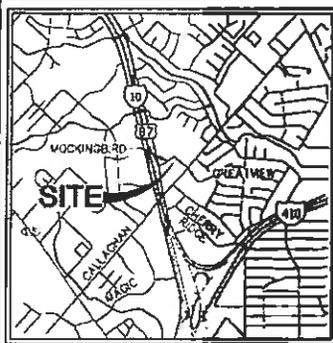
0.001 Acres  
McCombs Toyota  
Job 7268-00

THENCE: S 48°37'02"E, along and with a southwest line of said Lot 92, a distance of 9.57 feet to the POINT OF BEGINNING and containing 0.001 ACRES in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE-DAWSON ENGINEERS INC.  
DATE: January 19, 2009  
JOB No.: 7268-00  
FILE: N:\CIVIL\7268-00\Word\7268-00-FN-0.001Quitclaim.doc



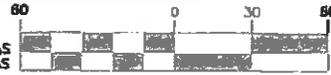
**Exhibit E**



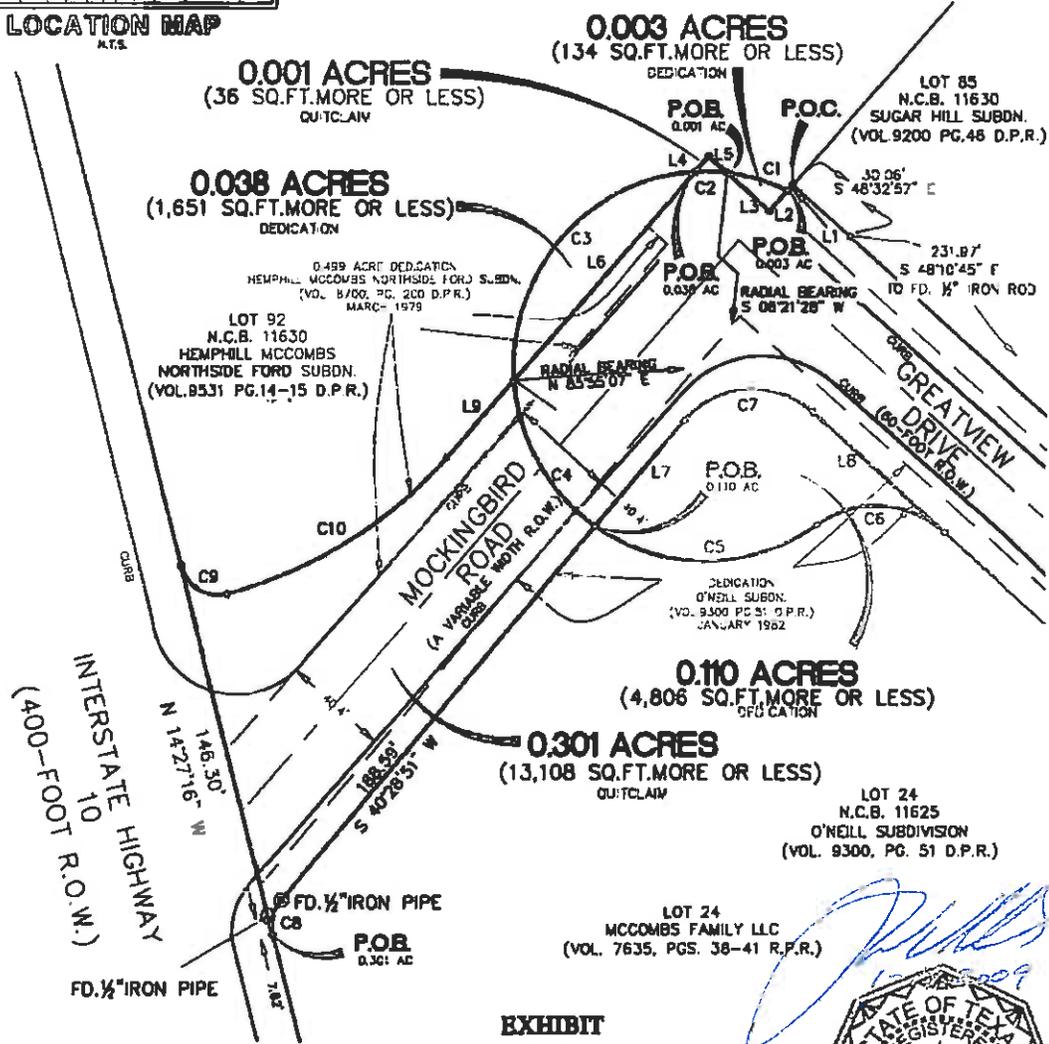
**LOCATION MAP**  
A.T.S.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

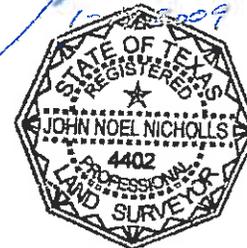


( IN FEET )  
 1 inch = 60 ft.



**EXHIBIT FOR**

A 0.301 ACRE AND A 0.001 ACRE QUITCLAIM TRACT, A 0.003 ACRE, A 0.038 ACRE AND A 0.110 ACRE DEDICATION TO RIGHT OF WAY, AT MOCKINGBIRD ROAD AND GREATVIEW DRIVE OUT OF NEW CITY BLOCKS 11630 AND 11625 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



Date: Jan 19, 2009, 3:17pm User ID: Bwoker  
 File: N:\CIVIL\7268-00\85-7268-00-8.dwg



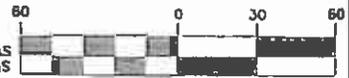
200 EAST BARKLEY | SAN ANTONIO TEXAS 78205 | PHONE: 210.342.0000  
 FAX: 210.342.0000



**LOCATION MAP**  
A.L.S.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 R.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



( IN FEET )  
 1 inch = 60 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 41°14'38" W	2.99'
L2	S 41°14'38" W	10.61'
L3	N 48°37'02" W	22.18'
L4	N 41°22'41" E	7.87'
L4A	S 41°22'41" W	7.87'
L5	S 48°37'02" E	9.57'
L5A	N 48°37'02" W	9.57'
L6	S 41°22'41" W	108.91'
L7	N 40°28'51" E	53.69'
L8	S 48°10'45" E	69.38'
L9	N 41°22'41" E	39.93'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	18°51'13"	S74°12'58"E	24.57'	24.68'
C2	75.00'	8°31'12"	N88°24'08"W	12.45'	12.46'
C3	75.00'	90°59'09"	N41°22'41"E	108.91'	119.01'
C4	75.00'	51°08'10"	S29°37'58"E	64.70'	66.89'
C5	75.00'	70°28'08"	S89°34'54"W	86.54'	92.24'
C6	40.00'	77°28'24"	N86°54'57"W	50.06'	54.09'
C7	35.00'	91°20'23"	N86°09'03"E	50.07'	55.80'
C8	15.00'	54°56'07"	S13°00'48"W	13.64'	14.38'
C9	15.00'	89°53'32"	S59°24'02"E	21.19'	23.53'
C10	170.00'	34°16'30"	N58°30'57"E	100.18'	101.70'

**EXHIBIT  
FOR**

A 0.301 ACRE AND A 0.001 ACRE QUITCLAIM TRACT, A 0.003 ACRE, A 0.038 ACRE AND A 0.110 ACRE DEDICATION TO RIGHT OF WAY, AT MOCKINGBIRD ROAD AND GREATVIEW DRIVE OUT OF NEW CITY BLOCKS 11630 AND 11625 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Copyright © 2009 Pape-Dawson Engineers, Inc. All Rights Reserved. This survey is being provided under a written contract and may be used and reproduced only in accordance with the terms of that contract. If you are not a party to the contract, then you have no right to use or reproduce this survey in any manner. Pape-Dawson Engineers, Inc. shall not be liable for any damages caused in the use of this survey in violation of the contract or these survey terms. If you are not sure of your rights and do not have a copy of the contract, please contact Pape-Dawson Engineers, Inc. at (214) 375-0080.



230 EAST RAINBOW | SAN ANTONIO TEXAS 78204 | PHONE: 214.375.0080  
 FAX: 214.375.0076

SHEET 2 OF 2

JOB No.: 7268-00

Date: Jan 19, 2009, 3:17pm User ID: BWalker  
 File: N:\CIVIL\7268-00\BS-7268-00-B.dwg

**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

---

State of Texas       §  
                                  §       **Know All By These Presents:**  
County of Bexar     §

**Public Alley Dedication**

---

**Grantor:** McCombs Family, Ltd.  
**Grantor's Address:** 755 E. Mulberry, Suite 600, San Antonio, Texas 78212  
(Bexar County)  
**Grantee:** City of San Antonio  
**Grantee's Address:** P.O. Box 839966, San Antonio, Texas 78283-3966  
(Bexar County)  
**Purpose of Easement:** Alley purposes, allowing Grantee and the public all rights incident to public alleys. This instrument burdens the Subject Property to the same extent as if it were a platted alley.  
**Subject Property:** A 0.038 acre tract, more or less, out of Lot 92, Hemphill McCombs Subdivision recorded in Volume 9531, Pages 14-15, Deed and Plat Records of Bexar County, Texas in New City Block 11630 and more particularly described on **Exhibit A**, which is incorporated into this instrument by reference for all purposes as if fully set forth.

Grantor grants, dedicates, and conveys to Grantee and to the public generally, for and in consideration of Grantee's closure of a segment of Mockingbird Road and the benefits accruing to Grantor, to Grantor's other property, and to the public, an easement in gross in perpetuity over, across, under, and upon the Subject Property for the Purpose of the Easement. Grantee may construct, maintain, reconstruct, remove, relocate, and replace improvements related to the Purpose of the Easement anywhere within the Subject Property and may inspect, patrol, and police the Subject Property. Grantee may remove all trees and other vegetation and all other natural or artificial obstructions from the Subject Property, and Grantee may further excavate, fill, level, grade, pave, and otherwise improve the Subject Property as may be conducive to the Purpose of the Easement. Grantor covenants for itself, its heirs,

executors, successors, and assigns that no permanent building or obstruction of any kind will be placed on the Subject Property.

To Have and To Hold the above described easement and rights unto the public until its use is abandoned.

Grantors bind itself and its heirs, executors, successors, and assigns, to warrant and forever defend, all and singular, the above described easement and rights unto Grantee and the public against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand, this 10 day of February, 2009.

McCombs Family, Ltd., a Texas limited partnership, by and through its sole general partner

McCombs Family GP, L.L.C., a Texas limited liability company

By: Gary V. Woods

Printed Name: Gary V. Woods

Title: President

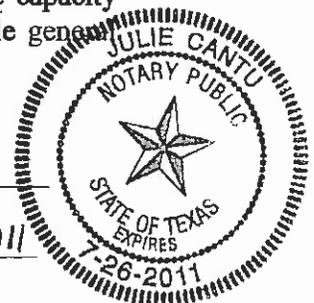
Date: 10 Feb 09

State of Texas §  
County of Bexar §

This instrument was acknowledged before me this date by Gary V. Woods of McCombs Family GP, LLC, a Texas limited liability company, in the capacity therein stated and on behalf of that entity in that entity's capacity as sole general partner of McCombs Family, Ltd.

Date: 2/10/09

Julie Cantu  
Notary Public, State of Texas  
My Commission expires: 7-26-2011



Accepted under Ordinance: \_\_\_\_\_

## Exhibit A

Metes and Bounds Description  
For a  
0.2708 Acre Tract  
( 20 ft. Ingress & Egress Easement )

Being 0.2708 Acres (11,799 sq. ft.) of land out of Lot 24, N.C.B. 11625, O'Neill Subdivision, recorded in Volume 9300, Page 51 of the Deed and Plat Records of Bexar County, Texas and this 0.2708 Acre Tract of land being more particularly described as follows:

Beginning at a point on the east right of way line of I.H. 10 West, for the southwest corner of the herein described tract, and the Point of Beginning bears N. 14° 11' 50" W., 27.73 feet from the southwest corner of said Lot 24, N.C.B. 11625;

THENCE: N. 14° 11' 50" W., 24.66 feet along the east right of way of I.H. 10 West, to a point for the northwest corner of the herein described tract;

THENCE: leaving the east right of way line of I.H. 10 West, across said Lot 24, N.C.B. 11625 and along the north line of this easement, the following:

N. 76° 12' 47" E., 37.28 feet, to a point for an interior corner;  
N. 41° 29' 23" E., 166.62 feet, to a point for an interior corner;  
N. 19° 55' 10" E., 32.26 feet, to a point for an exterior corner;  
N. 41° 29' 23" E., 343.26 feet, to a point on the west right of way line of Greatview Drive, for the northeast corner of the herein described tract;

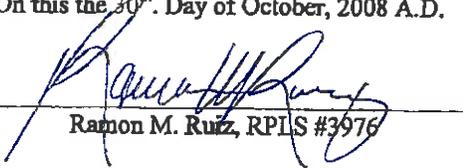
THENCE: S. 48° 37' 33" E., 20.00 feet along the west right of way line of Greatview Drive, to a point for the southeast corner of the herein described tract;

THENCE: leaving the west right of way line of Greatview Drive, across said Lot 24, N.C.B. 11625 and along the south line of this easement, the following:

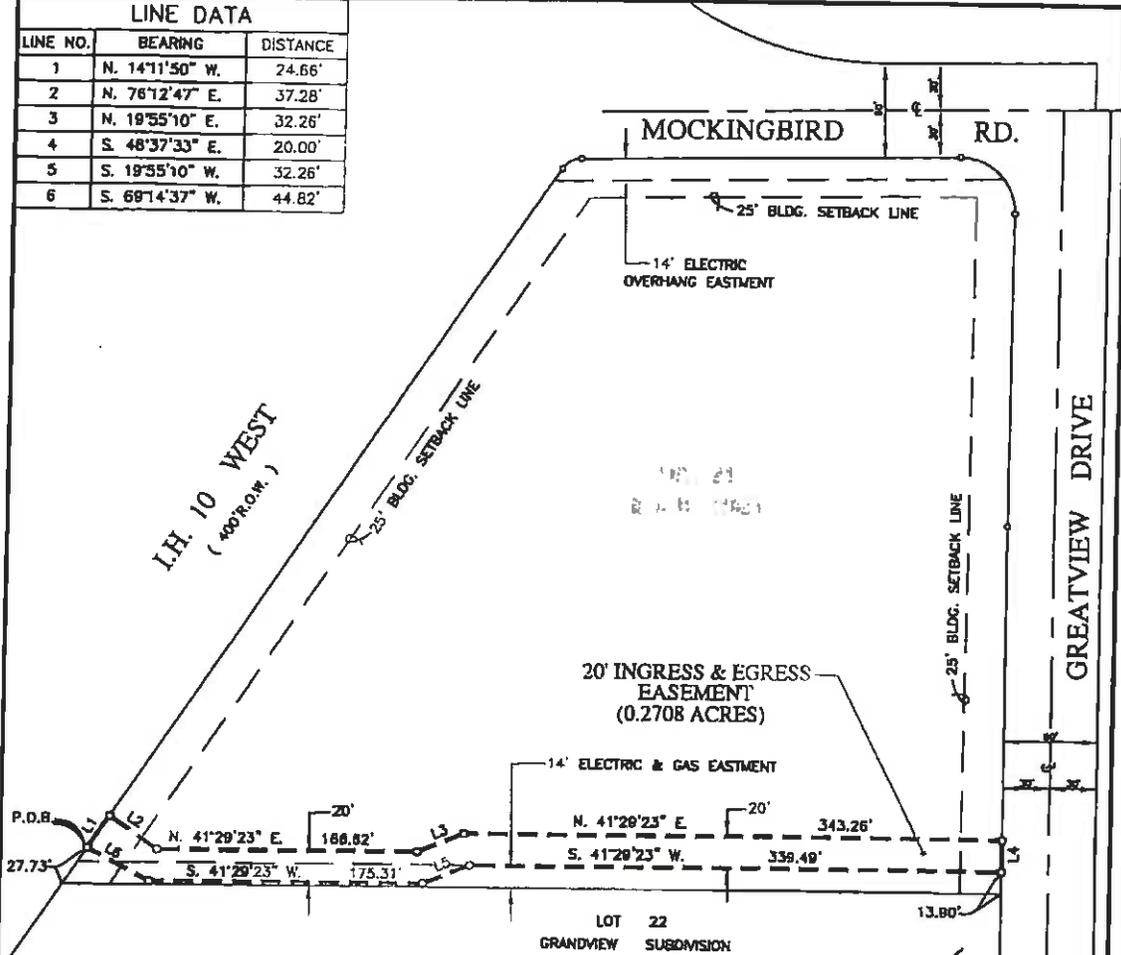
S. 41° 29' 23" W., 339.49 feet, to a point for an interior corner;  
S. 19° 55' 10" W., 32.26 feet, to a point for an exterior corner;  
S. 41° 29' 23" W., 175.31 feet, to a point for an exterior corner;  
S. 69° 14' 37" W., 44.82 feet, to the Point of Beginning and containing 0.2708 Acres of land (11,799 sq. ft.) more or less.



Surveyed on the ground under my supervision  
On this the 30<sup>th</sup> Day of October, 2008 A.D.

  
Ramon M. Ruiz, RPLS #3976

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	N. 14°11'50" W.	24.66'
2	N. 76°12'47" E.	37.28'
3	N. 19°55'10" E.	32.26'
4	S. 48°37'33" E.	20.00'
5	S. 19°55'10" W.	32.26'
6	S. 68°14'37" W.	44.82'



**RUIZ & ASSOCIATES SURVEYING, INC.**  
 4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TX. 78228  
 Phone: (210) 735-8514  
 ruizandassociates@sbcglobal.net

SCALE: 1" = 100'

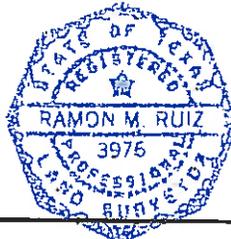
**PLAT SHOWING**  
**(20' INGRESS & EGRESS EASMENT)**

Being 0.2708 Acres (11,799 sq. ft.) of land out of Lot 24,  
 N.C.B. 11625, O'Neill Subdivision, recorded in Volume 9300,  
 Page 51, of the Deed and Plat Records of Bexar County, Texas.

STATE OF TEXAS  
 COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE  
 PLAT IS TRUE AND CORRECT ACCORDING  
 TO AN ACTUAL SURVEY MADE ON THE  
 GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 31TH DAY OF  
 OCTOBER, 2008 A.D.



*Ramon M. Ruiz*  
 Ramon M. Ruiz, RPLS #3976

RAS NO. 2008-065

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

**Plan Amendment Application Case No.: 09001**

Council District: **NA (CSMA)**

City Council Meeting Date: **March 19, 2009**

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **City South Community Plan**

The applicant requests to amend the Land Use Plan designation from **Rural Living** to **Agriculture and Light Industry** for 25.37 acres located southwest of the intersection of Fischer Road and IH-335

**Background Information:**

**Applicant:** Salah Diab

**Owner:** Miguel Vela

**Property Location:** Located southeast of the intersection of Fischer Road and IH-35

**Acreage:** 25.37

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

- N: Vacant
- S: Vacant
- E: Vacant
- W: Vacant

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located within the jurisdictional area of the City South Management Authority and is located to the southeast of the Fischer Road and IH-35 intersection. The subject property is currently undeveloped acreage and the properties to the north, south, east, and west are undeveloped as well. The subject property falls within the boundaries of the City South Community Plan. The applicant is proposing a truck-stop facility on a 25-acre portion of a 145-acre tract. The proposal also includes restaurant, motel, truck maintenance, and fairground facilities.

The City South Community Plan currently classifies this property as Rural Living. The Rural Living land use classification supports the principles of preserving rural residential character while retaining open space and scenic corridors. This land use classification may also be utilized to provide a transitional area between urbanized, denser development and significantly rural, open, or agricultural uses. The Rural Living classification recommends residential uses composed mainly of single-family dwellings on individual estate lots. This classification also recommends that Neighborhood and Community Commercial uses will directly serve residential areas while ensuring compatibility with adjacent residential areas. Uses recommended for the Agriculture and Light Industry land use classification include a mix of limited light industrial uses as well as retail, office, and service uses that directly service industrial agricultural uses. No residential uses are recommended for the Agriculture and Light Industry classification. Light industrial uses are only permitted adjacent to arterials, expressways, or railway lines. Proper screening, buffering, and off-street loading provisions will enhance compatibility with adjoining uses.

The properties on the west side of IH-35 are in the United Southwest Communities Plan. The properties are classified as Industrial. According to the United Southwest Communities Plan Industrial areas include a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Examples of industrial uses include drug laboratories, furniture wholesalers, includes

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

lumberyards, tamale factories, and warehousing. The proposed change in land use classification would complement the existing Industrial classification on the west side of IH-35. This proposal would also serve to promote commercial and light industrial nodal development in the vicinity of the Fischer Road and IH-35 intersection.

The property is adjacent to an electrical transmission line easement on the east side. The easement is approximately 100 feet in width and will serve as a buffer between the subject property and adjacent future uses. The applicant has also proposed additional natural buffers along the south and west boundaries of the parcel.

The Guiding Principles of the City South Community Plan recommend provision of efficient transportation and delivery of goods and services. The proposed development would service the increasing number of trucks and other vehicular traffic transiting IH-35. Additionally, the proposal would also service the truck and vehicular traffic that will be entering and leaving the proposed Union Pacific multi-modal facility proposed for the property on the adjacent side of the freeway.

Minimal Impact       Impact can be mitigated       Significant Impact

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: IH-35 is a Freeway (250' – 500' ROW). Fischer Road is an Enhanced Secondary Arterial (120' – 142' ROW)

Comments:

The applicant has indicated that an acceleration lane will be installed at the northwest corner of the property. This acceleration lane is intended to allow trucks to attain sufficient speed to enter the freeway safely. Placement of the acceleration lane in this location would allow truck traffic to enter the freeway prior to reaching the Fischer Road interchange and alleviate traffic on that intersection. Access to the IH-35 frontage road would be subject to Texas Department of Transportation review. There are currently no VIA bus routes in the immediate vicinity.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Public Facilities: There are currently no public facilities within one mile of the boundary of the subject property. The subject property is located in the Southwest Independent School District.

Comments: No residential uses are proposed. The project will pose a minimal impact to community facilities.

Minimal Impact       Impact can be mitigated       Significant Impact

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Staff recommends **approval** of the land use change from Rural Living to Agriculture and Light Industry on 25.37 acres.

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

**CITY SOUTH MANAGEMENT AUTHORITY BOARD RECOMMENDATION:**

Meeting & Public Hearing Date: November 25, 2008; Continued to the January 27, 2009 CSMA Board Meeting

Approval                       Denial

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

No. Notices mailed 10 days prior to Public Hearing: 22 to owners of land within 200 feet; 80 to the City South Planning Team

Registered Neighborhood Association(s) Notified: N/A

**CSMA ZONING SUPPLEMENTAL INFORMATION:**

Current zoning district: "RD"

Proposed Zoning: Proposed Zoning: "MI-1 S"  
Mixed Light Industrial with a Specific Use  
Authorization for Fairgrounds.

CSMA Zoning Public Hearing Date: Applicant will submit zoning case application at a later date

Approval                       Denial

**Planning Department Staff:**

Nina Nixon-Mendez, AICP

Planning Manager

Roderick Sanchez, AICP, CBO

Director

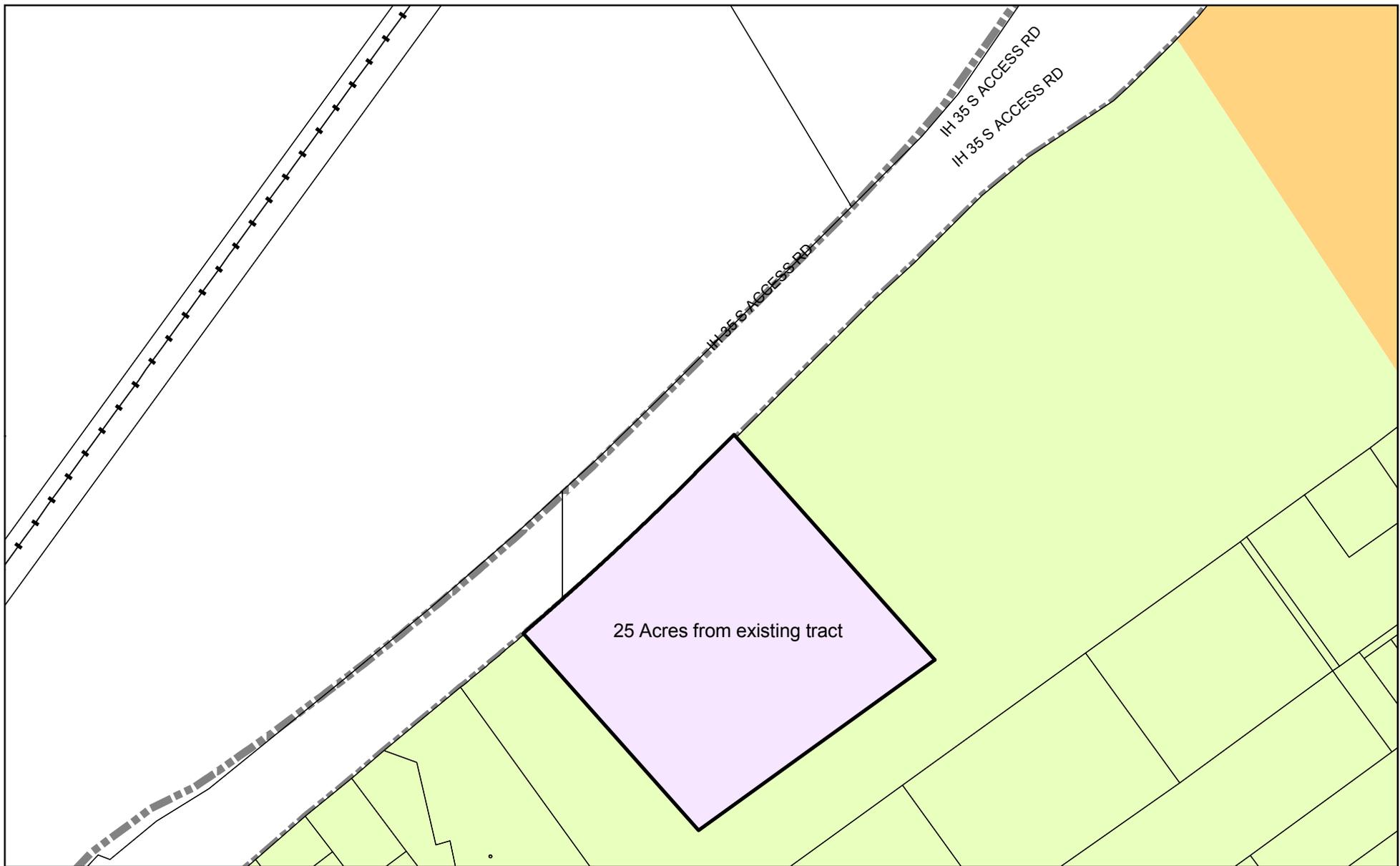
Patrick Howard, AICP

Asst. Director

Case Manager: Tyler Sorrells, AICP

Planner

Phone No.: 207-7395



- |  |  |   |   |
|--|--|---|---|
|  Rural Living |  Agriculture and Light Industry |  Public Institutional            |  Agriculture |
|  Urban Living |  Heavy Industry                 |  Resource Protection/ Open Space |   |

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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 City of San Antonio Planning Department GIS Manager: Woody Woodruff, [dwoodruff@sanantonio.gov](mailto:dwoodruff@sanantonio.gov). Maps may be ordered at: (210) 207-7873

Map Created by: Preston Trinkle  
 Map Creation Date: November 10, 2008  
 Map File Location: Amend\_09002.mxd  
 PDF Filename: 0811GP07.pdf

## City South Community Plan

### Proposed Plan Amendment 09001 Area

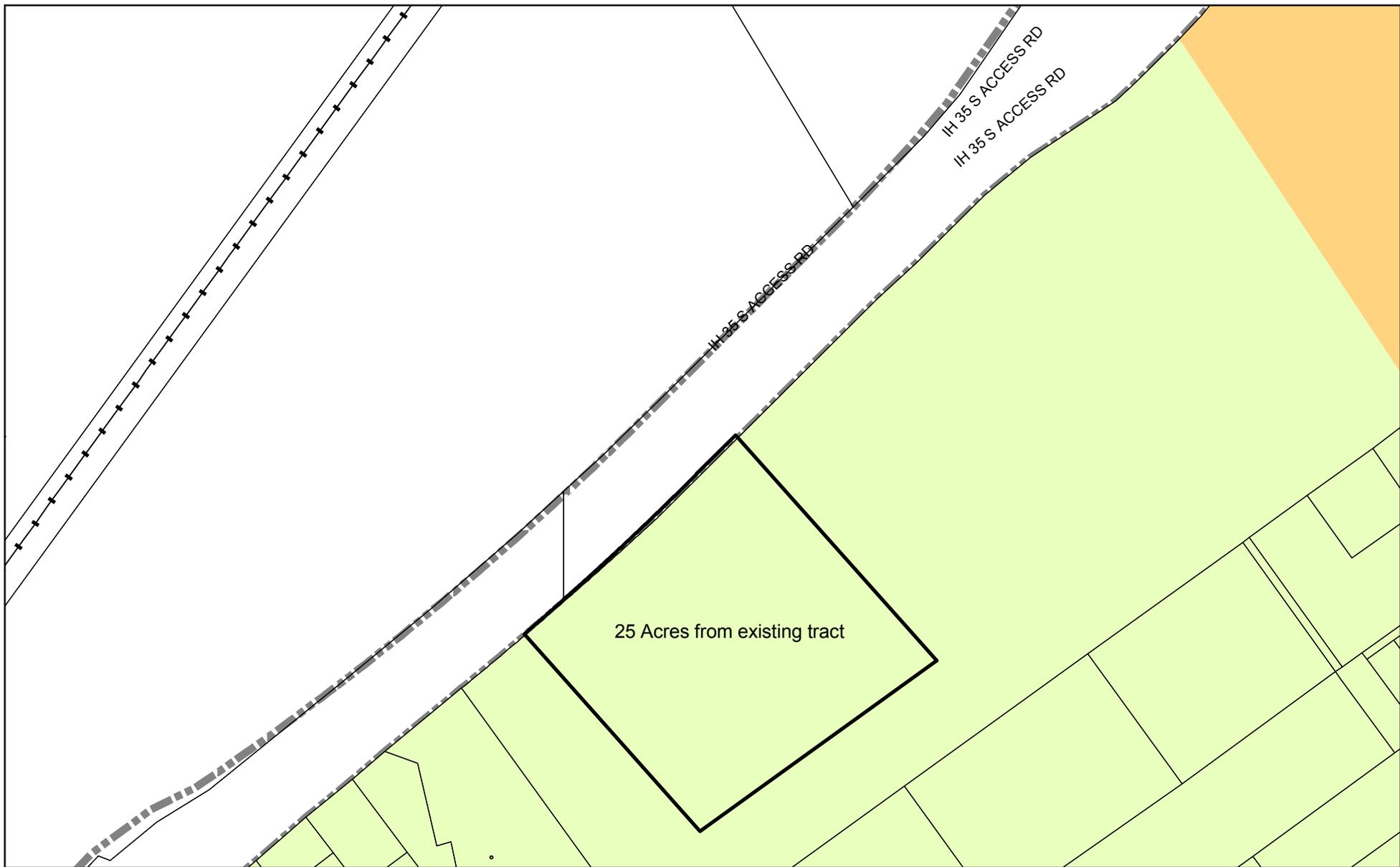


**City of San Antonio  
 Planning and Development  
 Services Department**

*Roderick J. Sanchez, AICP, CBO,  
 Director*

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





- |  |  |   |   |
|--|--|---|---|
|  Rural Living |  Agriculture and Light Industry |  Public Institutional            |  Agriculture |
|  Urban Living |  Heavy Industry                 |  Resource Protection/ Open Space |   |

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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Map Created by: Preston Trinkle  
 Map Creation Date: November 10, 2008  
 Map File Location: Amend\_09002.mxd  
 PDF Filename: 0811GP06.pdf

## City South Community Plan

### Adopted Plan Amendment 09001 Area



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

*Roderick J. Sanchez, AICP, CBO,  
 Director*

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



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RURAL LIVING TO AGRICULTURE – LIGHT INDUSTRY ON APPROXIMATELY 25.37 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF IH-35 AND FISCHER ROAD MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION AS BEING 25.375 ACRE TRACT OF LAND, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, COUNTY BLOCK 4301 AND A PORTION OF THAT 145.090 ACRE TRACT AS DESCRIBED IN DEED OF RECORD IN VOLUME 10865, PAGE 206 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.**

**WHEREAS**, City Council approved the City South Community Plan as an addendum to the Master Plan on June , 2003; and

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

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

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

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

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

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

PASSED AND APPROVED ON THIS 25<sup>th</sup> DAY OF FEBRUARY 2009.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Cecilia G. Garcia, Chair  
San Antonio Planning Commission

# **Master Plan Amendment 09001 City South Community Plan**

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**Planning Commission**

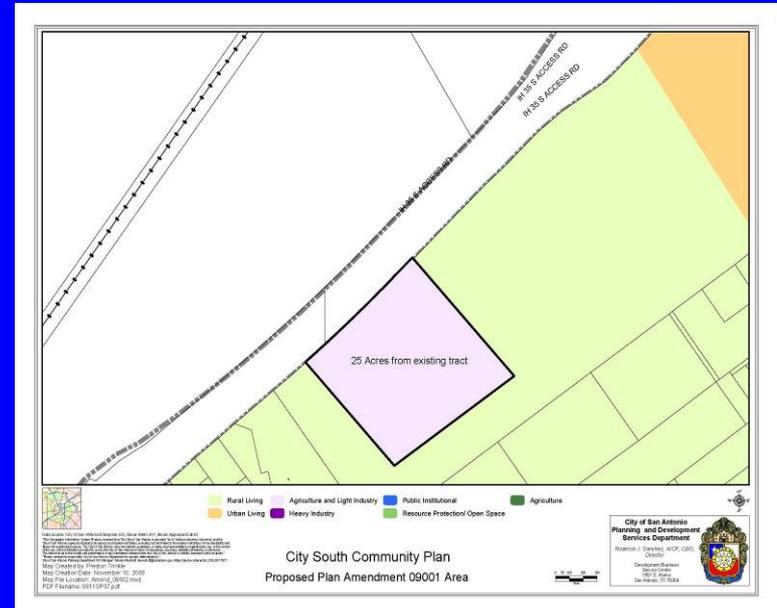
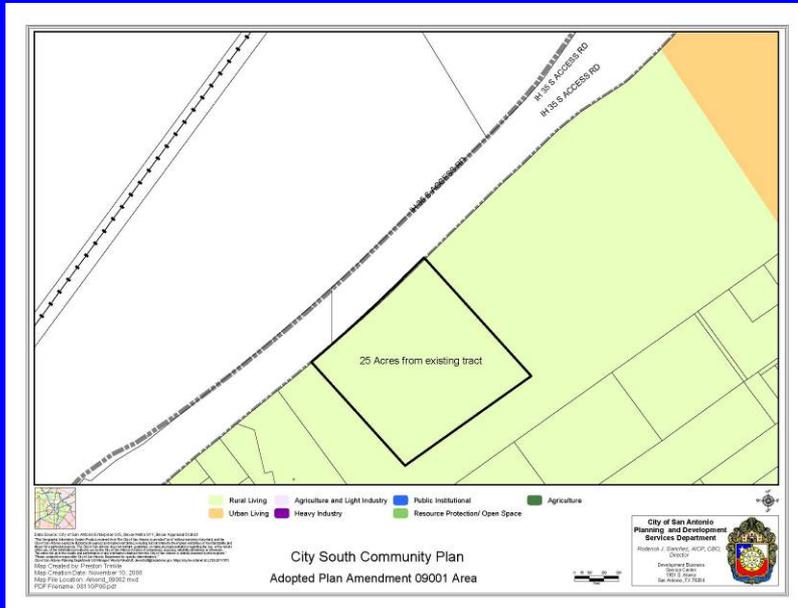
**February 25, 2009**

**Agenda Item No.**

# Amendment 09001

Plan as adopted:

Proposed amendment:





# Subject Property

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# Surrounding Properties

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

**Plan Amendment Application Case No.: 09004**

Council District: **1**

City Council Meeting Date: **4/02/2009**

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan**

The applicant requests to amend the Land Use Plan designation from **Urban Low-Density Residential** to **Community Commercial**.

**Background Information:**

**Applicant:** Gerardo Menchaca

**Owner:** Vernon A. Behrendt

**Property Location:** 1315, 1323, and 1327 W. Ridgewood Ct

**Acreage:** 0.4131 acre

**Current Land Use of site:** Urban Low Density Residential

**Adjacent Land Uses:**

N: 10 ft alley, Urban Low Density Residential on San Francisco St.

E: IH-10 ROW

S: Urban Low-Density Residential Neighborhood

W: Urban Low-Density Residential Neighborhood

**Issue:**

**DEFINITIONS:**

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

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

**LAND USE ANALYSIS:**

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

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

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

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

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

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

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

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: NA

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

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

This Plan Amendment is continued from the prior Planning Commission Public Hearing; January 28, 2009. Two citizens spoke against the proposed amendment to the Near Northwest Community Plan: Mrs. Patricia Doria, President of the Los Angeles Heights-Keystone Neighborhood Association and Mr. Thomas Sanchez, resident of the 1300 Block of W. Ridgewood Ct.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval

Denial

Resolution Attached

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

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

No. of Noticed returned: 5

Registered Neighborhood Association(s) Notified: 1

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning District: O2, R4

Proposed Zoning District: C-1

Zoning Commission Public Hearing Date: February 3, 2009

Approval

Denial

**Planning Department Staff:**

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Brad Smilgin

Planner

Phone No.: 207-7909



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

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Map Created by: Preston Trinkle  
 Map Creation Date: December 29, 2008  
 Map File Location: Amend\_09004.mxd  
 PDF Filename: 0812GP15.pdf

## Near Northwest Community Plan Proposed Plan Amendment 09004 Area



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

*Roderick J. Sanchez, AICP, CBO,  
 Director*

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





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

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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Map Created by: Preston Trinkle  
 Map Creation Date: December 29, 2008  
 Map File Location: Amend\_09004.mxd  
 PDF Filename: 0812GP14.pdf

## Near Northwest Community Plan

### Adopted Plan Amendment 09004 Area



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

Roderick J. Sanchez, AICP, CBO,  
 Director

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



**RESOLUTION NO.**

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

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

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

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

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

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and not in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

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

DENIED ON THIS 25<sup>th</sup> DAY OF February 2009.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Cecilia G. Garcia, Chair  
San Antonio Planning Commission

# **Master Plan Amendment 09004 Near Northwest Community Plan**

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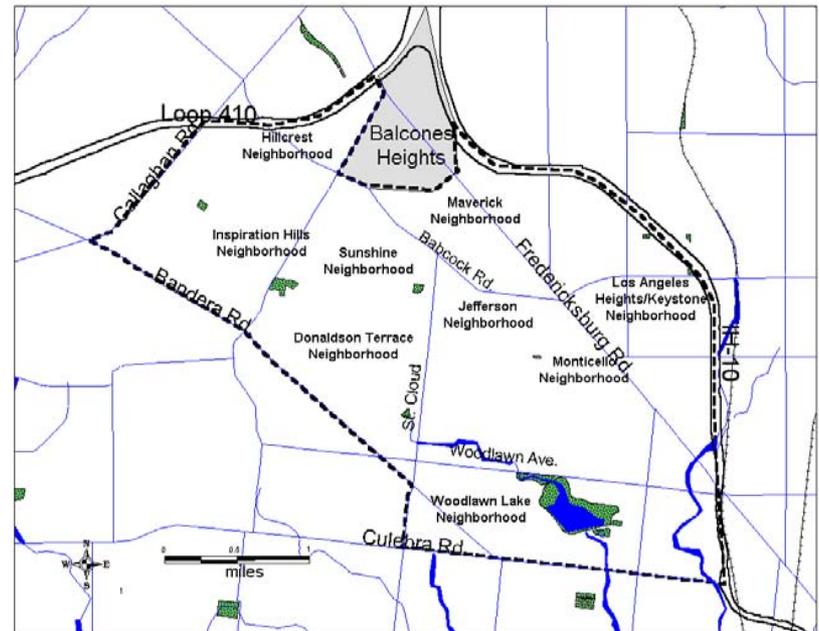
Planning Commission

February 25, 2009

Agenda Item No. 15

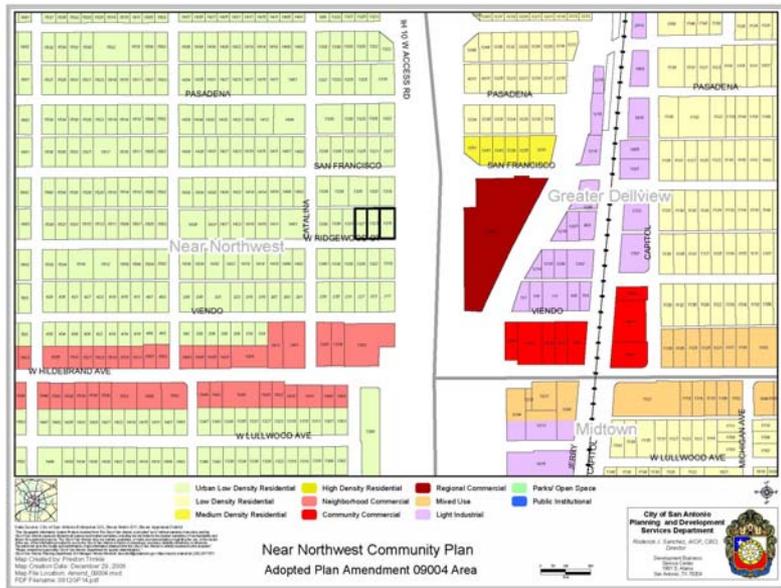
# Planning Area

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

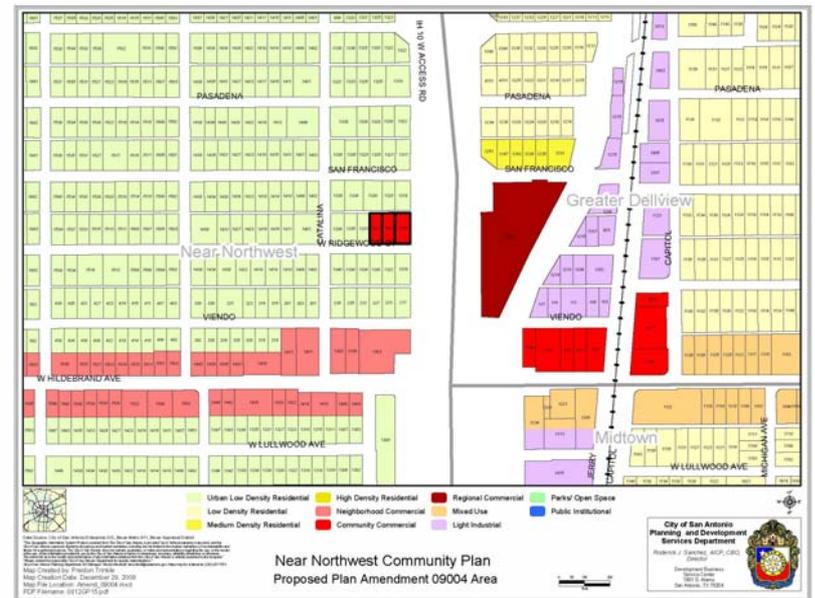


# Amendment 09004

Plan as adopted:



Proposed amendment:



# Amendment 09004

Aerial:



# Photo of Subject Properties

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

# Photo of Subject Properties

---



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

# Photo of Subject Properties

---



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

# Photo of Subject Property



**View from site facing south  
towards Hildebrand**

# Photo of Subject Property



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

# Staff Recommendation

---

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

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

**Plan Amendment Application Case No.: 09005**

Council District: 7

City Council Meeting Date: **April 2, 2009**

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **Northwest Community Plan**

The applicant requests to amend the Land Use Plan designation from **Community Commercial** to **Regional Commercial** for 8.76 acres located northwest of the intersection of Bandera Road and Eckhert Road

**Background Information:**

**Applicant:** Kaufman & Killen, Inc

**Owner:** A49, LLC

**Property Location:** Located northwest corner of the intersection of Bandera Road and Eckhert Road

**Acreage:** 8.76

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

- N: Restaurant, Storage
- S: Commercial
- E: Commercial
- W: Vacant

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located within the planning area of the Northwest Community Plan. The property under consideration is located at the northwest quadrant of the Bandera Road and Eckhert Road intersection and totals approximately 8.76 acres. The properties to the north are developed, with a restaurant and storage facility on site. The properties to the northwest contain industrial uses. The property immediately to the west of the subject is vacant and industrially zoned while the properties to the south all contain industrial uses. Eckhert Road serves as the boundary between the City of San Antonio and City of Leon Valley.

The Northwest Community Plan defines Regional Commercial as uses, including offices, professional services, and retail uses, that draw on a regional customer base. Examples include big box retail, shopping malls, movie theaters, and medical or office complexes that are mid to high-rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials and are usually twenty acres in size or greater. Regional Commercial uses should include well-defined entrances, and shared internal circulation with appropriate landscaping and pedestrian amenities. Parking and pedestrian areas should be shaded with monument signage. Also, lighting controls should be in place to direct lighting on to the site, away from adjacent land uses, as well as providing reduction in glare and uplighting.

Community Commercial is defined in the Northwest Community Plan as providing for offices, professional services, and retail uses of moderate intensity and impact. Examples of land uses appropriate for this classification include grocery stores, medical offices, nurseries, and mailing services store. Locations for Community Commercial uses include along arterials. Parking is encouraged to be located at the rear of buildings and shared access is required. Appropriate buffering

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

from adjacent land uses is also desired and includes landscaping, screening, and lighting controls. Monument signage, as well as pedestrian amenities, is recommended.

The Northwest Community Plan designates a series of major nodes where commercial development is deemed to be appropriate. (p. 12) The Bandera/Eckhart intersection is included in the community plan as an existing major node. Major Nodes are defined as extending a distance of 1,200 feet from the intersection on either side of the road. The subject property is approximately 675 feet from the intersection of Bandera Road and Eckhart Road.

The parcel immediately adjacent to the western boundary of the subject property is classified as High Density Residential. The classification of this property as High Density Residential will be further analyzed in a Five Year Review for the Northwest Community Plan which is anticipated for fiscal year 09. Staff will review the appropriateness of this land use adjacent to industrially and commercially classified properties. Additionally, the Community Commercial area to the south, which contains a mix of Regional Commercial and Community Commercial uses, will also be reexamined in the Five Year Review.

Minimal Impact       Impact can be mitigated       Significant Impact

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations:

Bandera Road is a Primary Arterial Type A (120'); Eckhart is a Secondary Arterial Type A (86')

Comments:

There are four VIA bus stops in the immediate vicinity of the subject property.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Public Facilities: No community facilities are in the immediate vicinity of the subject property

Comments: No residential uses are proposed. The project will pose a minimal impact to community facilities.

Minimal Impact       Impact can be mitigated       Significant Impact

**Recommendation:**

**STAFF RECOMMENDATION:**

Staff recommends approval of Plan Amendment 09005

Approval       Denial       Alternate Recommendation:

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

No. Notices mailed 10 days prior to Public Hearing: 18 to owners of land within 200 feet; 60 to the Northwest Planning Team

Registered Neighborhood Association(s) Notified: N/A

**ZONING SUPPLEMENTAL INFORMATION:**

Current zoning district: C2

Proposed Zoning: C3

Zoning Commission Meeting: March 3, 2009

Approval       Denial

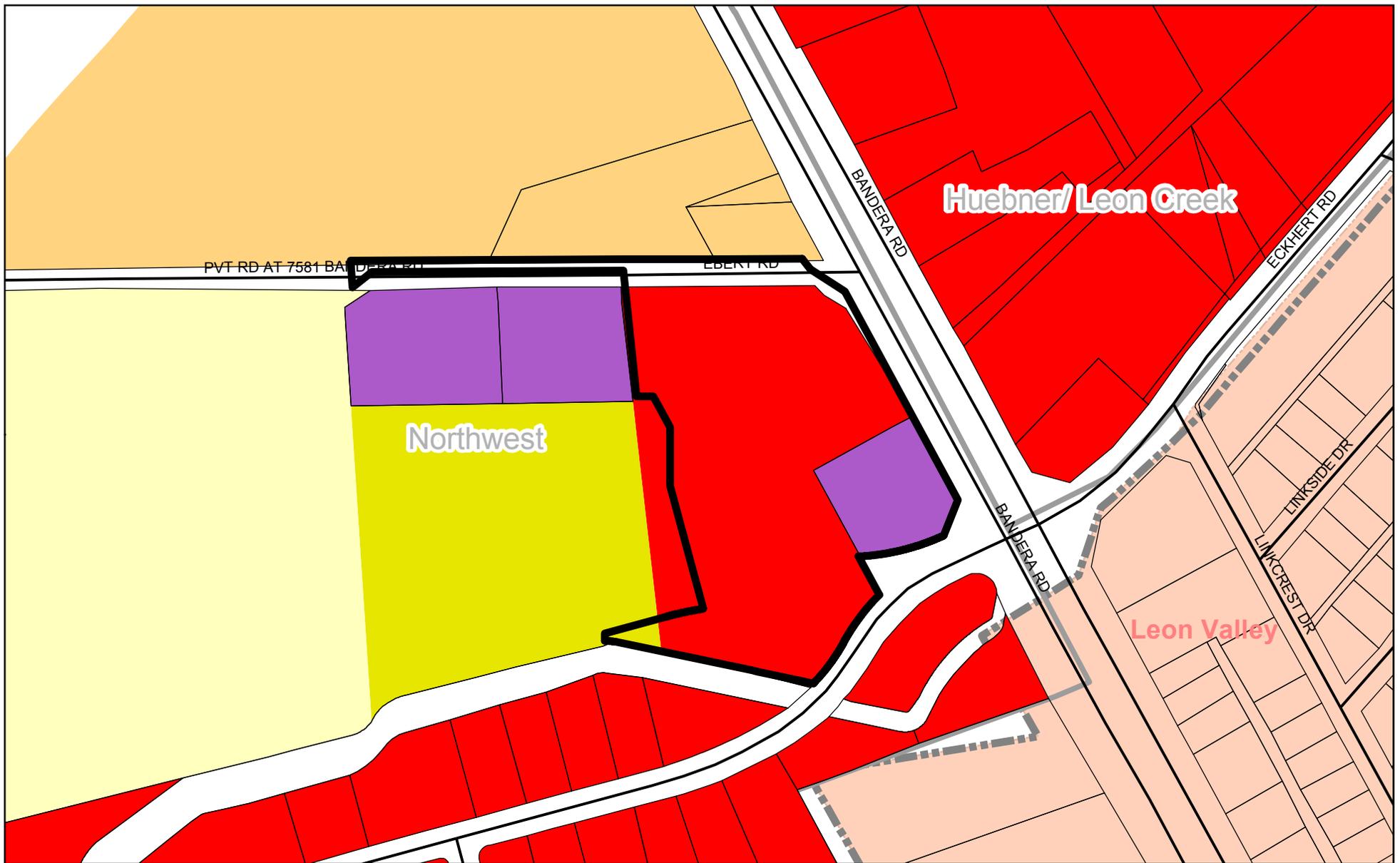
**City of San Antonio Planning and Development Services Department  
Plan Amendment Recommendation**

**Planning Department Staff:**

Case Manager: Tyler Sorrells, AICP  
Nina Nixon-Mendez, AICP  
Roderick Sanchez, AICP, CBO  
Patrick Howard, AICP

Planner  
Planning Manager  
Director  
Asst. Director

Phone No.: 207-7395



- |   |                           |   |                      |   |            |
|---|---------------------------|---|----------------------|---|------------|
|  | Single Family Residential |  | Community Commercial |  | Mixed Use  |
|  | High Density Residential  |  | Regional Commercial  |  | Industrial |



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

Map Created by: Preston Trinkle  
 Map Creation Date: January 21, 2009  
 Map File Location: Amend\_09005.mxd  
 PDF Filename: 0901GP16.pdf

## Northwest Community Plan Adopted Plan Amendment 09005 Area

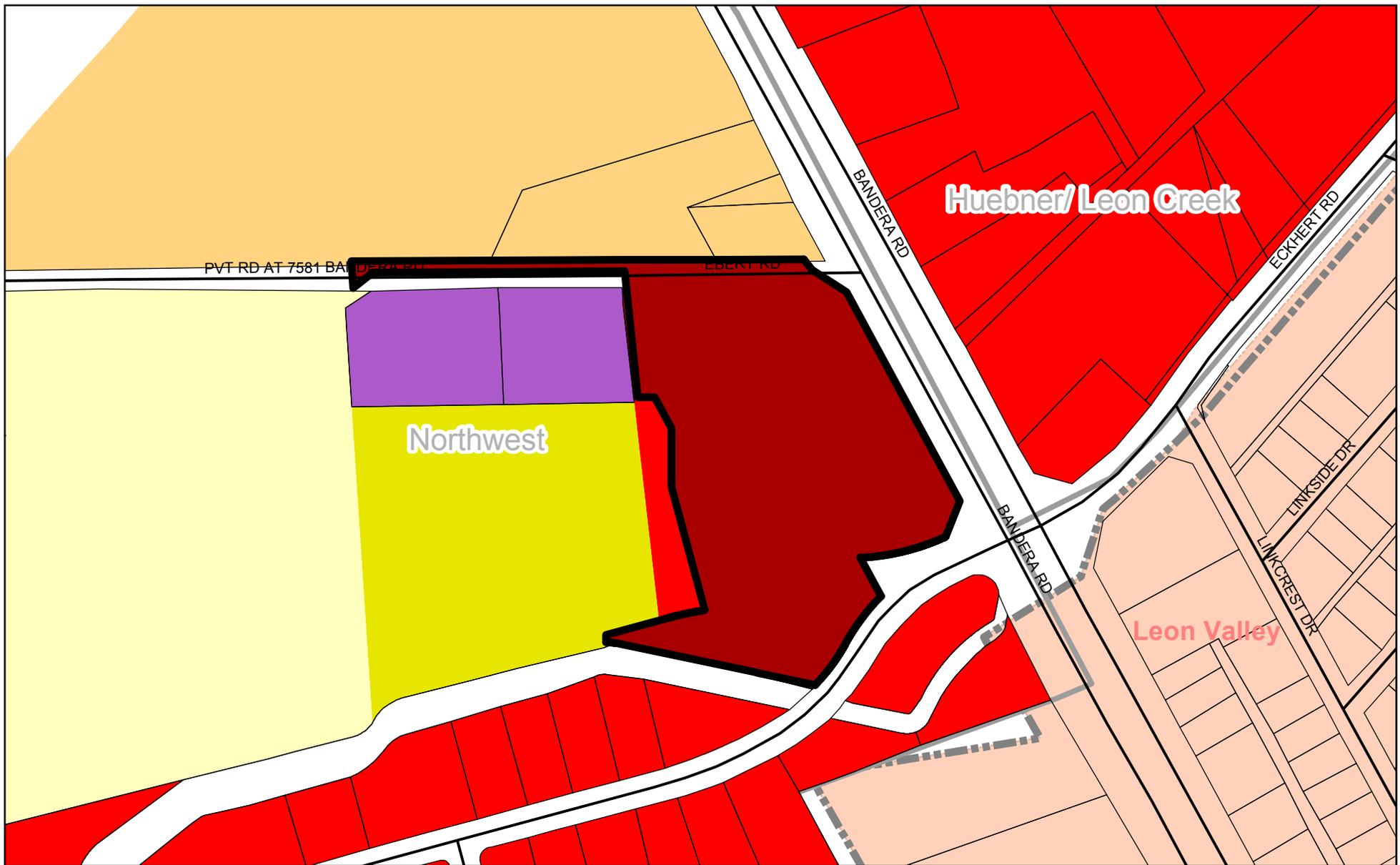


**City of San Antonio  
 Planning and Development  
 Services Department**

*Roderick J. Sanchez, AICP, CBO,  
 Director*

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





- |   |  |  |
|---|--|--|
|  Single Family Residential |  Community Commercial |  Mixed Use  |
|  High Density Residential  |  Regional Commercial  |  Industrial |



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

Map Created by: Preston Trinkle  
 Map Creation Date: January 21, 2009  
 Map File Location: Amend\_09005.mxd  
 PDF Filename: 0901GP17.pdf

## Northwest Community Plan Proposed Plan Amendment 09005 Area



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

*Roderick J. Sanchez, AICP, CBO,  
 Director*

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



## RESOLUTION NO.

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA DESCRIBED BY THE LEGAL DESCRIPTION NCB 18560 BLK 2 LOT 1 NORTHWEST CORRIDOR BUSINESS PARK LTD UT-1 AND NCB 18560 P-66A**

**WHEREAS**, City Council approved the Northwest Community Plan as an addendum to the Master Plan on September 24, 1998; 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 February 25, 2009 and **APPROVED / DENIED** the amendment on February 25; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF FEBRUARY 2008.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Cecilia G. Garcia, Chair  
San Antonio Planning Commission

# **Master Plan Amendment 09005 Northwest Community Plan**

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**Planning Commission**

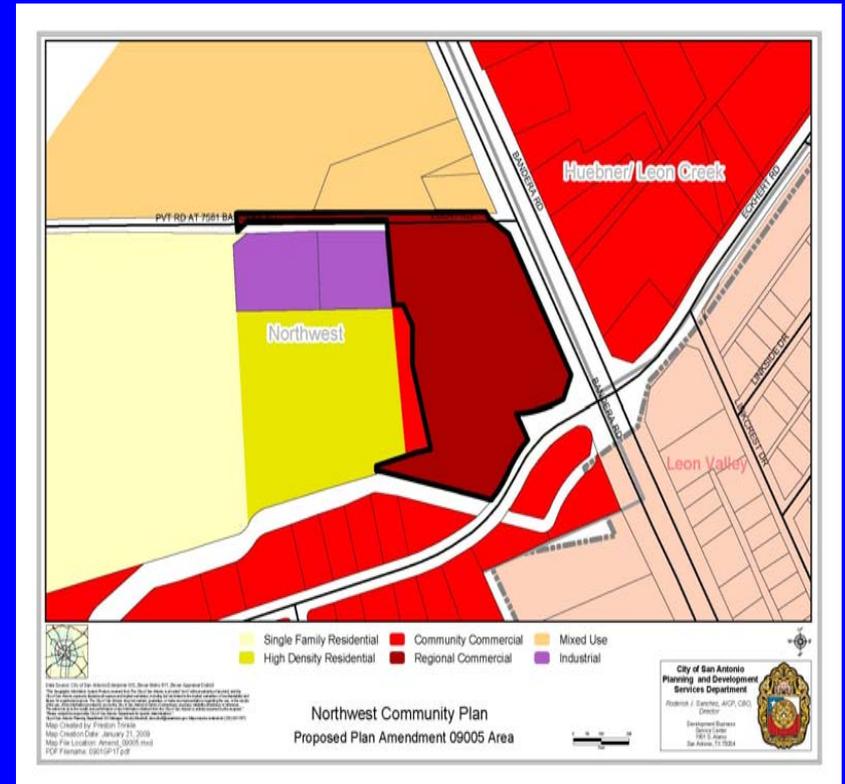
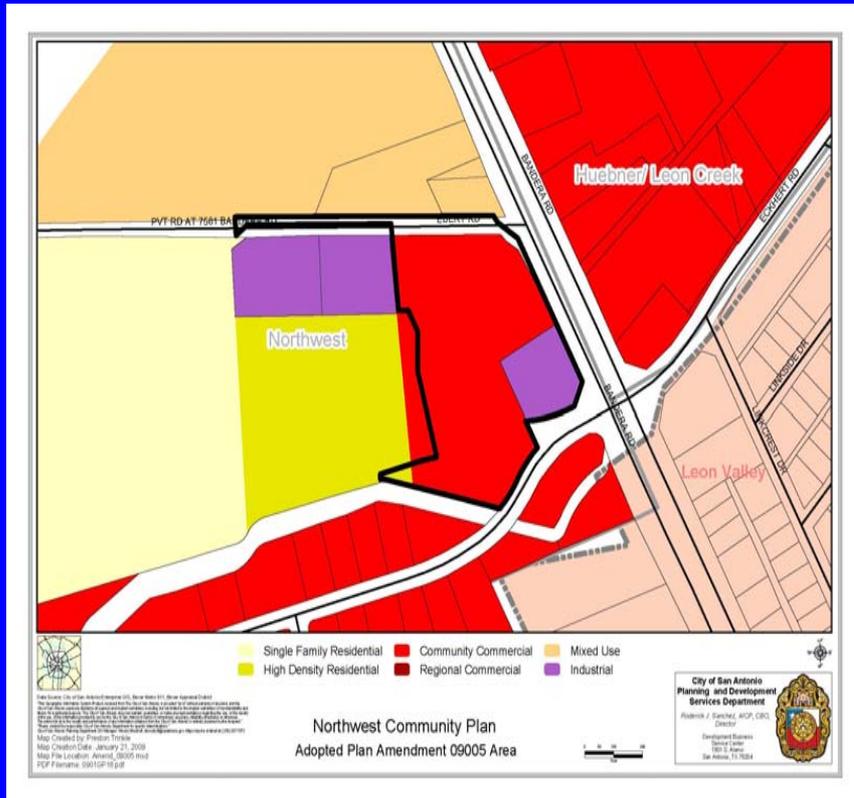
**February 25, 2009**

**Agenda Item No.**

# Amendment 09005

Plan as adopted:

Proposed amendment:





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

**Plan Amendment Application Case No.: 09008**

Council District: **3**

City Council Meeting Date: **4/2/2009**

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**  
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Mixed Use**.

**Background Information:**

**Applicant:** Yolanda Rodriguez

**Owner:** Yolanda Rodriguez

**Property Location:** 2011 Probandt

**Acreage:** 0.3099

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

North and West: *Low density residential* occupied by single family residential

East: Right-of-way and *low density residential* occupied by single family residential

South and Southwest: Right-of-way and *mixed use* occupied by auto related uses

Southwest and Northwest: *Mixed use* occupied by religious organizations

Northeast: Right-of-way and *low density residential* occupied by a light industrial use

**Issue:**

**LAND USE ANALYSIS:**

The subject property is bounded by the right-of-ways of Probandt to the west and Thelka to the south. The existing surrounding land uses are mixed. Within the block where the subject property is located, to the north and west is single family residential. To the northwest is a public institutional use. The southwest corner of the block is a community commercial use. Across the street from the subject property on Probandt are light industrial to the northeast, single family residential to the east, and auto related uses to the south and southwest. Also to the southwest is a public institutional use.

The South Central San Antonio Community Plan designates *Low Density Residential* land use for the subject parcel which includes single-family houses on individual lots and may include accessory dwelling units.

The proposed *Mixed Use* land use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment. This land use category allows for a mix of uses in the same building or in the same development. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street with common, landscaped parking areas located behind buildings. Additionally, the plan states, “mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue” (South Central San Antonio Community Plan Update, p. 5).

Because of the existing mix of uses in the vicinity of the subject property and its proximity to *mixed use* future land use, the change of the future land use from *low density residential* to *mixed use* will have minimal impact.

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

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Probandt is a Secondary Arterial Type B requiring 70 to 86 feet of ROW

Other streets: Thelka is a local residential street.

Comments:

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: none

Comments:

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments:

The requested plan amendment from *low density residential* to *mixed use* land use is recommended because of the current mix of existing uses neighboring the subject property, the proximity to a mixed use corridor off of South Flores, and the property's location along a secondary arterial type B with significant amount of street frontage to allow for safe ingress and egress into and out of the property.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

No. Notices mailed 10 days prior to Public Hearing: 47

Registered Neighborhood Association(s) Notified: Roosevelt Park Neighborhood Association, Mission San Jose Neighborhood Appearance and Safety Comm., East Pyron/ Symphony Lane Neighborhood Association, Riverside Neighborhood Association, King William Association, and Riverside South Neighborhood Association

Comments: The subject property is not located within or within 200 feet of any neighborhood association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: R-6      Proposed zoning district: NA

Zoning Commission Public Hearing Date: No zoning change application has been received at this time

Approval       Denial

**Planning and Development Services Department Staff:**

Rod Sanchez, AICP, CBO

Director

Patrick Howard, AICP

Assistant Director

Nina Nixon-Mendez, AICP

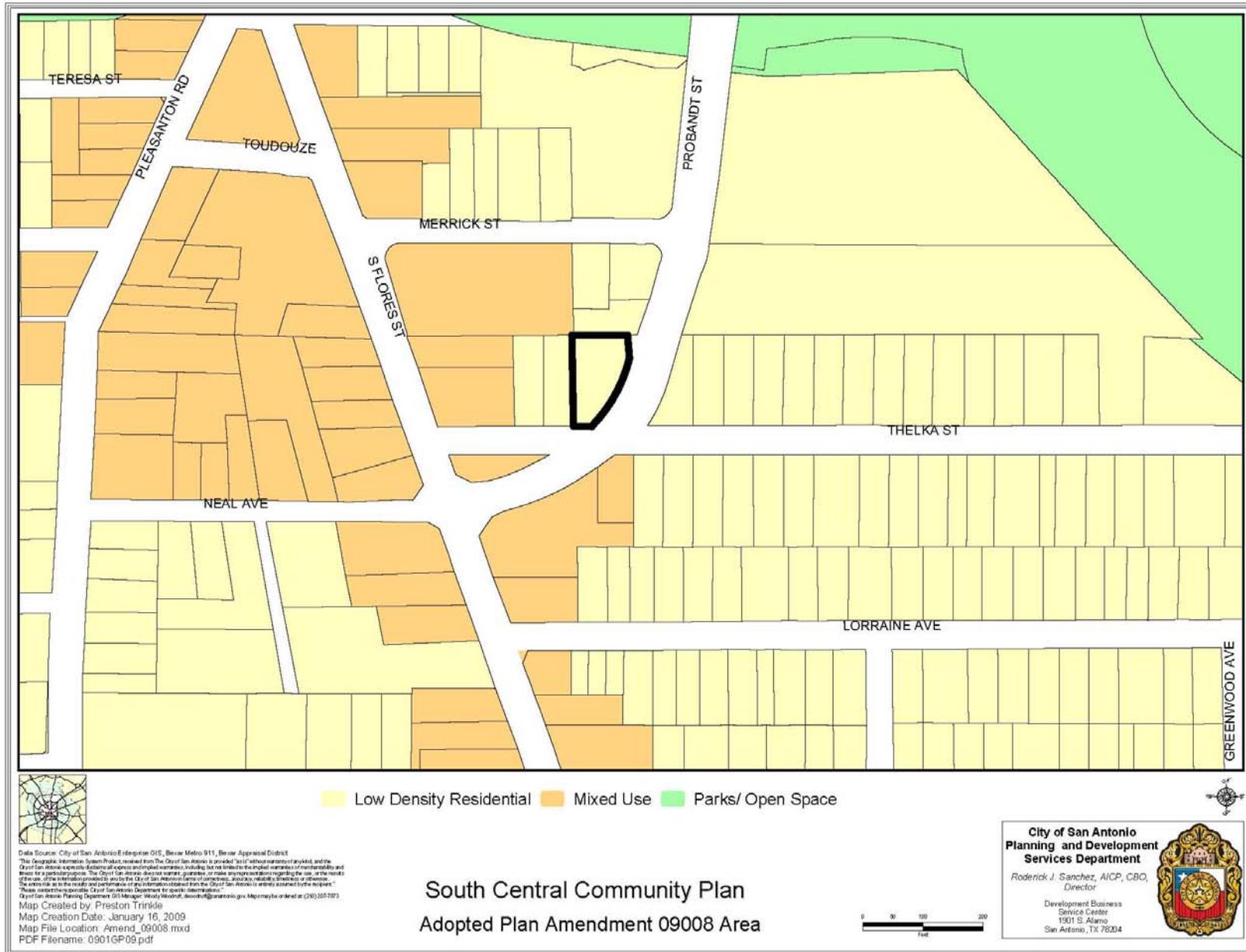
Planning Manager

Case Manager: Rebecca Paskos

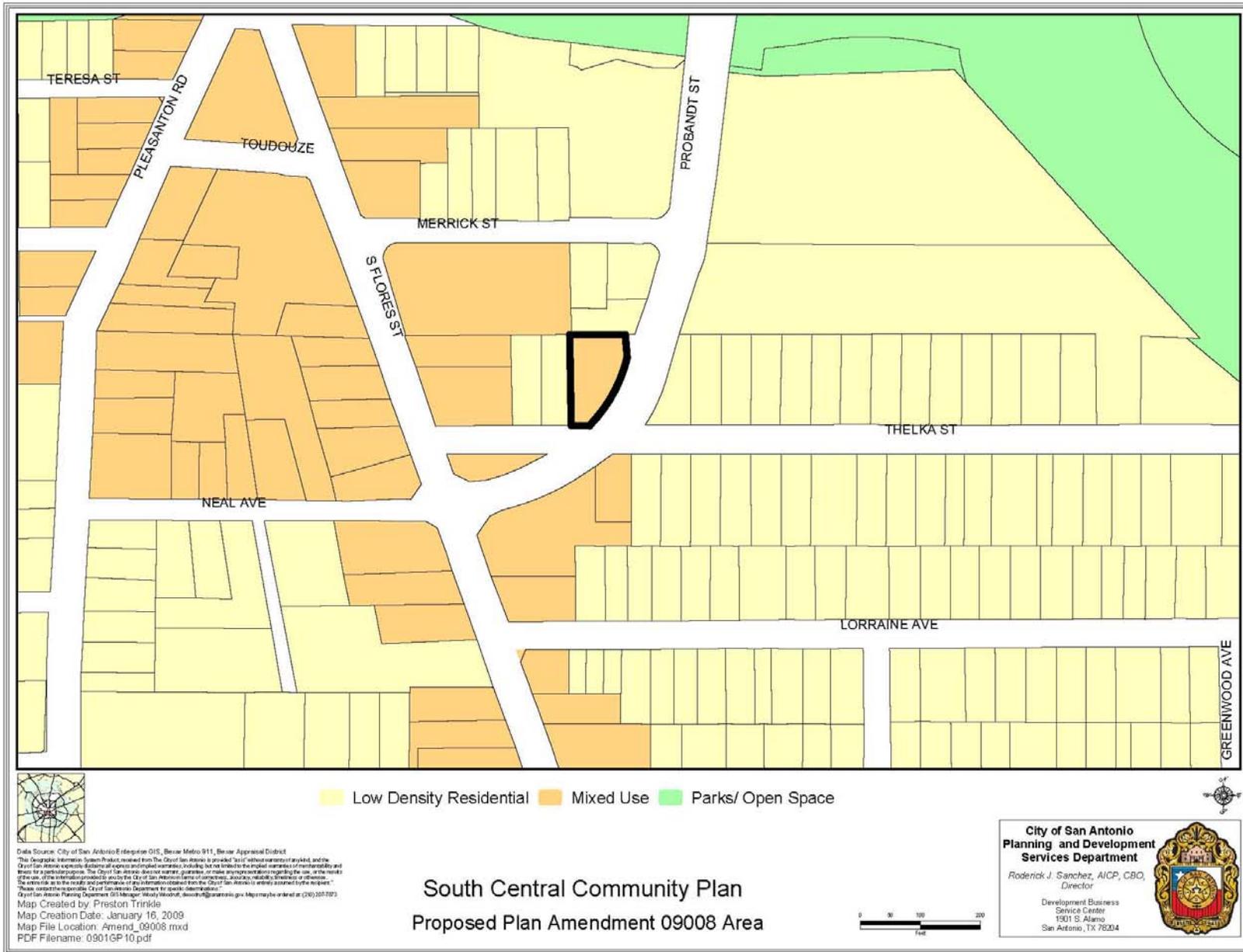
Senior Planner

Phone No.: 207-7816

Land Use Plan as adopted:



**Proposed Amendment:**





**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.3099-ACRES LOCATED AT 2011 PROBANDT STREET.**

**WHEREAS**, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on November 10, 2005; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on February 25, 2009 and **APPROVED** the amendment on February 25; 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 South Central San Antonio Community 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 25<sup>th</sup> DAY OF FEBRUARY 2009.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Cecilia G. Garcia, Chair  
San Antonio Planning Commission

**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.3099-ACRES LOCATED AT 2011 PROBANDT STREET.**

**WHEREAS**, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on November 10, 2005; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on February 25, 2009 and **APPROVED** the amendment on February 25; 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 South Central San Antonio Community 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 25<sup>th</sup> DAY OF FEBRUARY 2009.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Cecilia G. Garcia, Chair  
San Antonio Planning Commission

# **Master Plan Amendment 09008 South Central San Antonio Community Plan**

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**Planning Commission**

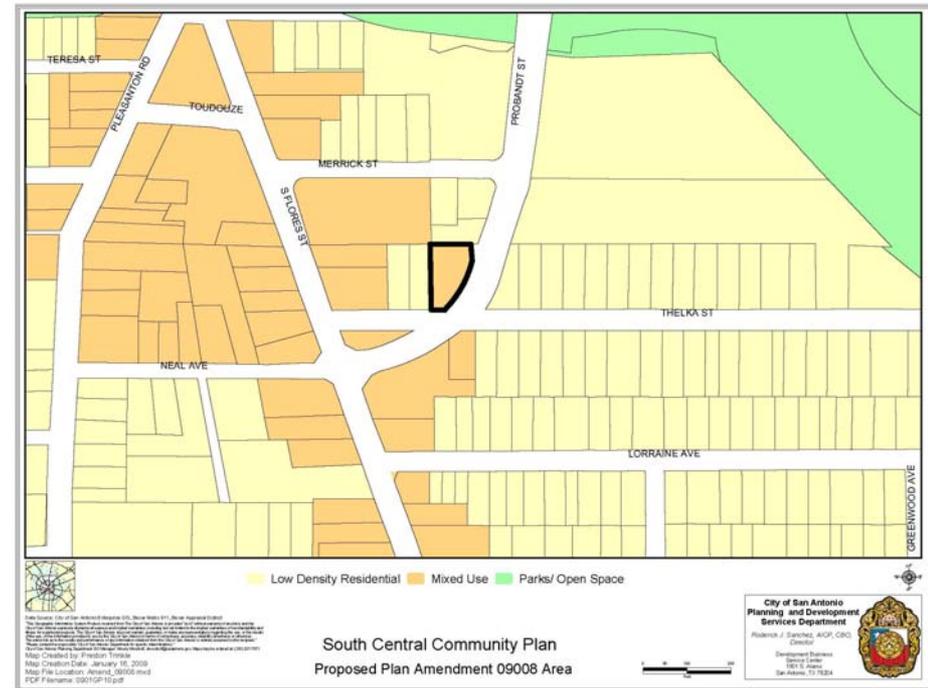
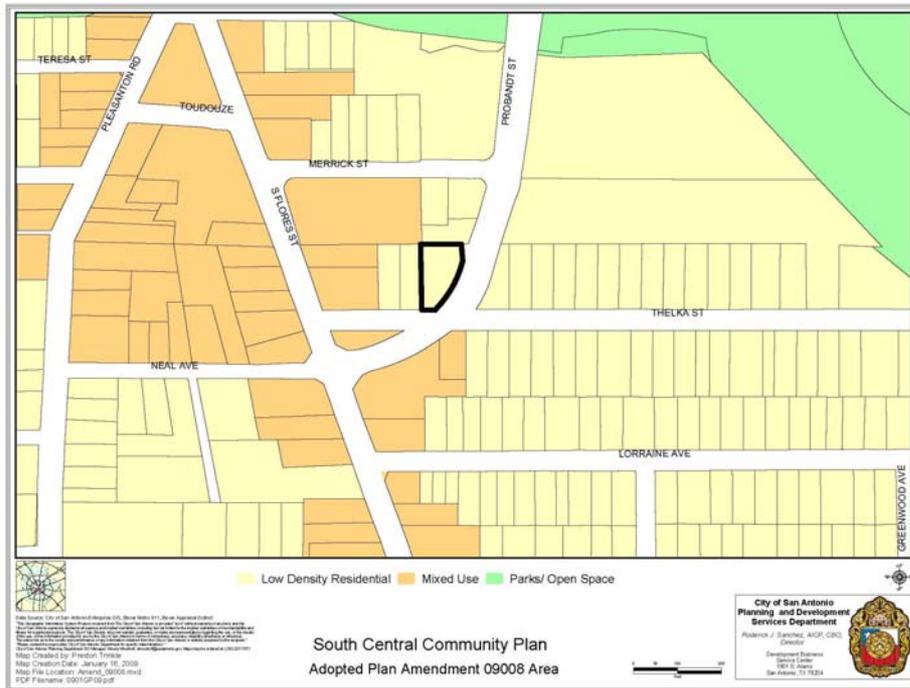
**February 25, 2009**

**Agenda Item No. 17**

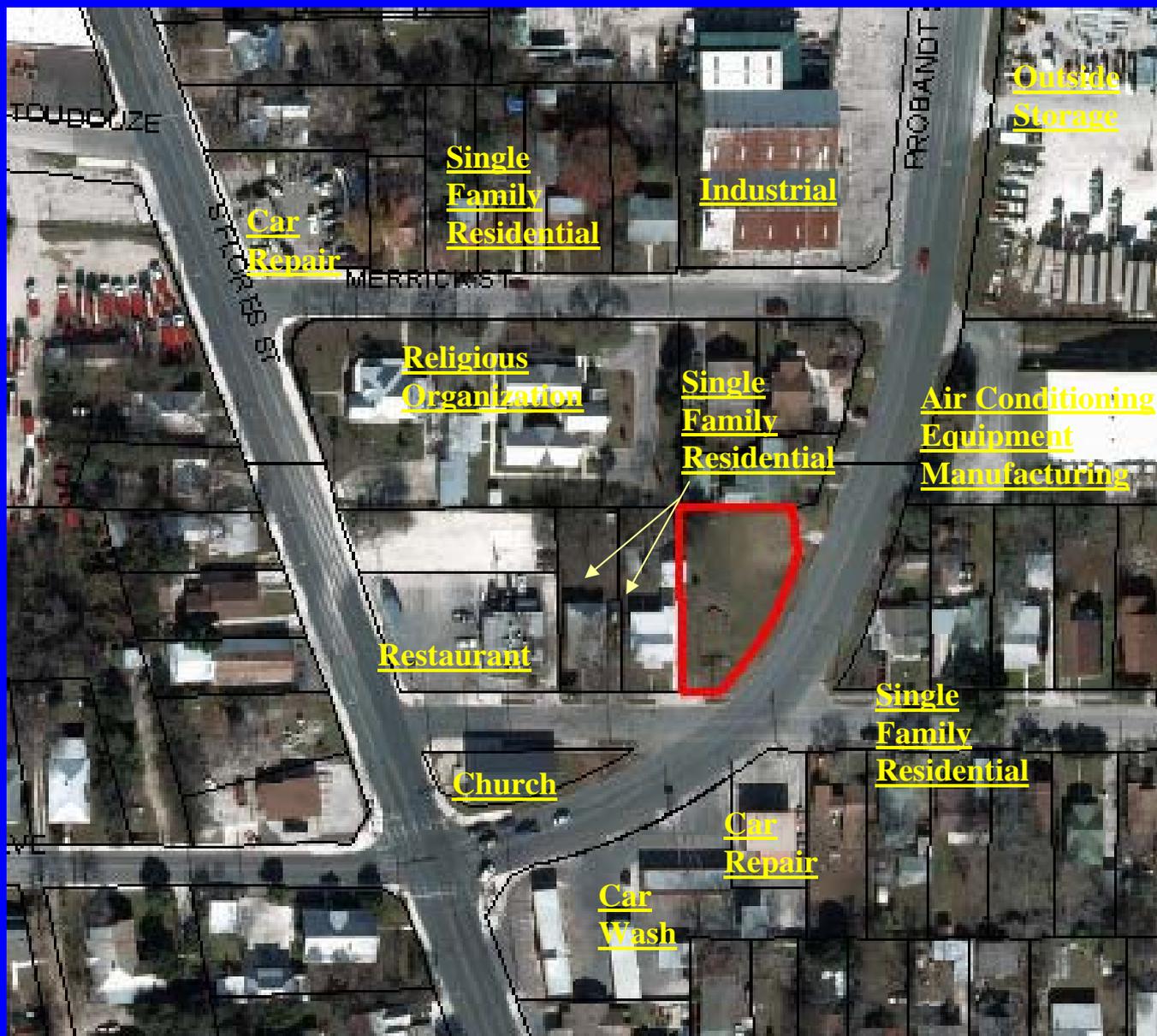
# Amendment 09008

Plan as adopted:

Proposed amendment:



# Land Use





**Subject Property  
Facing North**



**East of Subject  
Property**



**South of Subject  
Property**



**West of Subject  
Property**

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

**Plan Amendment Application Case No.: 09010**

Council District: **1**

City Council Meeting Date: **April 2, 2009**

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

**Summary:**

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

**Background Information:**

**Applicant:** Gerardo Menchaca

**Owner:** Guide Dogs of Texas, Inc.

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

**Acreage:** 3.9750

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

**Adjacent Land Uses:**

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

**Issue:**

**LAND USE ANALYSIS:**

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

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

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

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

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

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

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Allena Drive is a local street

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

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

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

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

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

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

Minimal Impact       Impact can be mitigated       Significant Impact

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

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

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

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

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

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

**ZONING SUPPLEMENTAL INFORMATION:**

Current zoning district: "R-4"

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

Zoning Public Hearing Date: March 3, 2009

Approval

Denial

**Planning & Development Services Department Staff:**

Roderick Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

Nina Nixon-Mendez, AICP

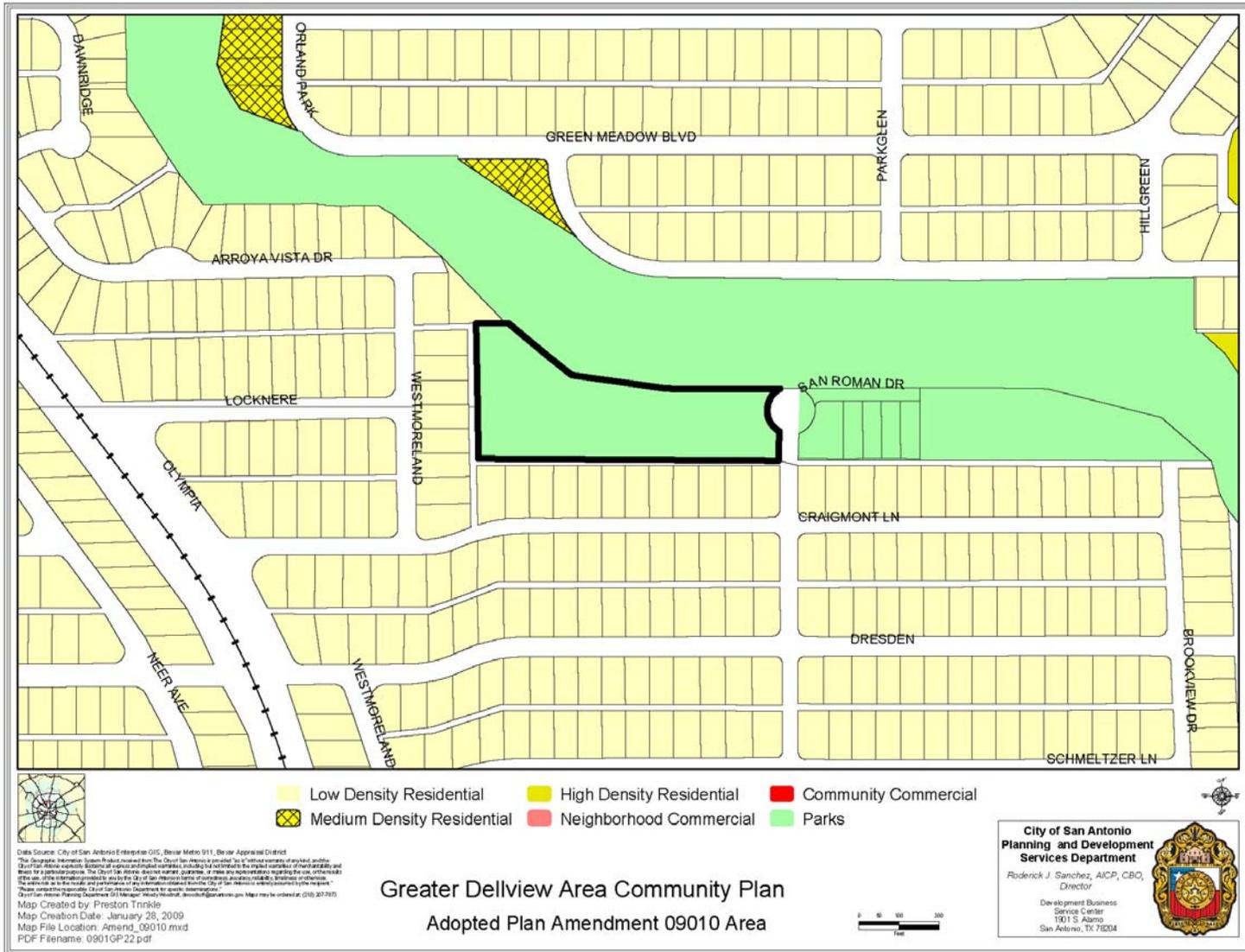
Planning Manager

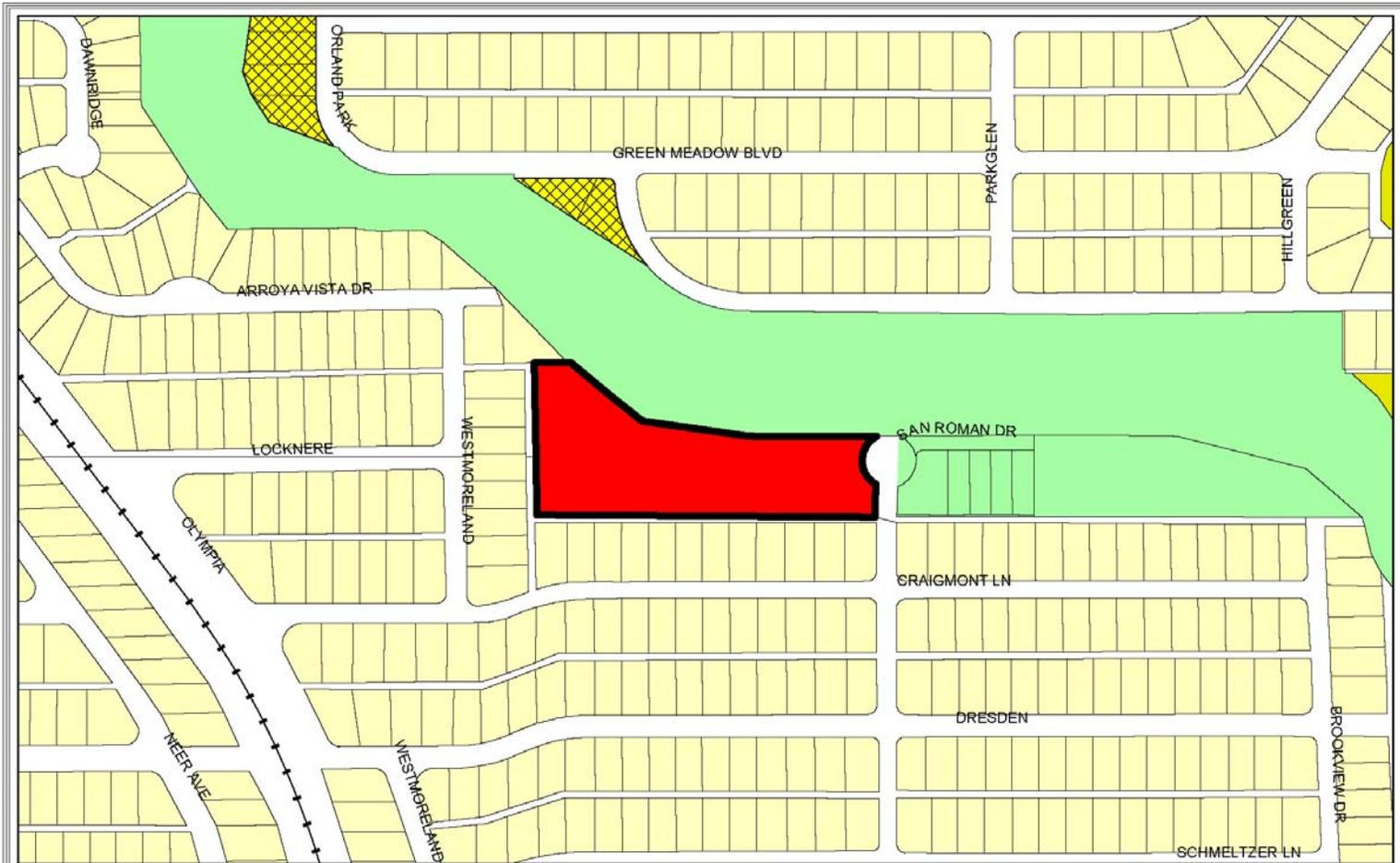
Case Manager: Michael Taylor, AICP

Senior Planner

Phone No.: 207-0145

# Attachment 1: Land Use Maps





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

Data Source: City of San Antonio GIS, Bexar Metro GIS, Bexar Appraisal District  
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Map Created by Preston Trinkle  
 Map Creation Date: January 28, 2009  
 Map File Location: Amend\_09010.mxd  
 PDF Filename: 0901GP23.pdf

## Greater Dellview Area Community Plan Proposed Plan Amendment 09010 Area



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

*Roderick J. Sanchez, AICP, CBC,*  
 Director

Development Business  
 Service Center  
 1501 S. Alamo  
 San Antonio, TX 78204



## Attachment 2: Aerial Imagery



## RESOLUTION NO.

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

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

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

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

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

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

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

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

PASSED AND APPROVED ON THIS 25<sup>th</sup> DAY OF FEBRUARY 2009.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Cecilia G. Garcia, Chair  
San Antonio Planning Commission

# **Master Plan Amendment 09010 Greater Dellview Area Community Plan**

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**Planning Commission**

**February 25, 2009**

**Agenda Item No.**

# Amendment 09010

Plan as adopted:

Proposed amendment:



# Subject Property



Subject Property – Viewing West



Subject Property – Viewing North



Subject Property – Viewing East



Subject Property – Viewing South

# Adjacent Properties



Single-Family Residence to the East



Undeveloped Alleys Border Property



Single-Family Residence to the West



Olmos Creek to the North



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

**Plan Amendment Application Case No.: 09011**

Council District: **3**

City Council Meeting Date: **4/2/2009**

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **Highlands Community Plan**

The applicants request to amend the Land Use Plan designation from **Low-Density Residential to Community Commercial**. The applicants' original request was Regional Commercial and they would like to amend to Community Commercial.

**Background Information:**

**Applicant:** Ricky Patel & Pat Burch

**Owner:** Hillje Joint Venture

**Property Location:** 644 Avondale Avenue

**Acreage:** 1.43 acres

**Current Land Use of site:** Low Density Residential

**Adjacent Land Uses:**

N: IH-37

E: IH-37

S: Low-Density Residential

W: Low Density Residential

**Issue:**

**LAND USE ANALYSIS:**

The existing land use surrounding the subject property is Low Density Residential. However there is a Community Commercial node directly southeast of the proposed site. Low Density Residential is composed of single-family houses on individual lots. Community Commercial development includes moderate-intensity, convenience retail or service uses, generally serving the area community.

The subject property is located at 644 Avondale Avenue. Community Commercial is the proposed land use. The site is west of Interstate Highway 37 and currently vacant, with the exception of power lines. The applicant is seeking this particular designation to develop a hotel. The development's use and location deem the land use suitable. Community Commercial uses depend on a greater volume of vehicular traffic. These uses are typically located at nodes on arterials at major intersections. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks, shade trees in parking lots, landscaping on planting strips between parking lot and streets, and well-designed monument signage. Appropriate buffering is required if this use abuts a residential use.

The proposed area is surrounded by a vacant lot, single family homes, an auto repair/tire shop, and a motel. Despite being adjacent to Interstate Highway 37, it does not have direct access. Hot Wells Boulevard and Hillje Street are the sole entrances to the proposed development.

The existing neighborhood would be buffered from IH-37 to the east, by the proposed hotel development. There are two other hotel developments directly to the Southeast: Super 8 and Motel 6. Both existing hotels are designated Community Commercial and located at the intersection of Hot Wells and IH-37. The existing site plan shows the building orientated in a manner that would cause

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

minimal impact to the abutting residential use. Landscape buffering will further reduce the impact of this development.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Interstate Highway 37, a freeway (250'-500') and Hot Wells, a secondary arterial Type B (70'-86')

Comments: The proposed site does not have direct access to Interstate Highway 37. Access to the property will be from Hot Wells and Hillje. Located away from the neighborhood, parking is proposed on the north-eastern area of the parcel (closest to IH-37). A high peak rate of traffic is not anticipated for the existing residential structures. However, should the site be used for other Community Commercial uses such as retail, the peak traffic would be between 1.56 to 4.97 trips per 1,000 square feet of the building size. Consequently, this would potentially have a greater traffic volume and it is highly likely that traffic will increase along one block of Hillje between Hot Wells and Avondale. Because of proximity to Hot Wells, which meets with IH-37, additional cut through traffic is not anticipated. A drainage right-of-way would buffer this development from residential uses to the west.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: NA

Comments: NA

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: The original application for Regional Commercial land use was considered too intense for the parcel size and proximity to adjacent residential area. The applicants amended their request to Community Commercial. This would make the subject property more compatible with existing land uses. It shall be noted that the applicants have worked with area neighborhood organizations and received letters supporting this development.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: April 2, 2009

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: 2/6/2009

No. Notices mailed 10 days prior to Public Hearing: 70

No. of Noticed returned:

Registered Neighborhood Association(s) Notified: Highland Hills, Highland Park, Pecan Valley, and Southeast Citizens Committee

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning District: R-4      Proposed Zoning District: C-2S

Zoning Commission Public Hearing Date: March 3, 2009

Approval       Denial

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

Planning Department Staff:

Roderick Sanchez, AICP CBO

Patrick Howard, AICP

Nina Nixon-Mendez, AICP

Case Manager: Loretta N. Olison

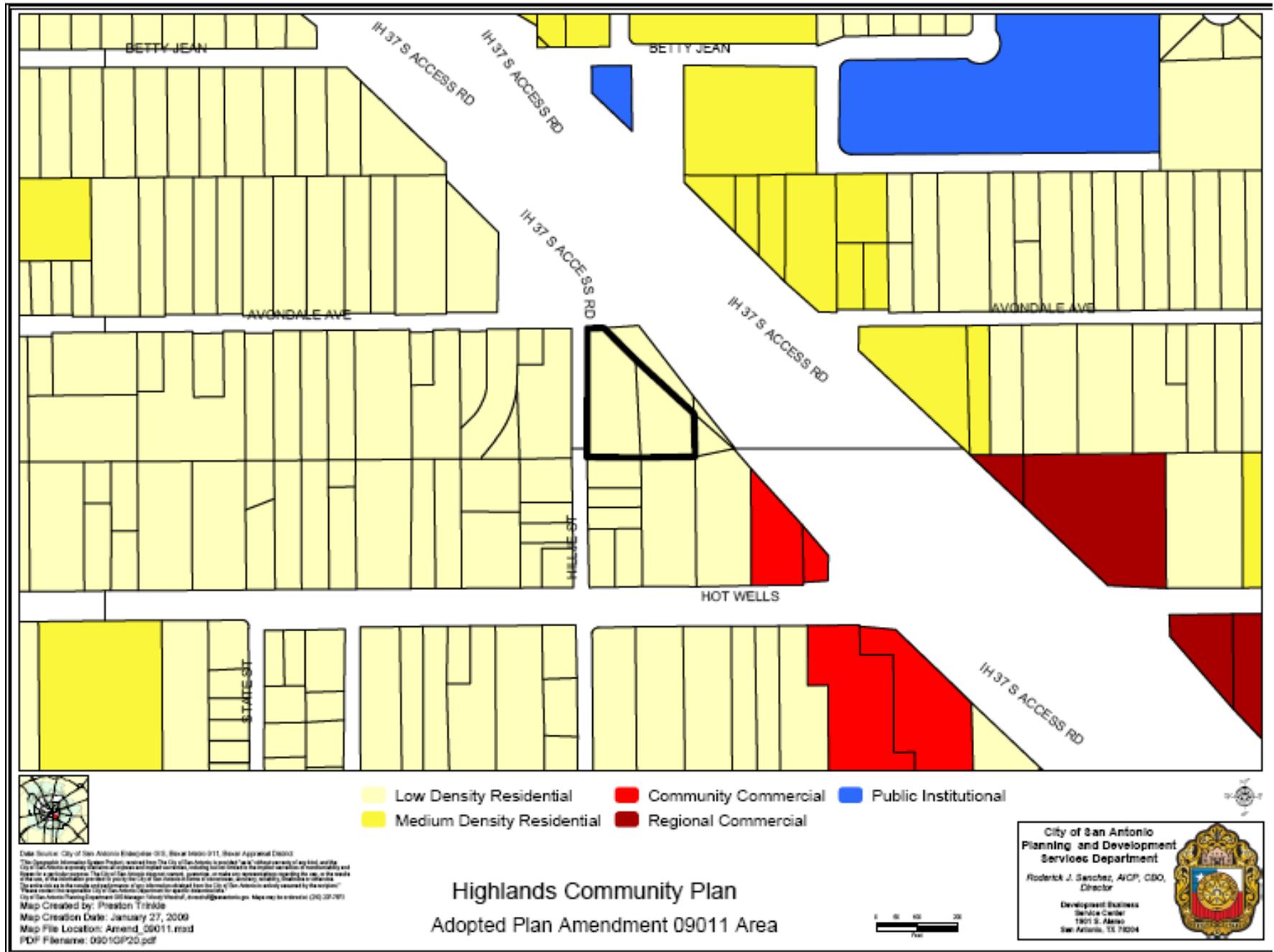
Planning Director

Assistant Planning Director

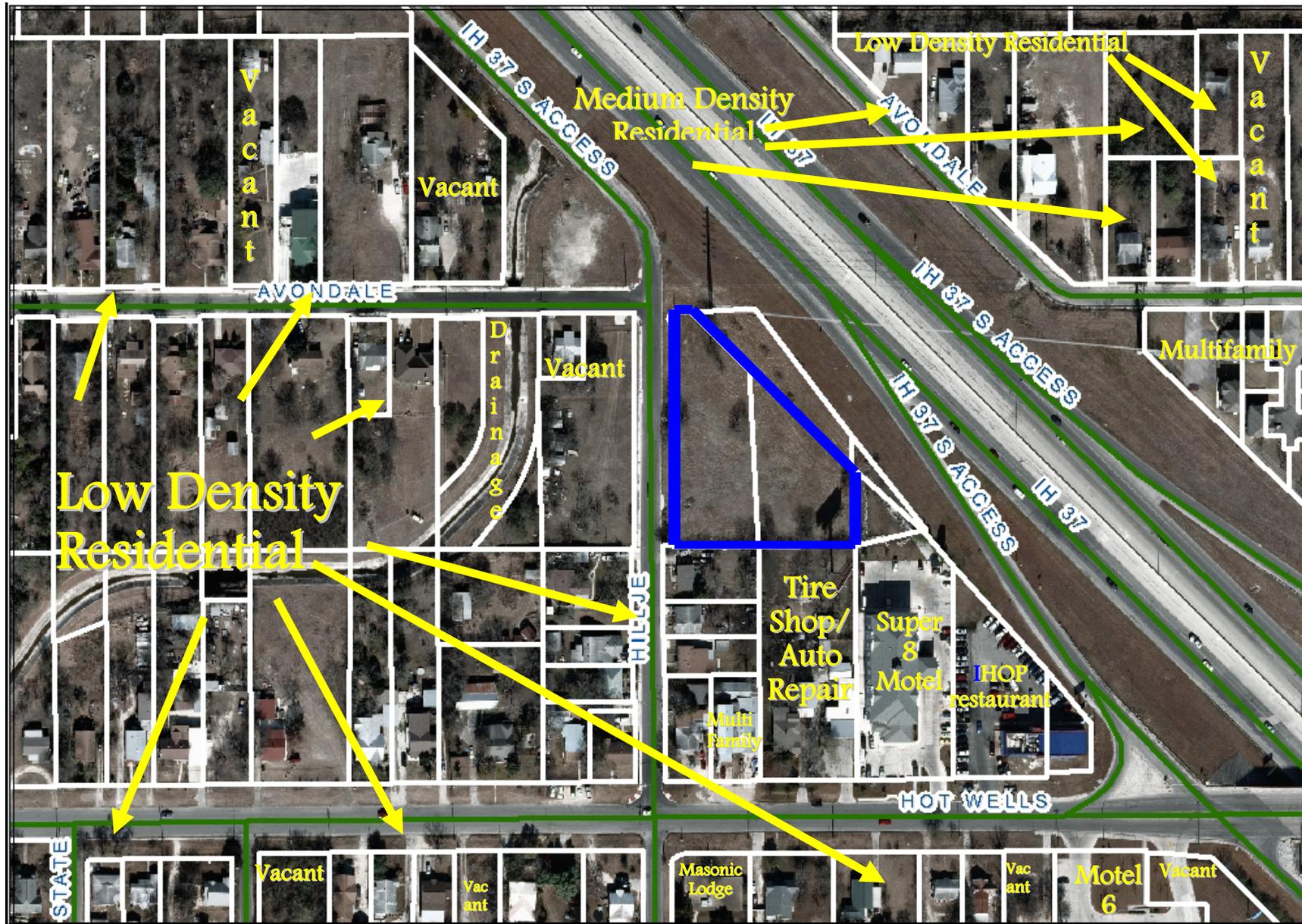
Planning Manager

Senior Planner

Phone No.: 207-7919







**RESOLUTION NO.**

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HIGHLANDS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.43 ACRES LOCATED AT 644 AVONDALE.**

**WHEREAS**, City Council approved the Highlands Community Plan as an addendum to the Master Plan on April 4, 2002; and

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

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

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

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

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

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

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

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Cecilia G. Garcia, Chair  
San Antonio Planning Commission

# **Master Plan Amendment 09011 Highlands Community Plan**

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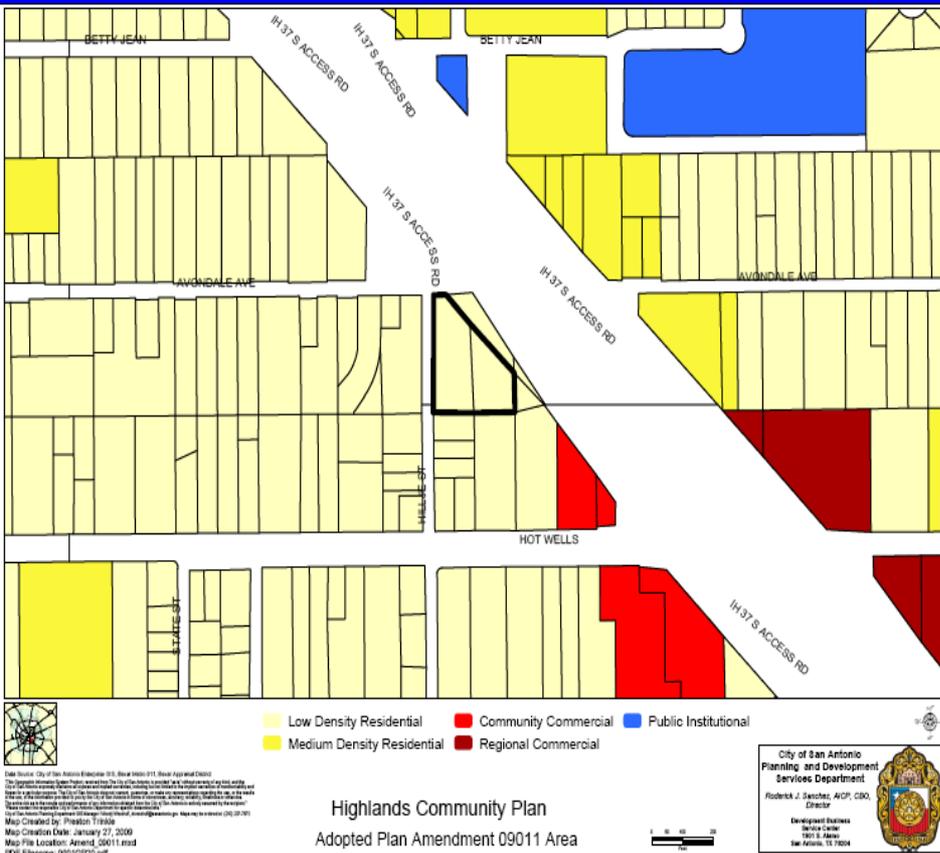
**Planning Commission**

**February 25, 2009**

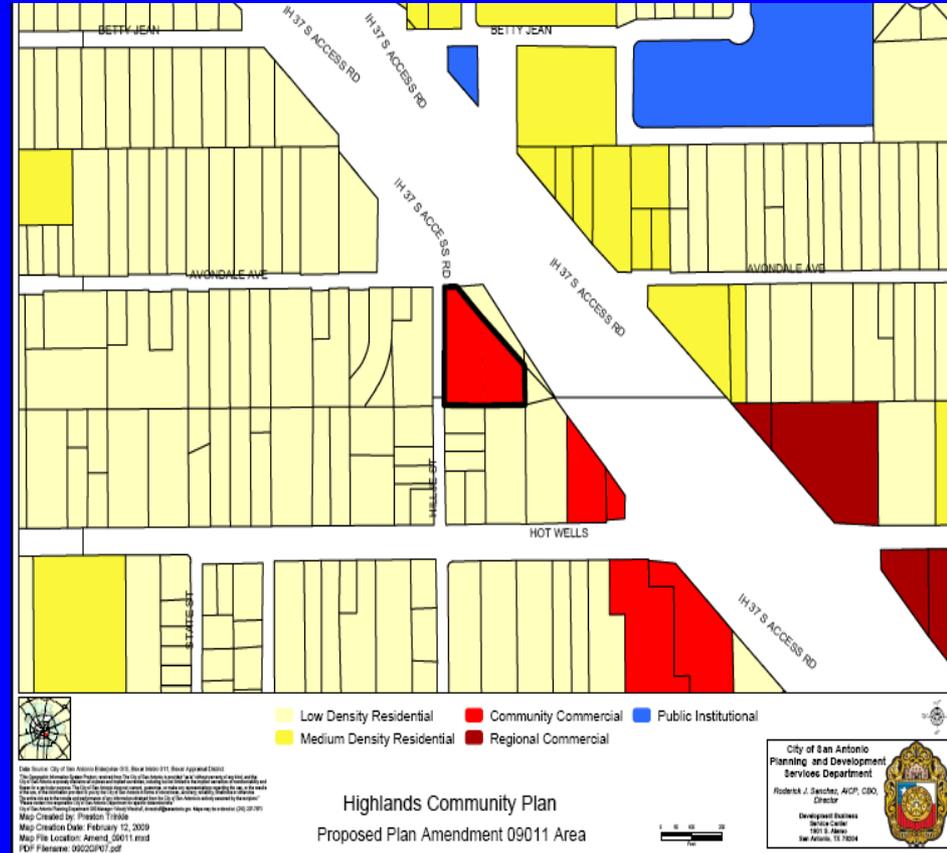
**Agenda Item No. 19**

# Amendment 09011

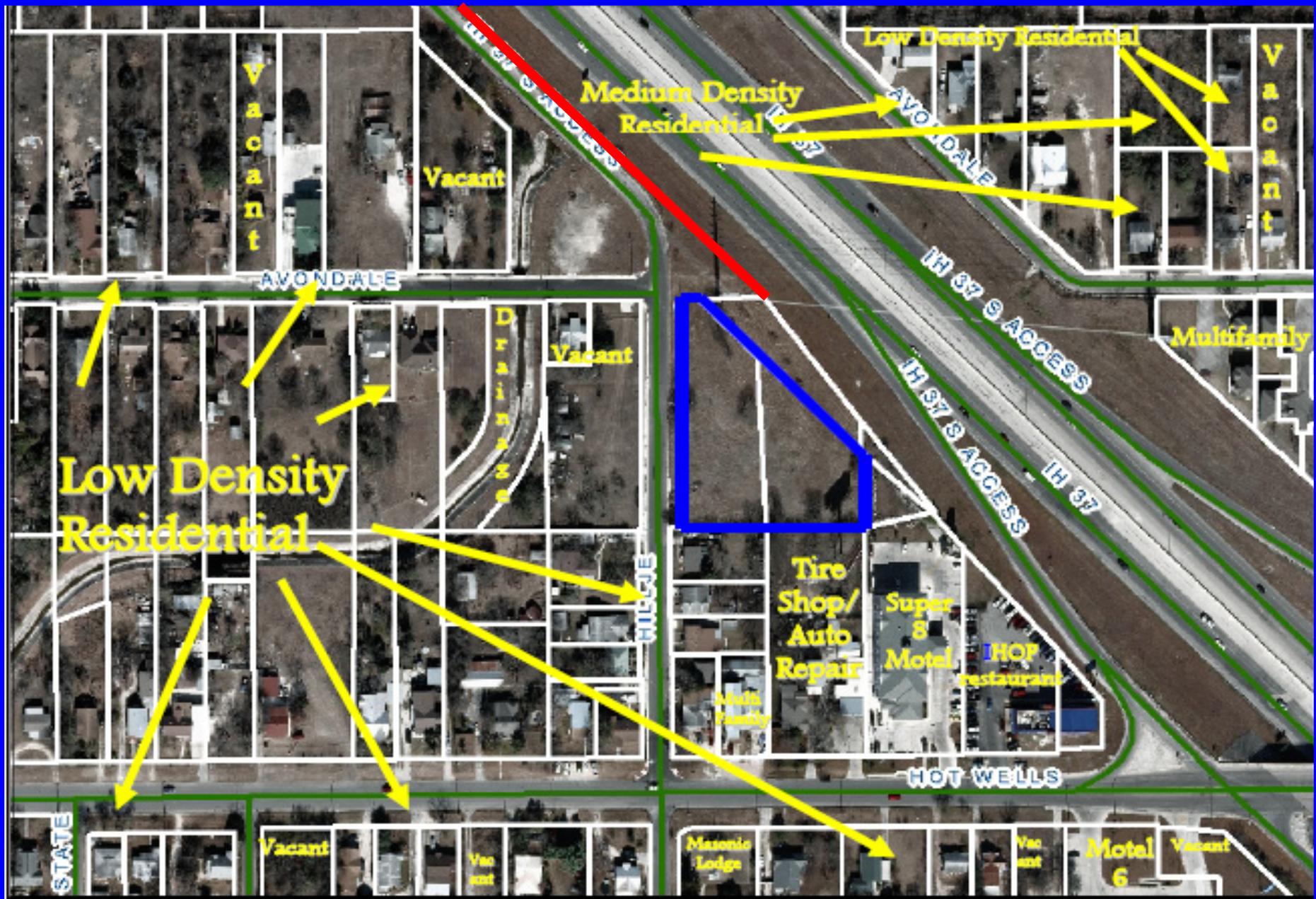
Plan as adopted:



Proposed amendment:



# Land Use



# Amendment 09011



**Subject Property**

# Amendment 09011

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North & East of property



West of property



South of property

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

**Plan Adoption**

Council District: **3**

City Council Meeting Date: **4/2/09**

Plan – Attachment 1

Plan Summary – Attachment 2

**Summary:**

**Stinson Airport Vicinity Land Use Plan**

The purpose of this sector plan is to establish goals and strategies to promote compatible land uses adjacent to Stinson Municipal Airport. The plan reflects land uses that are beneficial to airport operations and public safety, and promote future economic development and neighborhood sustainability.

On June 19, 2003, through Ordinance No. 97815, the City Council of San Antonio initiated a study to establish guidelines regarding land use compatibility and development for areas surrounding both San Antonio International Airport and Stinson Municipal Airport. The initial study was conducted by Llewelyn-Davies Sahni consultants and was further supplement with an analysis by the Aviation and Planning and Development Services Departments.

The land use plan identifies the preferred development for the area. The plan also provides strategies related to improving transportation capacity and providing an attractive experience for residents and airport patrons alike.

Key land use concepts include:

- Protecting airport operations and expansion
- Cultivating airfront development immediately east of the airport along Mission Road frontage
- Establishing a business park south of the airport,
- Preserving historic and environmental resources,
- Preserving neighborhood integrity and preventing commercial encroachment,
- Discouraging residential development north of the airport,
- Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes,
- Promoting a mixed use node at Loop 410 and Roosevelt Avenue, which could serve as a major gateway for the area

**Background Information:**

**Plan Boundaries:**

N: SW Military Dr., SE Military Dr.

E: IH 37

S: Loop 410

W: Pleasanton, Gladnell, and Loleta

**Size:** approximately 10.2 square miles

**Population:** 20,227 (2000 U.S. Census)

**Current Land Use:** Varies

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

**Planning Process:** The planning process included public meetings, stakeholder meetings, a technical review committee, and interdepartmental review. Public input meetings were held on February 18, 2004, and February 29, 2004. Additional stakeholder meetings were held on February 29, 2004 and March 25, 2004. Area neighborhoods were notified of the meetings and a public meeting announcement was printed twice in the San Antonio-Express News Metro Section. A City Council B session was held on November 19 2008, at Stinson Airport, with 50 stakeholders in attendance. A community open house was held on January 6, 2009, with 120 in attendance to encourage further commentary on the plan.

**Issue:**

Currently there is no adopted land use compatibility plan for the area surrounding the Stinson Municipal Airport. FAA requires that local governments assure appropriate actions have been made to restrict use of land adjacent to or near the airport and to protect any future Federal investment to meet air travel needs of citizens and businesses.

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: 2/6/09

Community Open House, January 9, 2009: notification of 4996 property owners and including Kingsborough Ridge Neighborhood Association and the District 3 email listing, apprx. 120 in attendance

City Council B Session, Nov. 19, 2008: 50 in attendance

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: N/A**

**Planning & Development Services Department Staff:**

Roderick Sanchez, AICP	Planning Director
Patrick Howard, AICP	Assistant Director
Nina Nixon-Mendez, AICP	Planning Manager

*Stinson Airport Vicinity Land Use Plan Summary*

LAND USE

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**Goal I: Protect the quality of life of residents including health, safety and welfare**

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

**Goal II: Encourage economic growth that enhances airport operations and development**

Objective 2.1 Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3 Respect natural features and promote sustainability during the airport environs development process

TRANSPORTATION & GATEWAY IMAGE

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**Goal III: Improve multi-modal transportation systems and capacity to service the airport and its vicinity**

Objective 3.1 Maintain and improve the Interstate/Highway System, major arterials and local streets as warranted

Objective 3.2 Maintain and improve the multi-modal systems including bus, bicycle and pedestrian access

**Goal IV: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design**

Objective 4.1 Create a sense of place that represents local culture and heritage

Objective 4.2 Develop a design theme for the airport and its adjacent corridors

## Attachment 2

Objective 4.3 Incorporate green space by developing greenways along creeks to link neighborhoods, parks and schools

### IMPLEMENTATION

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**Goal V: Implement land use strategies and transportation improvements in a coordinated, phased process**

**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE STINSON AIRPORT VICINITY LAND USE PLAN, AN APPROXIMATELY 10.2 SQUARE MILE AREA BOUND BY SW MILITARY DR. AND SE MILITARY DR TO THE NORTH; IH 37 TO THE EAST; LOOP 410 TO THE SOUTH, AND PLEASANTON, GLADNELL AND LOLETA TO THE WEST TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN.**

**WHEREAS**, the 1997 Master Plan Neighborhood Policy 2c recommends to “promote alternative neighborhood and sector planning processes that will address the needs of all areas in the City;” and

**WHEREAS**, on June 19, 2003, through Ordinance No. 97815, the City Council of San Antonio initiated a study to establish guidelines regarding land use compatibility and development for areas surrounding both San Antonio International Airport and Stinson Municipal Airport; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), Section 35-105, “Consistency with Master Plan,” sets forth provisions for city master plan elements and requirements for conformity with the Master Plan; and

**WHEREAS**, the San Antonio Planning Commission has reviewed the Stinson Airport Vicinity Land Use Plan and found the plan to be *consistent/inconsistent* with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-105, therefore meeting all requirements; and

**WHEREAS**, a public hearing was held on February 25, 2009.

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

SECTION 1: The Stinson Airport Vicinity Land Use 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 25th day of February 2009.

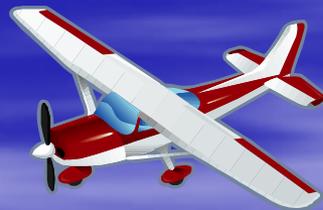
Approved:

\_\_\_\_\_  
Cecilia Garcia  
Chairman,  
San Antonio Planning Commission

Attest:

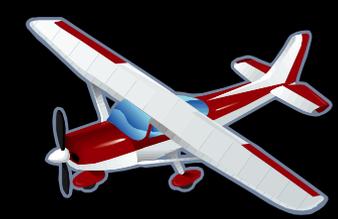
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

# Stinson Airport Vicinity Land Use Plan



Planning Commission Public Hearing  
February 25, 2009

# Stinson Airport Vicinity Land Use Plan



## *Background*

**June 19, 2003** - Through Ordinance No. 97815, the City Council of San Antonio initiated a study to establish guidelines regarding land use compatibility and development for areas surrounding both San Antonio International Airport and Stinson Municipal Airport



## **Purpose of the Land Use Plan**

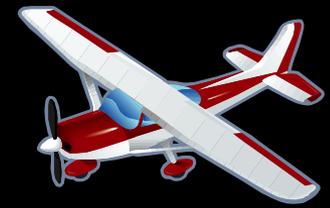
Promote compatible land uses adjacent to Stinson Municipal Airport to benefit airport operations, as well as the area's neighborhoods, economic development, and cultural resources

Protect current aviation investments including the new terminal expansion and runway expansion

Recommend regulatory strategies and public investment opportunities to support the goals of the plan

Provide a land use plan that requires future rezonings to be consistent

# Stinson Airport Vicinity Land Use Plan



## Background

### Airport Land Use

Chapter 241 of the *Local Government Code* that grants political subdivisions, including cities, the authority to control and regulate land use in an area extending 1.5 miles out from the centerline of the runway and 5 miles out from the end of the runway.

### Stinson Airport Vicinity Planning Area

North: SW & SE Military Dr.

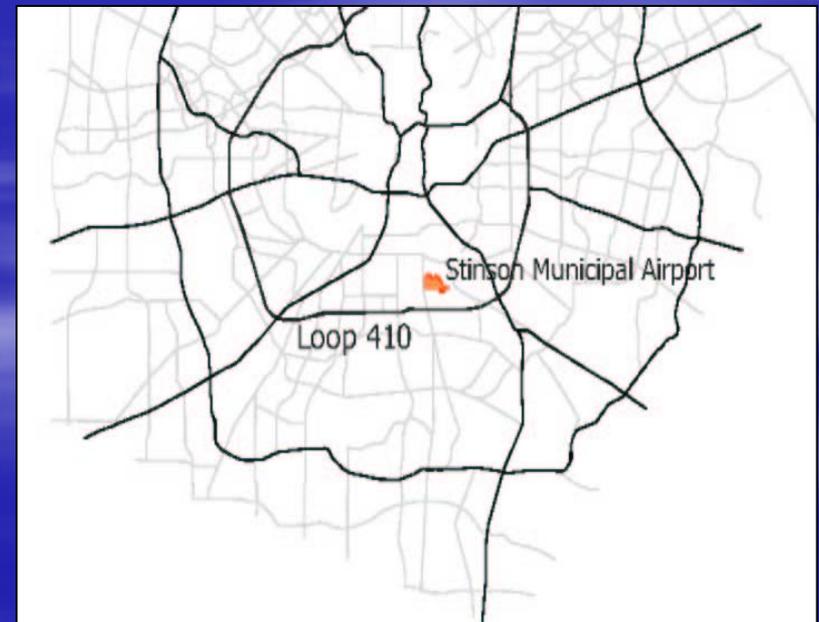
East: IH 37

South: Loop 410

West: Pleasanton, Gladnell and Loleta

Population: 20, 227

Area: 10.2 square miles



# Stinson Airport Vicinity Land Use Plan



## *Land Use Goals and Objectives*

**Goal I: Protect the quality of life of residents including health, safety and welfare**

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise



# Stinson Airport Vicinity Land Use Plan



## *Land Use Goals and Objectives*

**Goal II: Encourage economic growth that enhances airport operations and surrounding development**

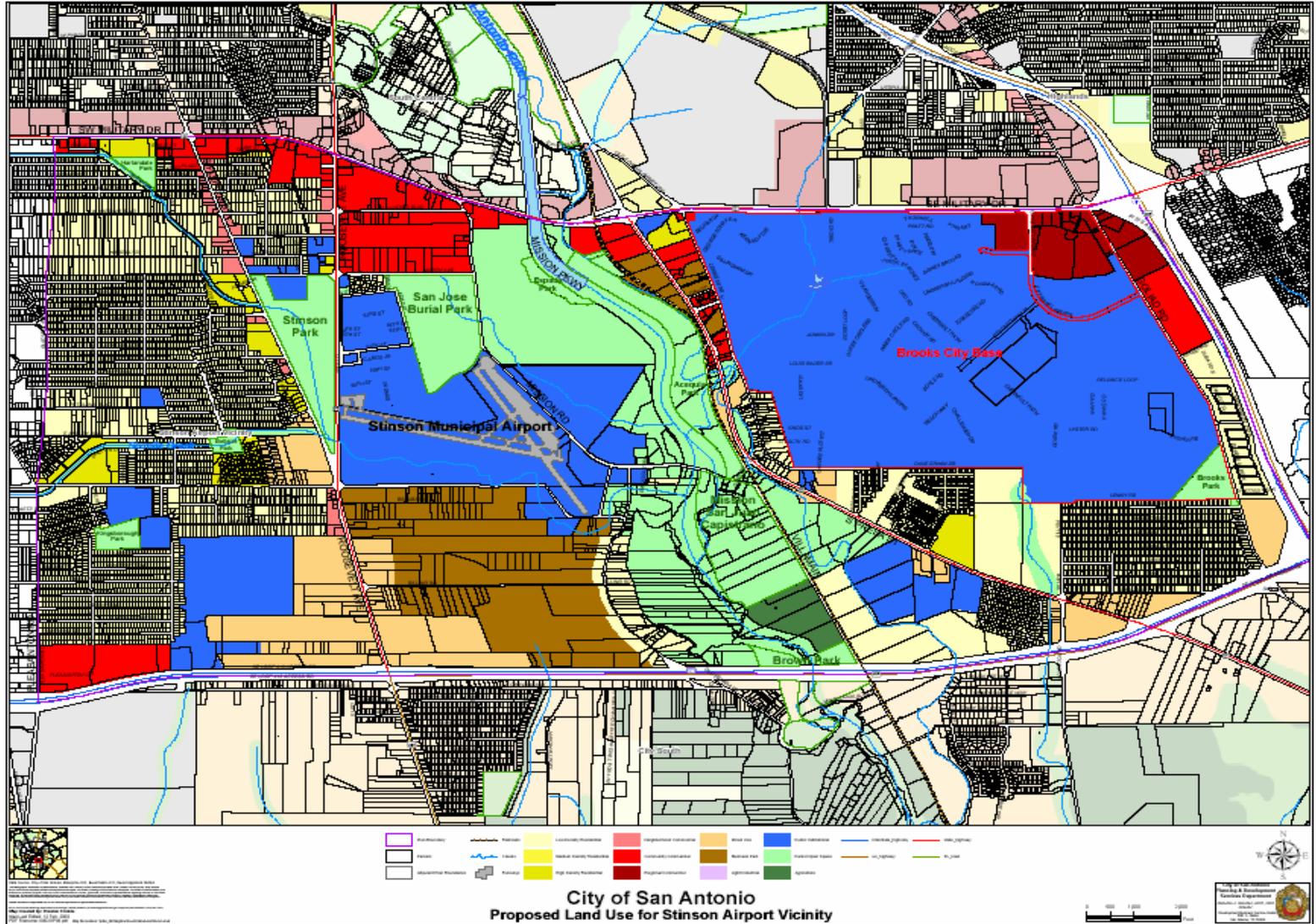
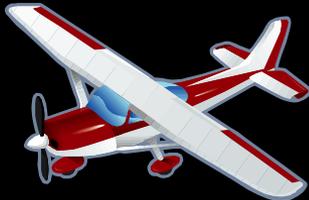
Objective 2.1 Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3 Respect natural features and promote sustainability during the airport environs development process



# Stinson Airport Vicinity Land Use Plan

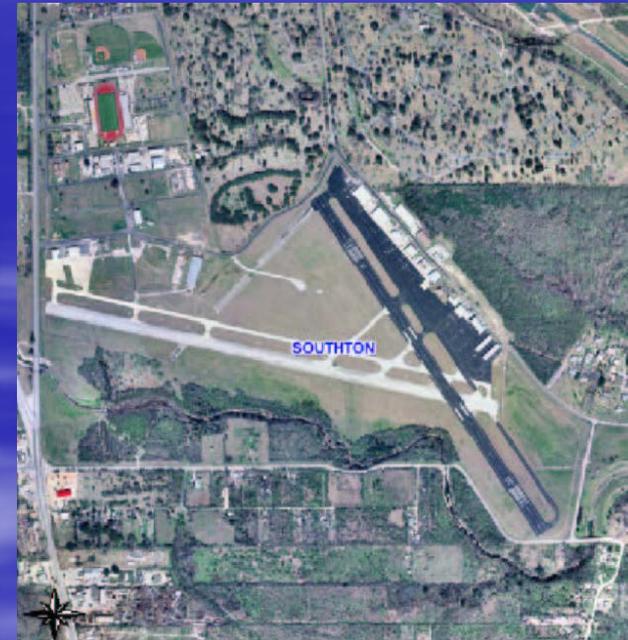


# Stinson Airport Vicinity Land Use Plan

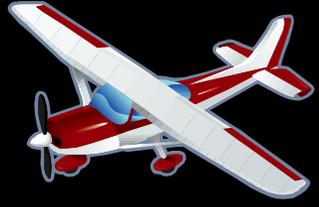


## *Key Land Use Concepts*

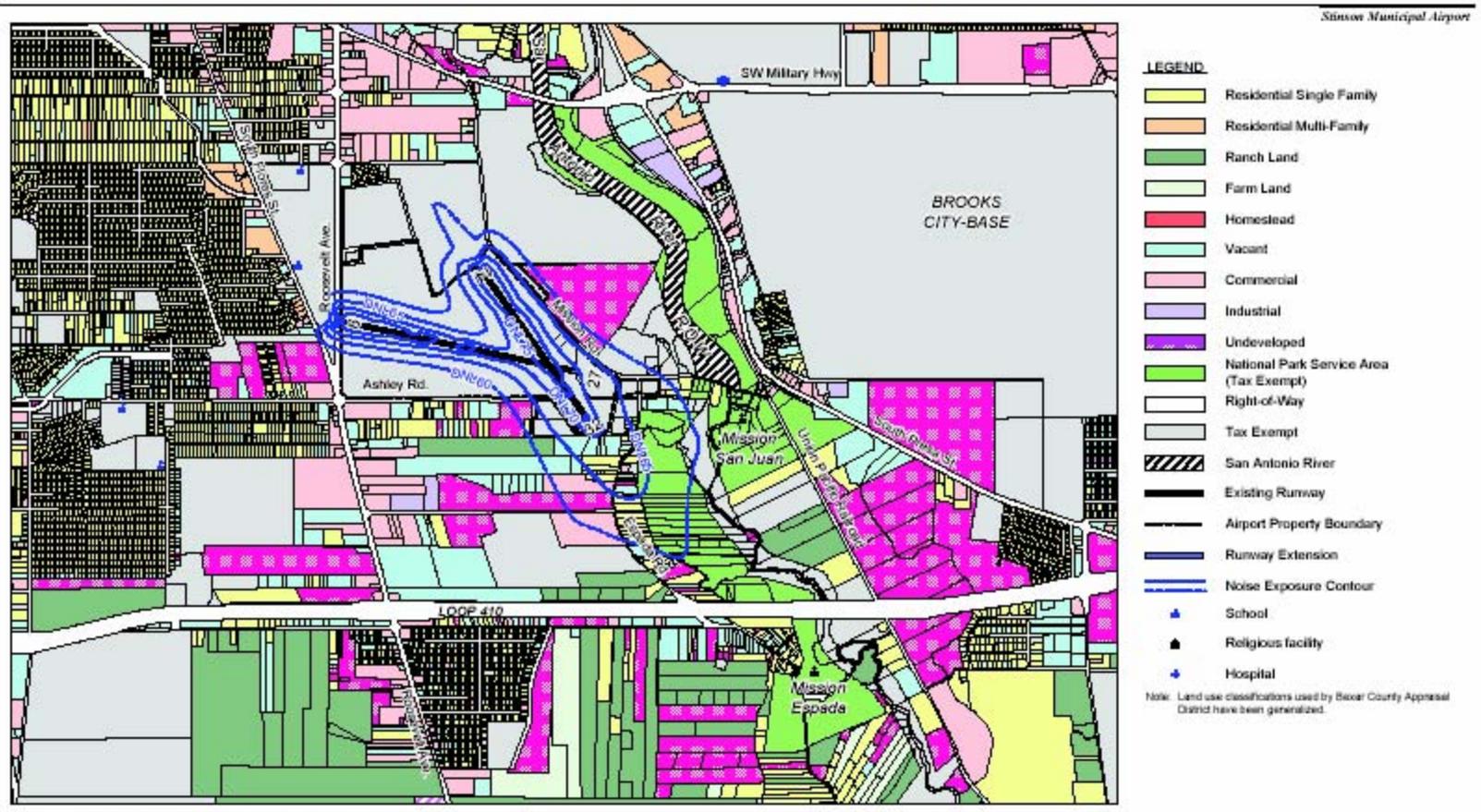
- ⊗ Park and Agriculture designations on both sides of the San Antonio River to provide a protective buffer
- ⊗ Regional Commercial Node at SE Military and IH 37
- ⊗ Community Commercial Node at SE Military and S. Flores
- ⊗ Mixed Use Node at Roosevelt and Loop 410
- ⊗ Transition uses to Business Park use south of Ashley
- ⊗ Mixed Use along S. Presa
- ⊗ Neighborhood Commercial Corridor along Roosevelt
- ⊗ Protect/Preserve Existing Low Density Residential Neighborhoods – low density along the lower section of Espada Road within the River Improvement Overlay District to provide an additional buffer to the SA Historic Missions National Park and the SA River



# Stinson Airport Vicinity Land Use Plan

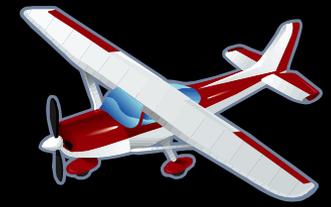


## Noise Exposure Map



Source: City of San Antonio Planning Department, Bexar County Appraisal District, February 2004. National Park Service, April 2004.

# Stinson Airport Vicinity Land Use Plan



## *Implementation Actions – Land Use & Economic Development*

- ✦ Ensure Future Zoning Consistency with Land Use Plan
- ✦ Initiate Comprehensive Rezoning of Major Corridors to Ensure Compatible Uses (Roosevelt, S. Presa, S. Flores)
- Promote High-quality Mixed Use Development at Roosevelt at Loop 410 to Enhance Gateway
- Promote Ad Valorem Tax Phase-In for potential location or expansion of aviation-related industries near Stinson
- Add airfront development to the city's Incentive Scorecard
- ✦ Develop Greenways along Creeks Linking Neighborhoods, Schools and the San Antonio River
- ✦ Incorporate Natural Features into Future Urban Design and Protect Sensitive Natural Features with Riparian Zones
- Develop Noise Attenuation Standards to Address New Construction, if warranted in the future

# Stinson Airport Vicinity Land Use Plan



## *Transportation Goals and Objectives*

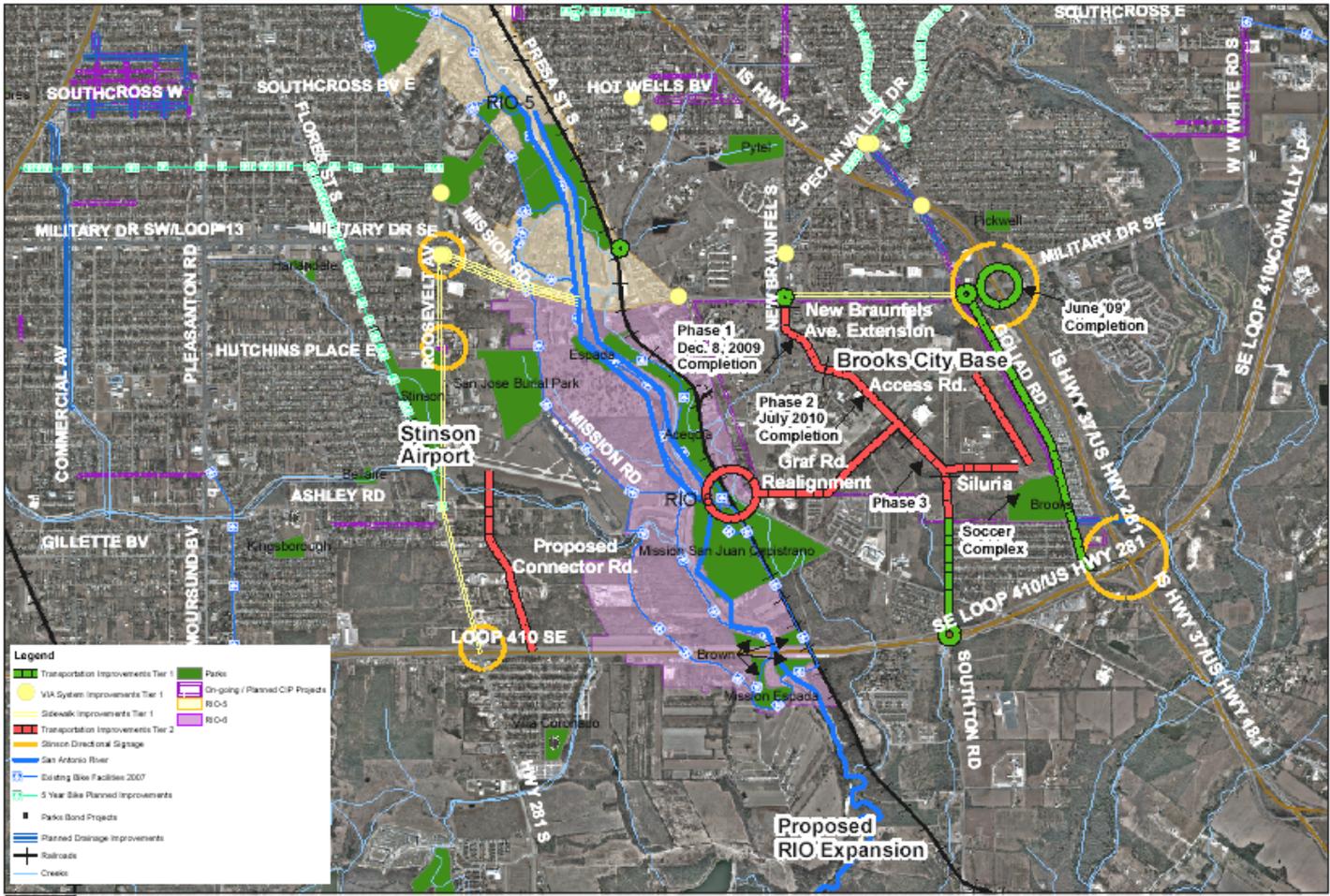
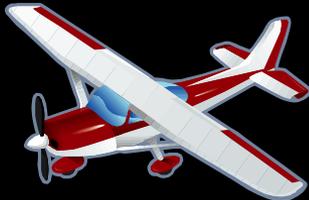
**Goal III: Improve multi-modal transportation systems and capacity to service the airport and its vicinity**

Objective 3.1 Maintain and improve the Interstate/Highway System, major arterials and local streets as warranted

Objective 3.2 Maintain and improve the multi-modal systems including bus, bicycle and pedestrian access



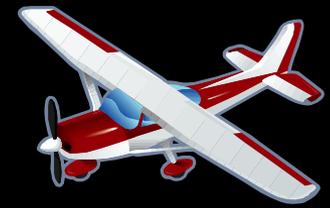
# Stinson Airport Vicinity Land Use Plan



**Transportation Improvement Plan**  
 Stinson Airport Vicinity Land Use Plan



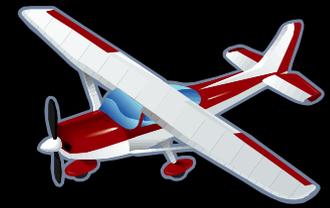
# Stinson Airport Vicinity Land Use Plan



## *Implementation Actions – Transportation*

- ⊕ Improve Directional Signage for Access to Stinson Municipal Airport from all Approach Directions
- ⊕ Study for Potential Loop 410/Ashley Connector Road
- ⊕ Sidewalks and ADA access along Roosevelt, S. Flores, & S. Presa
- ⊕ Alignment Study for Mission and Graf Roads
- ⊕ Improve Goliad Road from SE Military to Loop 410
- ⊕ Safety Improvements at Major Intersections
- ⊕ Install Shelters, Sidewalks, and Pads at Busiest Bus Stops
- ⊕ Study extension of VIA Bus Route along Goliad Rd.

# Stinson Airport Vicinity Land Use Plan



## *Gateway Image Goals and Objectives*

**Goal IV: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design**

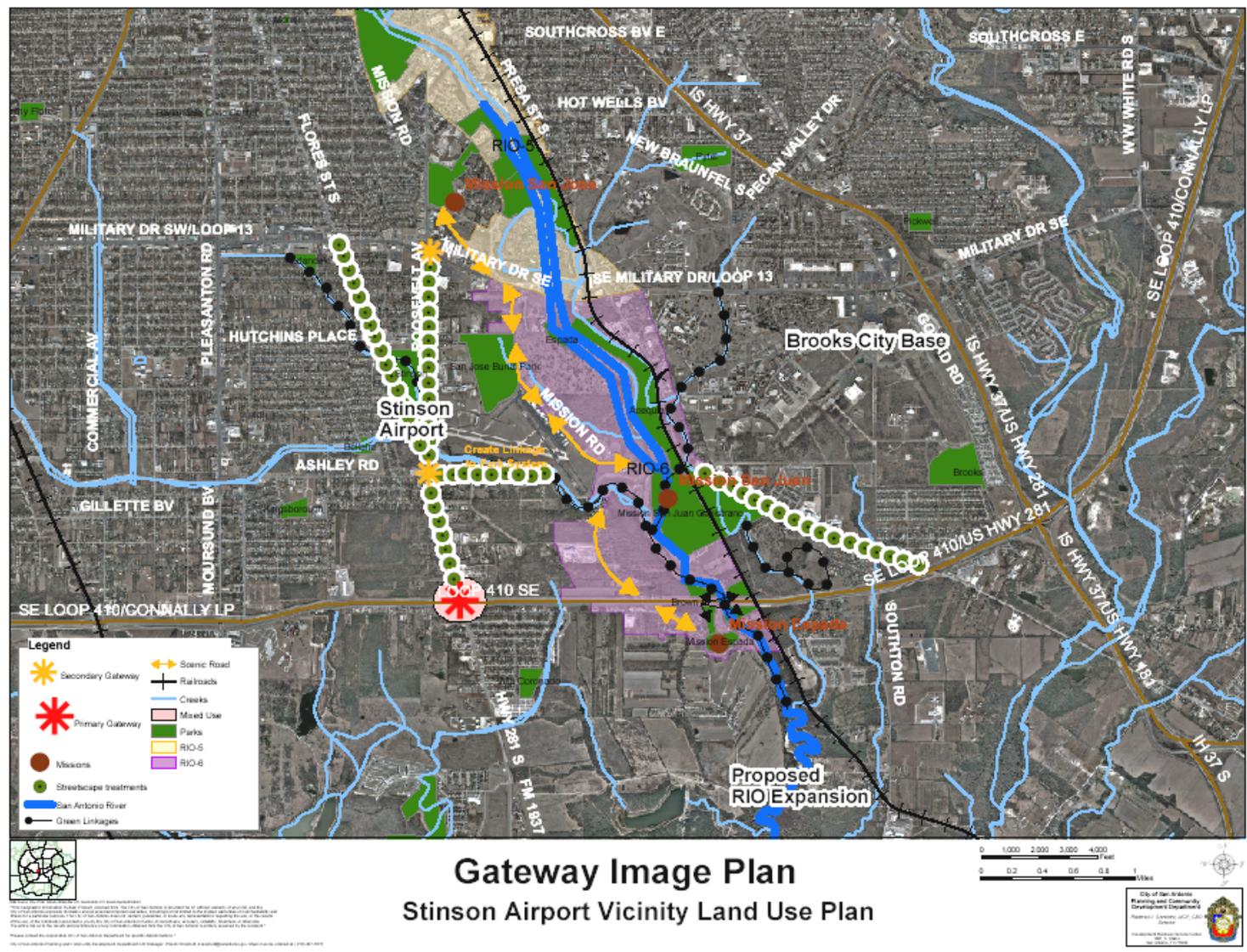
Objective 4.1 Create a sense of place that represents local culture and heritage

Objective 4.2 Develop a design theme for the airport and its adjacent corridors

Objective 4.3 Incorporate green space by developing greenways along creeks to link neighborhoods, parks and schools



# Stinson Airport Vicinity Land Use Plan

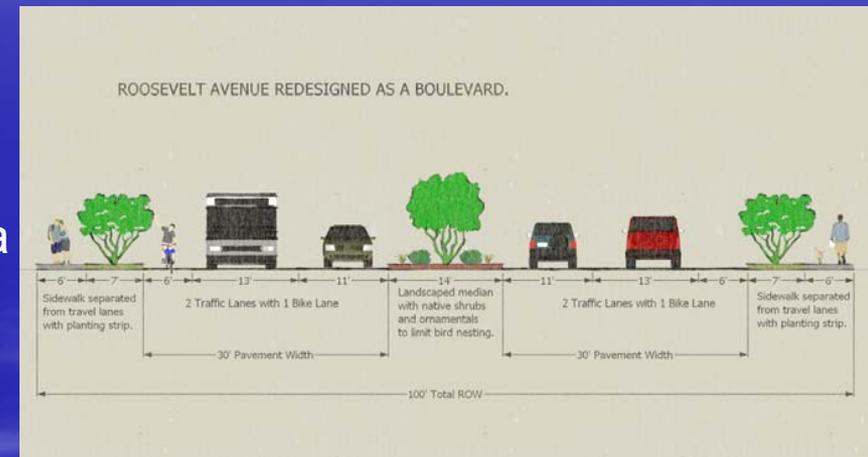


# Stinson Airport Vicinity Land Use Plan

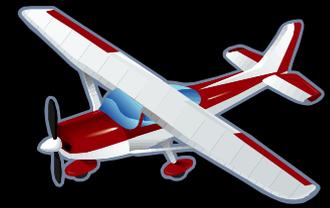


## Implementation Actions – Gateway/Image

- ✿ Install Mission Trail Amenities across from Terminal Entrance on Mission Road
- ✿ Keep Rural Nature of Mission and Espada Roads South of Airport
- ✿ Create Gateway at Loop 410 and Roosevelt through Public Art and Landscaping
- ✿ Streetscape enhancements along Roosevelt, S. Flores, Ashley, and S. Presa – Street trees, distinctive sidewalks and crosswalks, seating, etc.
- ✿ Consider Corridor Overlay District along Loop 410 & Roosevelt Ave. to Airport to Promote Quality Development



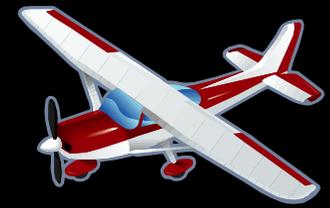
# Stinson Airport Vicinity Land Use Plan



## *Public Involvement*

- ⊕ 2004 Initial series of public meetings to develop goals and objectives
  - ⊕ Feb. 18 & 19
- ⊕ 2004 Series of stakeholder meetings
  - ⊕ Feb. 29
  - ⊕ Mar. 25
- ⊕ 2006-2008 Aviation and Planning and Development Services Department draft plan and distribute for interdepartmental and agency review
- ⊕ 2008
  - ⊕ Nov 19 – City Council B Session and Stinson Airport Ribbon Cutting – 50 in attendance
- ⊕ 2009
  - ⊕ Jan 6 – Community Open House & Draft Plan Review – 120 in attendance

# Stinson Airport Vicinity Land Use Plan



## *Stinson Airport Stakeholders*

- ✦ Alamo Area Council of Governments
- ✦ Bexar County
- ✦ Brooks Development Authority
- ✦ Harlandale ISD
- ✦ San Antonio Conservation Society
- ✦ San Antonio Missions National Historical Park
- ✦ SA-Bexar County Metropolitan Planning Organization
- ✦ South San Antonio Chamber of Commerce
- ✦ San Antonio River Authority
- ✦ Stinson Neighborhood representative – Manuel Fuentes
- ✦ VIA



# Stinson Airport Vicinity Land Use Plan



## Coordination

- ✦ Aviation
- ✦ Planning and Development Services
- ✦ City Attorney's Office
- ✦ Public Works
- ✦ CIMS
- ✦ Bexar County



## Next Steps

- ✦ Feb. 25 - Planning Commission Public Hearing
- ✦ Apr. 2 - City Council Consideration

Staff recommends approval.



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

**Downtown Neighborhood Plan Update, River North District**

Council District: **1**

City Council Meeting Date: **3/19/2009**

**Summary:**

Neighborhood/Community/Perimeter Plan: **Downtown Neighborhood Plan Update, River North District**

**Background Information:**

**Applicant:** City of San Antonio

**Owner:** Various

**Plan Boundaries:**

North: IH 35

South: Travis, Navarro, Houston, Main

East: IH 37

West: IH 35, Navarro

**Size:** Aproximately 377 acres

**Current Land Use of site:** Various

**Adjacent Land Uses:** Various

**Issue:**

**Background:**

The River North District Master Plan is a component of the Downtown Neighborhood Plan, adopted as part of the City's Master Plan in 1999. The Downtown Neighborhood Plan consists of several distinct districts and is segmented into 5 neighborhoods: North, East, South, West, and Central. The majority of the subject area falls within the North Neighborhood and a small portion (Municipal Auditorium and Travis Park) within the northern part of the Central Neighborhood. The North Neighborhood includes the current districts A. "North River Neighborhood;" B. "Lower Broadway Neighborhood;" C. "Irish Flats Neighborhood;" R "Madison Square / Medical District;" and a portion of S. "Riverbend".

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.

**Planning Process:**

The need for a plan update for the River North area was identified in 2006 as a result of the establishment, in collaboration with the Downtown Alliance, of a Tax Increment Reinvestment Zone (TIRZ #27), and the funding of the Museum Reach San Antonio River Improvements Project. In April 2007, the Downtown Alliance issued a Request for Proposals (RFP) for the preparation of a master plan, and in June 2007 consultant were selected. From June 2007 – January 2008, the consultants held a series of public workshops, charrettes, and presentations to create a master plan for the area including: Discovery Workshops on August 29-30, 2007, a Charrette on September 24-29, 2007, and public meetings on December 3, 2007 and January 8, 2008.

To facilitate additional public review of the master plan, City Council approved the purchase of the draft plan and the creation of the River North Planning Team on June 8, 2008. From July 2008 to February 2009 the planning team held eleven meetings to review the plan and recommend changes and public meetings were held on August 25 and December 8, 2008 to garner additional public input.

# City of San Antonio Planning and Development Services Department

## Plan Update Recommendation

### **Purpose, Concepts, and Vision:**

The general purpose and planning principles of the River North District Master plan are:

- Leverage the River Improvements as a means of further developing the area;
- Create mixed-income, mixed-use, urban residential neighborhoods;
- Invest in great streets and public spaces;
- Implement the plan through public/private cooperation;
- Create lively arts districts;
- Establish effective transit;
- Form a park once utility;
- Plan for a full range of neighborhood-serving uses;
- Guide incremental development through a corresponding zoning code; and
- Deliver sustainable projects and places.

The River North District Master Plan highlights the uniqueness of the area and ties the Vision to the River Corridor and four distinct neighborhoods; the Performing Arts Neighborhood, the Museum Neighborhood, the Broadway Neighborhood, and the Madison Square Park Neighborhood. The plan also identifies catalytic projects to spur additional investment in the area and realize the vision concept. The catalytic projects include proposals for improvements to existing and potential open spaces; infrastructure improvements including streets and streetscapes; and addressing urban parking and additional public transit needs.

### **Proposed Changes to the Downtown Neighborhood Land Use Plan:**

1. Proposal to incorporate the boundaries of districts A. North River Neighborhood; B. Lower Broadway; C. Irish Flats; R. Madison Square / Medical District; and a portion of S. Riverbend, into one district: A. River North.
2. Change a portion of the land use of District S. Riverbend from Office/Commercial/Mixed to Mixed Use Land Use.

#### *Mixed Use*

A concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian oriented environment. Mixed Use should incorporate high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments, professional offices and high-density residential uses.

### **Text Amendments to the Land Use Plan:**

A. ~~River North District - \*See River North District Master Plan. North River Neighborhood Low and mid rise mixed use / arts neighborhood along the San Antonio River with active and passive recreational spaces. Low rise at 3 stories at a maximum density of 40 units per gross acre with residential on the ground floor; and mid rise at 5 stories at a maximum density of 50 units/ gross acre.~~

B. ~~Reserved. Lower Broadway—Mid to high rise mixed use buildings with some entertainment destinations. Mid rise at 5 stories at a maximum density of 50 units per gross acre; no maximum density limit on high rise development.~~

C. ~~Reserved. Irish Flats—Continued new infill and rehabilitation development of residential mixed uses, commercial and some warehousing.~~

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

~~R. Reserved. Madison Square / Medical District — Infill and rehab residential structures in existing area north of Madison Square Park. Low rise mixed uses at 3 stories and a maximum of 40 units per gross acre surrounding Madison Square Park. Commercial uses can focus on medical activities, neighborhood retail and art galleries along St. Mary's Street.~~

**Proposed Change to the Downtown Neighborhood Plan, Neighborhood Plans Section**

Add the River North District Master Plan as a chapter to supplement the Neighborhood Plans Section of the Downtown Neighborhood Plan.

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Comments:

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 25, 2009

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: February 6, 2009

No. Notices mailed 10 days prior to Public Hearing: 615

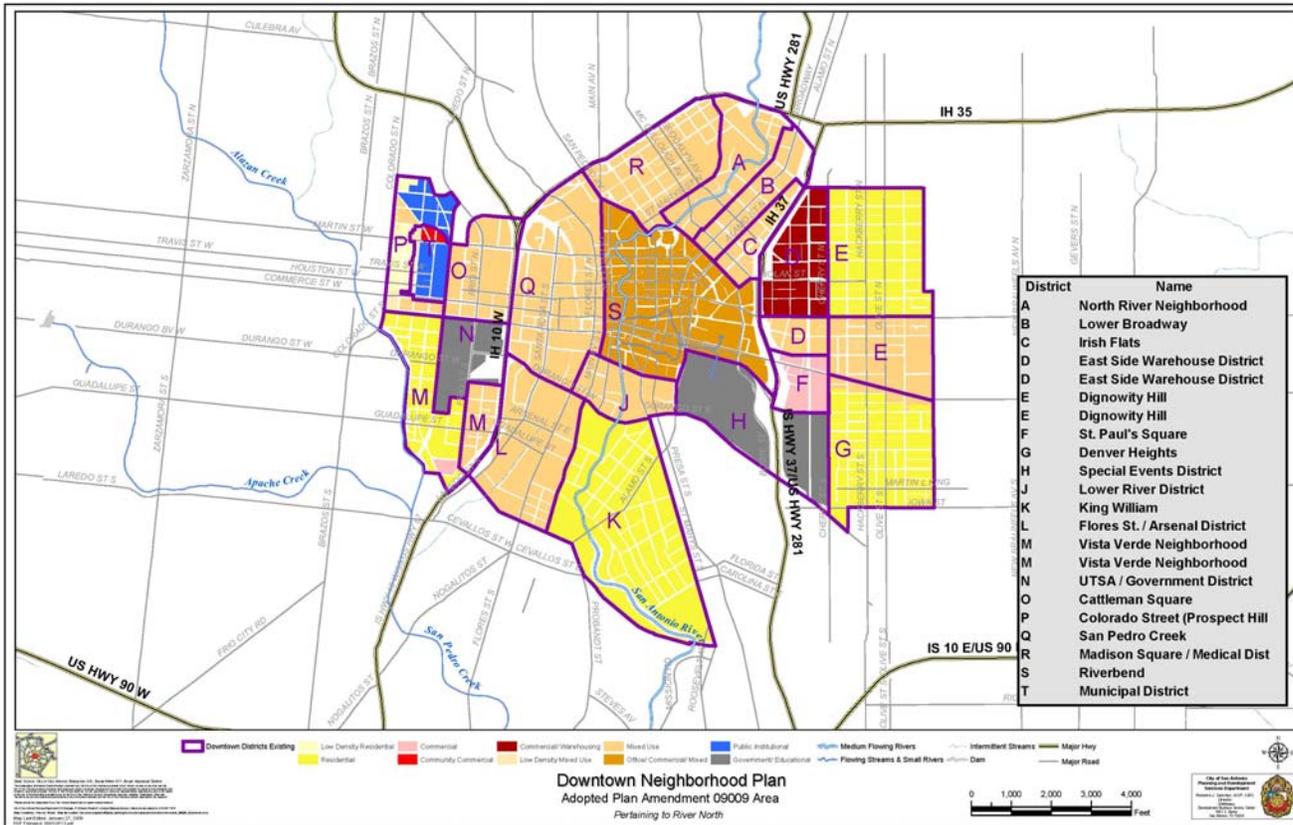
Registered Neighborhood Association(s) Notified: Downtown Residents Association, Tobin Hill Neighborhood Association, Tobin Hill Residents Association, Five Points Neighborhood Association, Dignowity Hill Neighborhood Association, Government Hill Neighborhood Association

**Planning Department Staff:**

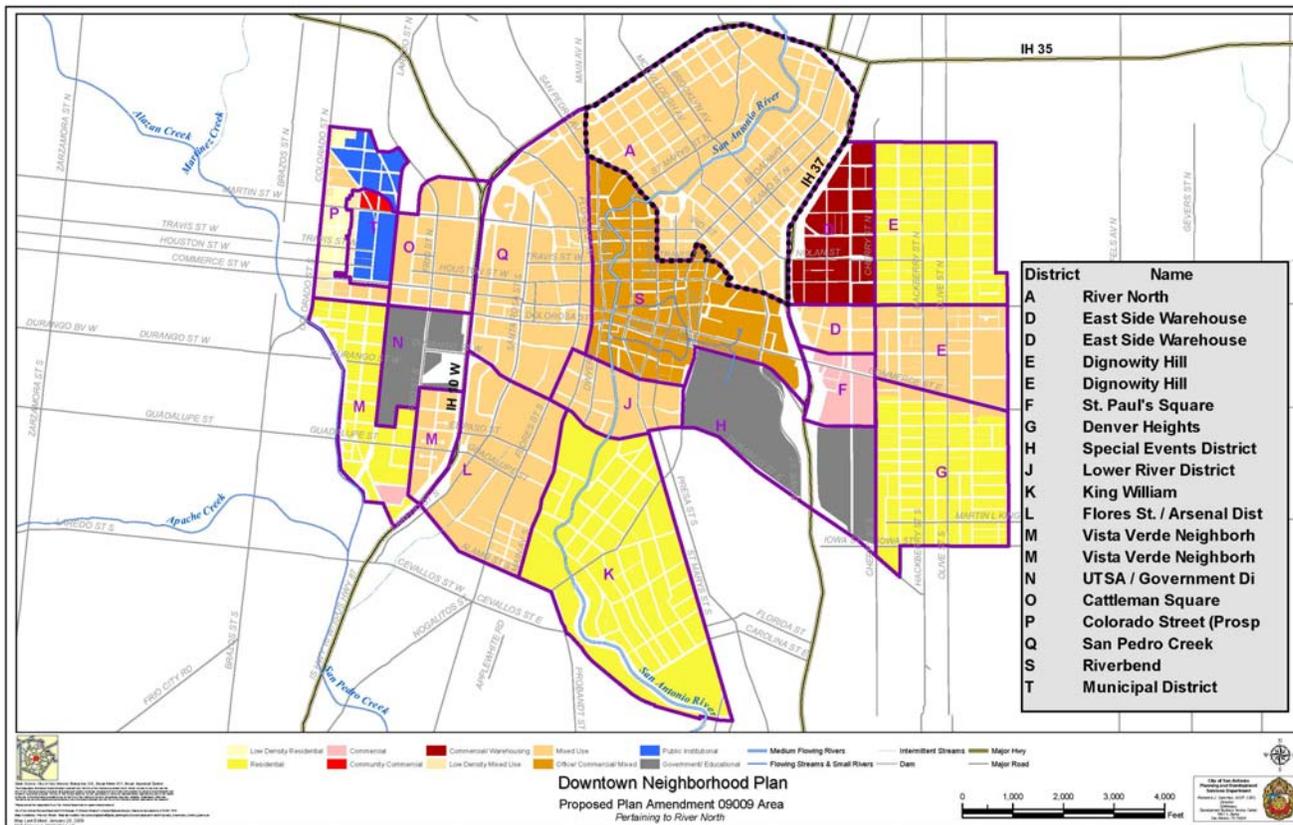
Rod Sanchez, AICP, CBO, Director  
Patrick Howard, AICP, Assistant Director  
Nina Nixon-Mendez, AICP, Planning Manager  
Case Manager: Andrea Gilles, Senior Management Analyst

# City of San Antonio Planning and Development Services Department Plan Update Recommendation

## ADOPTED LAND USE PLAN



## PROPOSED LAND USE PLAN



**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING TO APPROVE / DENY AN AMENDMENT TO UPDATE THE LAND USE ELEMENT AND NEIGHBORHOOD PLANS SECTION OF THE DOWNTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY BY, 1) INCORPORATING THE BOUNDARIES OF DISTRICTS A. NORTH NEIGHBORHOOD, B. LOWER BROADWAY, C. IRISH FLATS, R. MADISON SQUARE/MEDICAL DISTRICT, AND A PORTION OF S. RIVERBEND, INTO ONE DISTRICT: RIVER NORTH; 2) TECHNICAL CORRECTION TO THE PORTION OF S. RIVERBEND TO BE INCORPORATED INTO THE RIVER NORTH DISTRICT BY CHANGING THE LAND USE FROM OFFICE/COMMERCIAL/MIXED TO MIXED USE LAND USE; AND 3) TEXT AMENDMENT TO REFLECT THE BOUNDARY CHANGES AND ADD THE RIVER NORTH DISTRICT MASTER PLAN AS A CHAPTER TO SUPPLEMENT THE NEIGHBORHOOD PLANS SECTION, FOR AN AREA OF APPROXIMATELY 377-ACRES, GENERALLY BOUND BY IH 35 TO THE NORTH, IH 37 TO THE EAST, NAVARRO, TRAVIS, MAIN, AND HOUSTON TO THE SOUTH AND IH 35 AND NAVARRO TO THE WEST.**

**WHEREAS**, City Council approved the Downtown Neighborhood Plan as an addendum to the Master Plan on May 13, 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 February 25, 2009 and **APPROVED / DENIED** the amendment on February 25, 2009; and

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

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

SECTION 1: The amendment to update the land use element and Neighborhood Plans Section of the Downtown Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** by the City Council that it be adopted as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25<sup>th</sup> DAY OF FEBRUARY 2009.

Approved:

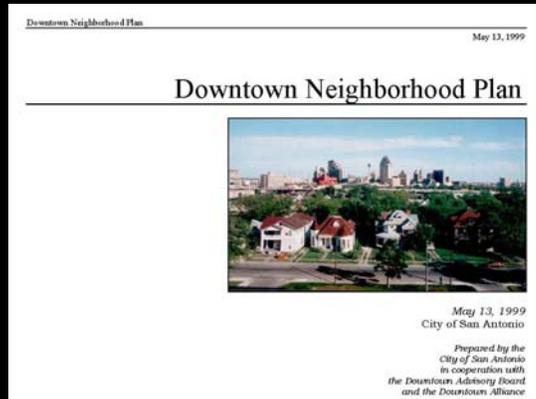
Attest:

\_\_\_\_\_  
Cecilia G. Garcia, Chairperson  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

# Downtown Neighborhood Plan Update

U09005  
Planning Commission  
February 25, 2009  
Public Hearing  
Item Number

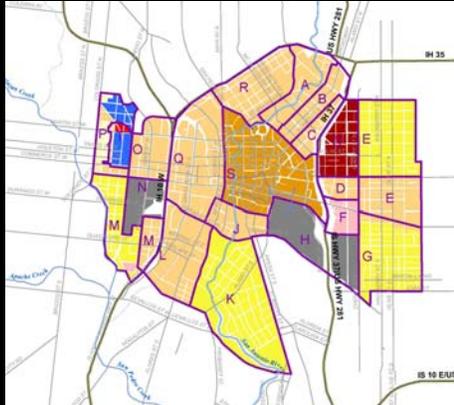


## Proposal Scope

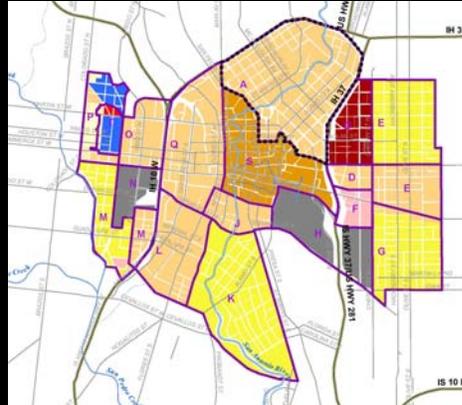
- **Update to the 1999 Downtown Neighborhood Plan**
- **Change in Land Use Map**
  - Amend the boundaries including districts A, B, C, R and part of S to include the entire River North District
  - Technical correction in the Land Use in a portion of Section S from Office/Commercial/Mixed to Mixed Use
- **Text Amendment**
  - Reflects the boundary change to correspond with the amended boundaries and incorporate the River North District Master Plan

# Land Use Plan Update

Existing Land Use



Proposed Land Use



# Text Amendment

Text as adopted:

**A. North River Neighborhood** - Low & mid-rise mixed use/arts neighborhood along River w/active & passive recreational spaces. Low rise at 3-stories, max density 40 units/gross acre w/residential on the ground floor; & mid-rise at 5-stories, max density 50 units/gross acre.

**B. Lower Broadway** - Mid-to-high rise mixed use buildings w/some entertainment destinations. Mid-rise at 5-stories at max density of 50 units/ gross acre; no max density limit on high-rise.

**C. Irish Flats** - Continued new infill and rehabilitation development of residential mixed uses, commercial and some warehousing.

**R. Madison Square/Medical District** - Infill & rehab residential structures in existing area N. of Madison Square Park. Low-rise mixed uses at 3-stories & max 40 units/gross acre. Commercial uses – medical, neighborhood retail & art galleries along St. Mary’s

Proposed text amendment:

- A. River North District - \*See River North District Master Plan
- B. Reserved
- C. Reserved
- R. Reserved

## River North Plan Area

### The area is bound by:

North/Northwest: IH 35

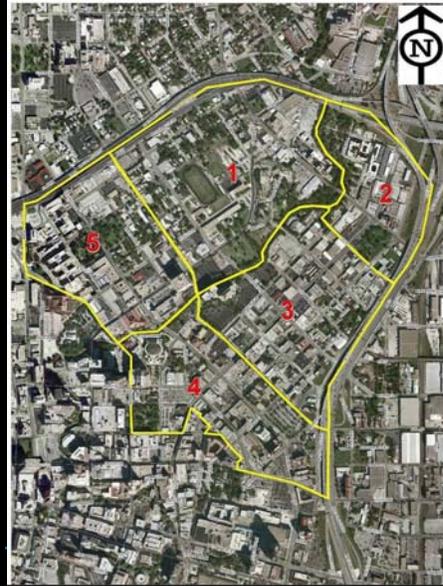
East: IH 37

South: Houston & Travis

West: Main and Navarro

### Area Facts:

- 377 Acres
- All within the 1999 Downtown Neighborhood Plan



## Project Background

December 2006	Tax Increment Reinvestment Zone (TIRZ) #27
April – June 2007	Request for Proposals - Moule & Polyzoides selected as master planners
July 2007 – Jan. 2008	Public workshops, charrettes, and presentations
Dec. 2007	Draft River North Master Plan prepared
June 2008	City Council approves purchase of draft plan and approves Planning Team composition
July – Dec. 2008	Planning Team Review of draft Master Plan; Changes Recommended
Aug. 25, 2008	1 <sup>st</sup> Public Meeting
Nov. – Dec. 2008	Planning Team Review Complete; Revised Draft
Dec. 2008	2 <sup>nd</sup> Public Meeting
Jan. 2009	Initial Review of draft Development Code
Feb. 2, 2009	Final Planning Team Meeting

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## Public Participation

- Planning Team Formed at the Direction of City Council – 29 members and 4 alternates
- 11 Open Planning Team Meetings July 2008 - Feb. 2009
- 2 Public Meetings – Aug. 25 and Dec. 8, 2008
- Master Plan Chapters 1-3 Reviewed, Recommended Changes Presented, Consensus Reached



## Master Plan

- Chapter 1 – Introduction
- Chapter 2 – Form and Character
  - 2.1 – Vision and Plan
  - 2.2 – Open Space and Streetscape Plan
  - 2.3 – Mobility Plan
- Chapter 3 – Implementation
- Appendix



# Recommended Changes

## Main Changes Summary

Section	Original	Change
1.1 Plan Purpose	Does not address eminent domain	Plan is not basis for use of eminent domain; plan is conceptual / a guide
1.6 & 2.1 Vision for Revitalization	River Corridor & 4 Neighborhood Sections	Adjustments in building heights and intensities
2.1 Vision	A String of River Parks	A System of Green and Open Spaces
2.1 Vision	Street Trolley Loop: Core- Ave. B	Transit Corridor Study Area
2.2 Open Space	N/A	Add Public Art Section
2.3 Mobility	Proposed New/Removed Streets	Street Realignment Study Areas
2.3 Mobility	Park-Once Garages Identified	Park-Once General Location Radii

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# Vision Concept

## River Corridor and Four Neighborhoods

### Vision for Revitalization

- River Corridor
- Performing Arts Neighborhood
- Museum Neighborhood
- Broadway Neighborhood
- Madison Square Park Neighborhood



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# Vision Concept

## River Corridor

- Mixed Use – Residential, Office, Retail
- Mid to High-Rise Buildings
- Maintains Shades and Shadows Study (RIO)
- Link to Lower Broadway Area
- Distinct character from downtown



## Performing Arts Neighborhood

- Pedestrian-oriented civic spaces
- Mid-Rise Mixed Use
- Integrated trolley service & parking garages
- Restore/renovate notable historic structures



## Museum Neighborhood

- Arts-oriented, mixed use
- Mid to High-Rise
- Integrated trolley service & parking garages
- Public Art Installations
- Deleted reference to Museum Park



# Vision Concept

## Broadway Neighborhood - three distinct corridors:

- Avenue B – Low to Mid-Rise, residential address, some mixed use
- Broadway – Mid to High-Rise, mixed use, pedestrian-oriented
- Alamo Street – Low-Rise infill, in scale with historically significant buildings
- Deleted reference to River Road

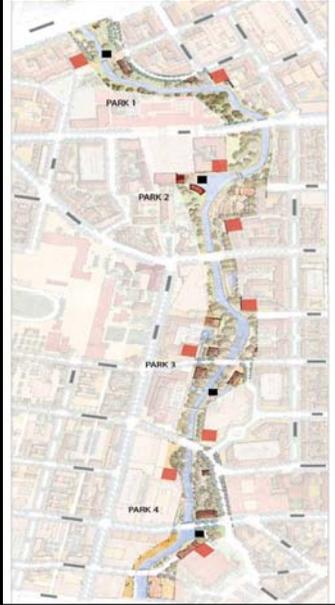


## Madison Square Park Neighborhood

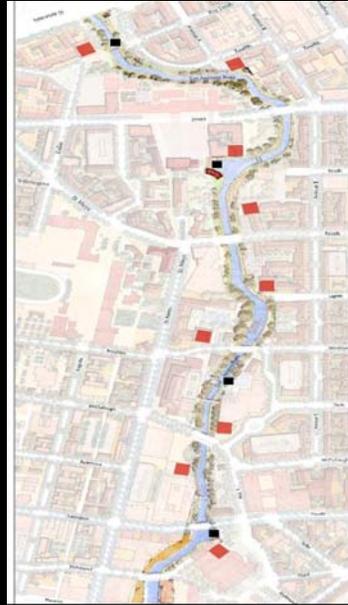
- Diverse urban neighborhood with historic assets
- Low to Mid-Rise infill near Madison Square
- More intense development near southern end and along I-35
- Expanded employment opportunities



**A String of River Parks**



**A System of Green & Open Spaces**



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**Street Trolley: Ave. B**

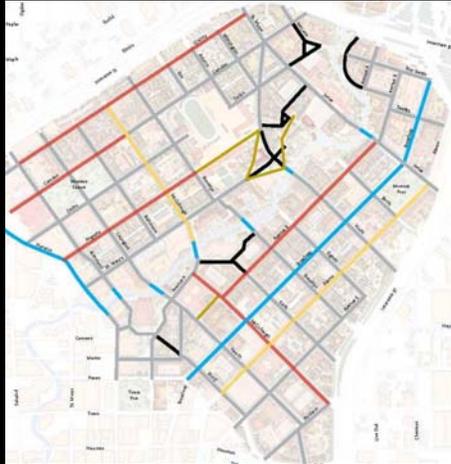


**Transit Corridor Study Area**



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## Recommended Street Interventions



## Street Realignment Study Areas



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## Chapter 3: Catalytic Projects

- **Projects Outlined in Chapter 3 to spur additional investment to realize the plan's Vision**
  1. The River Improvements
  2. Broadway Street Improvements
  3. Avenue B Street Improvements
  4. Street Trolley
  5. Performing Arts Neighborhood & Park-Once Utility
  6. Museum Neighborhood & Pearl Brewery/Lower Broadway Connection
  7. Alamo Street Improvements and Madison Square Park Neighborhood Infill

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## **Review Summary**

- **Planning Team agreed with the basic structure, overall vision and content of the plan, and the general approach as prepared by the consultants**
- **Consensus reached with the inclusion of recommended changes to remove specific references, both in text and graphics, to public projects (parks and parking structures) on private property.**

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## **Next Steps**

- **March 19, 2009 – City Council**
  - **River North District Master Plan Consideration**
  - **Request to initiate the rezoning process via resolution utilizing the draft Development Code and planning team recommendations as the foundation for the process**

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# Recommendation

Staff Recommends Approval

**P/C AGENDA FOR February 25, 2009**

Item Number	Plat Name	Company	Owner Information
5A/6	FIL-AM SDA Church 2	GE Reaves Engineering, Inc.	Sam Palomero
5B/7	Autism Treatment Center San Antonio	M. W. Cude Engineers, LLC	Autism Treatment Center Inc.
8	Potranco West High School	M. W. Cude Engineers, LLC	M. W. Cude Engineers, LLC
9	ASU Technology	Pape Dawson Engineers, Inc.	Matheson Tri-Gas, Inc.
10	Judson ISD Maintenance Building	Pape Dawson Engineers, Inc.	Judson Independent School Dist.