



City of San Antonio  
Cliff Morton Development and Business Services Center  
1901 South Alamo Street  
San Antonio, Texas 78204

**PLANNING COMMISSION AGENDA**  
**☞ September 11, 2013 ☞**  
**2:00 P.M.**

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.*

**DISABILITY ACCESS STATEMENT** - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

**DECLARACIÓN DE ACCESIBILIDAD** - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

*For additional information on any item on this agenda, please call (210) 207-1111.*

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call
4. Citizens to be heard

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.*

**Plats**

5. **110380:** Request by Lennar Homes of Texas Land and Construction Ltd., for approval of a major plat to subdivide a 35.147-acre tract of land to establish the **Alamo Ranch Units 20&21, Phase III** Subdivision, generally located southeast of the intersection of Lone Star Parkway and Stonewall Hill. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **120339\*:** Request by AGI Kinder Ranch Unit-1, Ltd., for approval of a major plat to subdivide a 22.76-acre tract of land to establish the **Kinder Ranch AGI, Unit-1 (Enclave)** Subdivision, generally located southwest of the intersection of Kinder Parkway and Prospect Creek. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
7. **130042:** Request by Vanessa Hurd for approval of a major plat to replat a 5.684-acre tract of land to establish the **San Antonio Children's Museum** Subdivision, generally located northeast of the intersection of Broadway and Brackenridge Avenue. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, Luz.Gonzales@sanantonio.gov, Development Services Department)
8. **130094:** Request by Cordi Marian Sisters, Inc., for approval of a major plat to replat a 11.6484-acre tract of land to establish the **Cordi-Marian Retreat Center No. 2** Subdivision, generally located east of the intersection of Wild Pine and Diego Lane. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130216:** Request by San Antonio Independent School District for approval of a major plat to replat a 64.088-acre tract of land to establish the **Burbank High School Replat** Subdivision, generally located northeast of the intersection of Edwards Street and Boehmer Avenue. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
10. **130468:** Request by San Antonio Independent School District for approval of a major plat to replat a 30.263-acre tract of land to establish the **Sam Houston High School** Subdivision, generally located north of the intersection of East Houston Street and Sapphire. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

**Time Extensions**

11. **080586:** Request by IH-10 Loop 1604 Partners, Ltd., for a one (3) year time extension in accordance with Section 35-432(h)(3) of the City of San Antonio's Unified Development Code (UDC), for the **Regal Hills Subdivision**, generally located southeast of the intersection of IH-10 and Loop 1604. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

**Land Transactions**

\*Camp Bullis Notification

12. **S.P. 1665** - Consideration of a Resolution supporting and recommending City Council approval to declare property owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of a 5.96 acre tract of land and a 12.31 acre tract of land located at State Highway 151 and Potranco Road, commonly known as Albertson's in Council District 6. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)
13. **S. P. 1674**: Consideration of a Resolution supporting and recommending City Council approval for the closure, vacation and abandonment of a 0.3304 acre portion of River Road Public Right of Way located between East Ashby Place and Hwy 281 North, adjacent to NCB 3053 in Council District 1, as requested by Borden Park LP. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Capital Improvements Management Services)
14. **S. P. 1714**: Consideration of a Resolution supporting and recommending City Council approval to declare as surplus and sell to Rosa V. Duque a 0.045 acre tract of unimproved City-owned property located on Cottonwood Avenue, adjacent to NCB 2842 in Council District 5. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Capital Improvements Management Services)
15. **S.P. 1756** – Consideration of a Resolution supporting and recommending City Council approve a request to close, vacate and abandon a 0.9183 acre unimproved portion of Ackard Place located between NCB 9457 and NCB 9456 in Council District 3 as requested by Bexar County. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services.
16. A request by the Parks and Recreation Department, for approval of a Resolution recommending Council authorization to acquire parcels of land along San Antonio creekways in order to develop linear parks in accordance with the Parks Development Expansion Venue Project, approved by voters in 2000, 2005 and 2010. Proposed land acquisitions include approximately 40 acres of primarily floodplain property located along Salado and Culebra Creeks in NCB 10845, 13485, 13486, and 18820. Parks and Recreation Point of Contact: Andrew Blouet (Andrew.blouet@sanantonio.gov; 207-2270)

### **Comprehensive Master Plan Amendments**

17. **PA 13037**: (Continued from the August 28, 2013 Planning Commission meeting): A request by Felipe Hinojosa, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.66 acres of land out of NCB 2021, located at 1310, 1316, 1322, and 1326 West Ashby Place and 329 Cincinnati Avenue from “Low Density Residential” to “Public Institutional”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
18. **PA 13045**: A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.7774 acres of land out NCB 11714 located at 9503 Lorene Lane from “Low Density Residential to “Community Commercial”, in City Council District 1. Staff recommendation is denial. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)

19. **PA 13046:** A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.308 acres of land out of NCB 11851, located at the southwest corner of Harry Wurzbach Road and Urban Crest Drive from “High Density Residential” to “Medium Density Mixed Use”. Staff recommendation pending. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)
20. **PA 13047:** A request by City of San Antonio, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 48.842 acres of land out of NCB 34449, located at 1600 feet northeast of the intersection of Leslie Road and Westwood Loop Road, from “Suburban Tier” to “Civic Center”. Staff recommends Approval. (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov , Department of Planning and Community Development)

### **Other Items**

21. (Continued from the August 28, 2013 Planning Commission meeting for commissioner comment and discussion): Discussion of proposed revisions to the Establishment and Governance document for the Technical Advisory Committee.
22. Approval of the minutes for the August 28, 2013 Planning Commission meeting.
23. Director’s report - City Council Action Update (Planning Commission items sent to Council).
24. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

110380

**Project Name:**

Alamo Ranch Units 20&21, Phase III

**Applicant:**

David Grove

**Representative:**

Pape-Dawson Engineers, INC., c/o  
Shauna L. Weaver, P.E.

**Owner:**

Lennar Homes of Texas Land and  
Construction, Ltd.

**Staff Coordinator:**

Chris McCollin, Planner  
(210) 207-5014  
christopher.mccollin@sanantonio.gov

**Property Address/Location:**

Southeast of the intersection of Lone  
Star Parkway and Stonewall Hill.

**MAPSCO Map Grid (Ferguson):**

577 F-5

**Tract Size:**

35.147

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting September 6,  
2013

**REQUEST**

Approval of a major plat to subdivide a 35.147-acre tract of land to establish the **Alamo Ranch Units 20&21, Phase III** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 3, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one hundred twenty five (**125**) single family residential lots, five (**5**) non-single family lots, and approximately five thousand nine hundred seven (**5,907**) linear feet of public streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 3, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 3, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 808D, Alamo Ranch / West Winds, accepted on May 25, 2006

## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch Units 20&21, Phase III** Subdivision plat.

## **IV. ATTACHMENT**

1. Proposed Plat

PLAT NUMBER 110380
SUBDIVISION PLAT
OF
ALAMO RANCH UNITS 20&21,
PHASE III

A 35.147 ACRE TRACT OF LAND OUT OF A 35.147 ACRE TRACT, CONVEYED TO LENAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16159, PAGES 2028 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE B.L.B. AND C.L.R. SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414, BEXAR COUNTY, TEXAS.



DATE OF PRINT: August 30, 2013

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIRES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE FOLLOWING WITNESSES, WHOSE NAMES AND ADDRESSES ARE SET FORTH HEREIN.

OWNER: DAVID GROVE, VP, LENAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1025 NORTH CENTRAL PARKWAY, SUITE 100
SAN ANTONIO, TEXAS 78232
(210) 403-6282

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID GROVE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF THE FOLLOWING WITNESSES, WHOSE NAMES AND ADDRESSES ARE SET FORTH HEREIN.

DOROTHY REESE GOTTNER
Notary Public, State of Texas
My Commission Expires
May 13, 2015
Dorothy Reese Gattner
Notary Public, Bexar County, Texas

THIS PLAT OF ALAMO RANCH UNITS 20&21, PHASE III, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

CERTIFICATE OF APPROVAL
SECRETARY

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

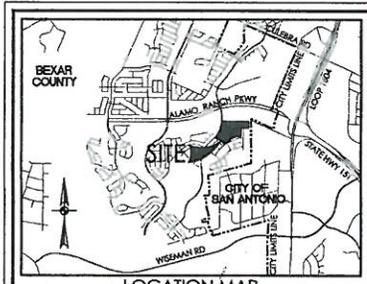
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

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

BY: DEPUTY



- 17 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
20 BUILDING SETBACK
10 BUILDING SETBACK
14 VARIABLE WIDTH DRAINAGE EASEMENT
16 ELECTRIC EASEMENT
12 ELECTRIC EASEMENT
10 SEWER EASEMENT
14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'PAPE-DAWSON' UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DEPICTED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORE NETWORKS.

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

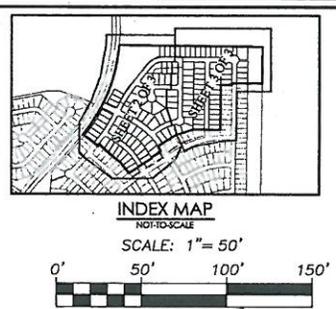
C.P.S. ENERGY NOTES:
THE CITY OF SAN ANTONIO HAS FOR ELECTRIC SYSTEM (SEE PHASE SERVICE DRAWING) HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THE PLAT AS 'GAS EASEMENT', 'ELECTRIC EASEMENT', 'SEWER EASEMENT', 'TELEPHONE AND CABLE TV EASEMENT', 'DRAINAGE EASEMENT', 'ROAD EASEMENT', 'WATER EASEMENT', 'WATER SUPPLY EASEMENT', 'WATER TREATMENT EASEMENT', 'WATER STORAGE EASEMENT', 'WATER DISTRIBUTION EASEMENT', 'WATER CONDUIT EASEMENT', 'WATER MAIN EASEMENT', 'WATER SERVICE EASEMENT', 'WATER METER EASEMENT', 'WATER METER BOX EASEMENT', 'WATER METER VALVE EASEMENT', 'WATER METER BOX COVER EASEMENT', 'WATER METER BOX COVER LID EASEMENT', 'WATER METER BOX COVER LID GROUND ELEVATION', 'WATER METER BOX COVER LID GROUND ELEVATION', 'WATER METER BOX COVER LID GROUND ELEVATION'.

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 UNDERSIGNED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

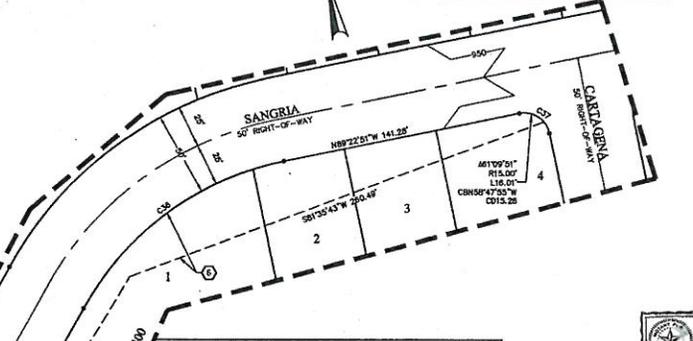
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1' ABOVE FINISHED ADJACENT GRADE.
BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND ELEMENTS OF ANY PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNATED TO BE THE RESPONSIBILITY OF THE ALAMO RANCH UNIT 20 & 21 COMMUNITY ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 101 & 102, BLOCK 115 AND LOT 103, 104 & 105, BLOCK 100.

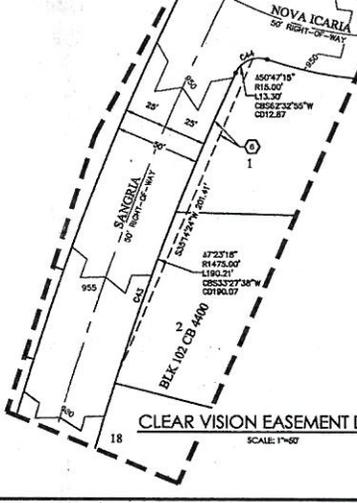
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THE PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITE ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
OPEN SPACE NOTE:
LOT 105, BLOCK 100, LOT 103, BLOCK 100, LOT 104, BLOCK 100, LOT 101, BLOCK 115 AND LOT 102, BLOCK 115, CB 4400 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.



LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 20 lines of survey data.



CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 55 curve data points.



ALAMO RANCH UNITS 20&21, PHASE III
Civil Job No. 7599-01; Survey Job No. 911005







# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

120339

**Project Name:**

Kinder Ranch AGI, Unit-1 (Enclave)

**Applicant:**

Lloyd A. Denton, Jr.

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Rick Wood, P.E.

**Owner:**

AGI Kinder Ranch Unit-1, Ltd.

**Staff Coordinator:**

Larry Odis, Planner  
(210) 207-0210  
larry.odis@sanantonio.gov

**Property Address/Location:**

Southwest of the intersection of  
Kinder Parkway and Prospect Creek

**MAPSCO Map Grid (Ferguson):**

451 C-1

**Tract Size:**

22.76

**Council District:**

ETJ

**Notification:**

Internet Agenda posting  
August 23, 2013

**REQUEST**

Approval of a major plat to subdivide a 22.76-acre tract of land to establish **Kinder Ranch AGI, Unit-1 (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 29, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of fifty-one (**51**) single-family residential lots, one (**1**) non-single family lot and approximately three thousand seven hundred seventy nine (**3,779**) linear feet of private streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 17, 2013.

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 26, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 824-B, accepted on September 20, 2010.

## **III. RECOMMENDATION**

Approval of the proposed **Kinder Ranch AGI, Unit-1 (Enclave)** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 120339

SUBDIVISION PLAT OF KINDER RANCH AGI, UNIT-1 (ENCLAVE)

ESTABLISHING LOTS 1-6 & 35-53, BLOCK 24, & LOTS 11-15, BLOCK 26, LOTS 1-3, BLOCK 27, LOTS 1-14, BLOCK 28 & LOTS 1-4, BLOCK 37, COUNTY BLOCK 4854, A 22.76 ACRE TRACT OF LAND BEING ALL OF A 22.76 ACRE TRACT CONVEYED TO AGI KINDER UNIT 1, LTD. IN CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16286, PAGES 2338-2351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT 459, COUNTY BLOCK 4858, OUT OF THE F. LEESCH SR. SURVEY NO. 1, ABSTRACT 1970, COUNTY BLOCK 4858, OUT OF THE G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4854 AND C HENNEKER SURVEY 195, ABSTRACT 354, COUNTY BLOCK 4857 NOW SAID 22.76 ACRES ASSIGNED TO COUNTY BLOCK 4854 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: August 26, 2013

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, INDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR OTHERWISE AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONVICTIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD DENTON, JR. AGI KINDER RANCH UNIT-1, LTD. 1500 W. POINTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218 (817) 828-6131

STATE OF TEXAS COUNTY OF BEXAR

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



SARAH E. CARRINGTON My Commission Expires August 2, 2016 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT-1 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

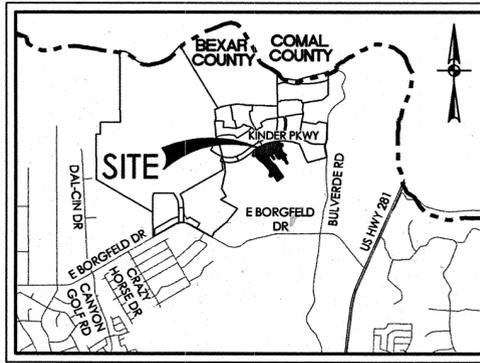
BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 451C1 NOT-TO-SCALE

MINIMUM FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C01005 EFFECTIVE SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25 YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 824 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. LOT 901, BLOCK 24, CB 4854 (1.77 ACRES) IS DESIGNATED AS A COMMON AREA/GREENSPACE (PERMEABLE) AND AN DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

WATER AND/OR 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.

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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY YEAR OLD UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ONLY ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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

Rick Wood LICENSED PROFESSIONAL ENGINEER

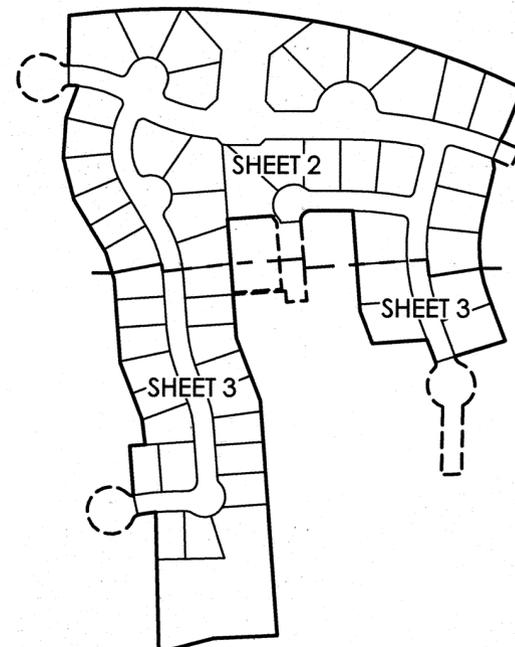
STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
CB COUNTY BLOCK
ROW RIGHT-OF-WAY
o FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
. SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- - - - - EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
(2) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (0.192 OF AN ACRE)
(12) 50' X 167.77' DRAINAGE EASEMENT (0.229 OF AN ACRE)
(13) VARIABLE WIDTH TURN-AROUND, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, OFF-LOT (0.261 OF AN ACRE)
(14) VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER & SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET. (0.059 OF AN ACRE)
(15) VARIABLE WIDTH DRAINAGE EASEMENT (1.77 ACRES)
(16) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(17) MINIMUM 10' BUILDING SETBACK LINE
(1) 16' SANITARY SEWER EASEMENT (VOLUME 16019, PAGES 1771-1780 OPR) UNPLATTED PORTION OF 80.03 AC TRACT BBC SAN ANTONIO LAND, LLC, LTD (VOLUME 14659, PAGES 1892-1896 OPR)



SHEET INDEX NOT-TO-SCALE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curve data for curves C1 through C75.

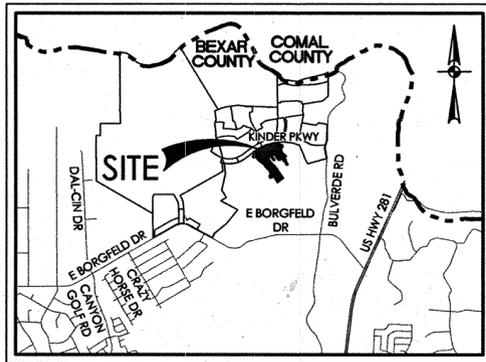
Table with columns: LINE, BEARING, LENGTH. Lists line data for lines L1 through L71.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE MGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

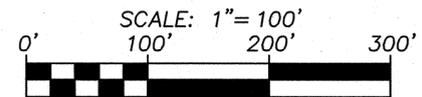
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Civil Job No. 7902-01: Survey Job No. 5953-66



**LOCATION MAP**  
MAPSCO MAP GRID: 451C1  
NOT-TO-SCALE

NOTE:  
SEE SHEET 1 OF 4 FOR LEGEND,  
NOTES, CURVE AND LINE TABLE.



**PLAT NUMBER 120339**

**SUBDIVISION PLAT  
OF  
KINDER RANCH AGI, UNIT-1 (ENCLAVE)**

ESTABLISHING LOTS 1-6 & 35-53, BLOCK 24, & LOTS 11-15, BLOCK 26, LOTS 1-3, BLOCK 27, LOTS 1-14, BLOCK 28 & LOTS 1-4, BLOCK 37, COUNTY BLOCK 4854, A 22.76 ACRE TRACT OF LAND BEING ALL OF A 22.76 ACRE TRACT CONVEYED TO AGI KINDER UNIT 1, LTD. IN CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16284, PAGES 2338-2351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SR. SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4888, OUT OF THE G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4854 AND C HEINEMER SURVEY 195, ABSTRACT 334, COUNTY BLOCK 4857 NOW SAID 22.76 ACRES ASSIGNED TO COUNTY BLOCK 4854 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: August 26, 2013

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS APPEARED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR RESERVED FOR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS AND PUBLIC PLACES THEREON, TO BE OPEN TO THE PUBLIC AND TO BE USED THEREIN EXPRESSED.

DEVELOPER: LLOYD A. DENTON, JR.  
AGI KINDER RANCH UNIT-1, LTD.  
11 LYNN BATTLES SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-4881

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 26th DAY OF August, A.D. 2013.



SARAH E. CARRINGTON  
My Commission Expires August 2, 2016  
Sarah E. Carrington  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT-1 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

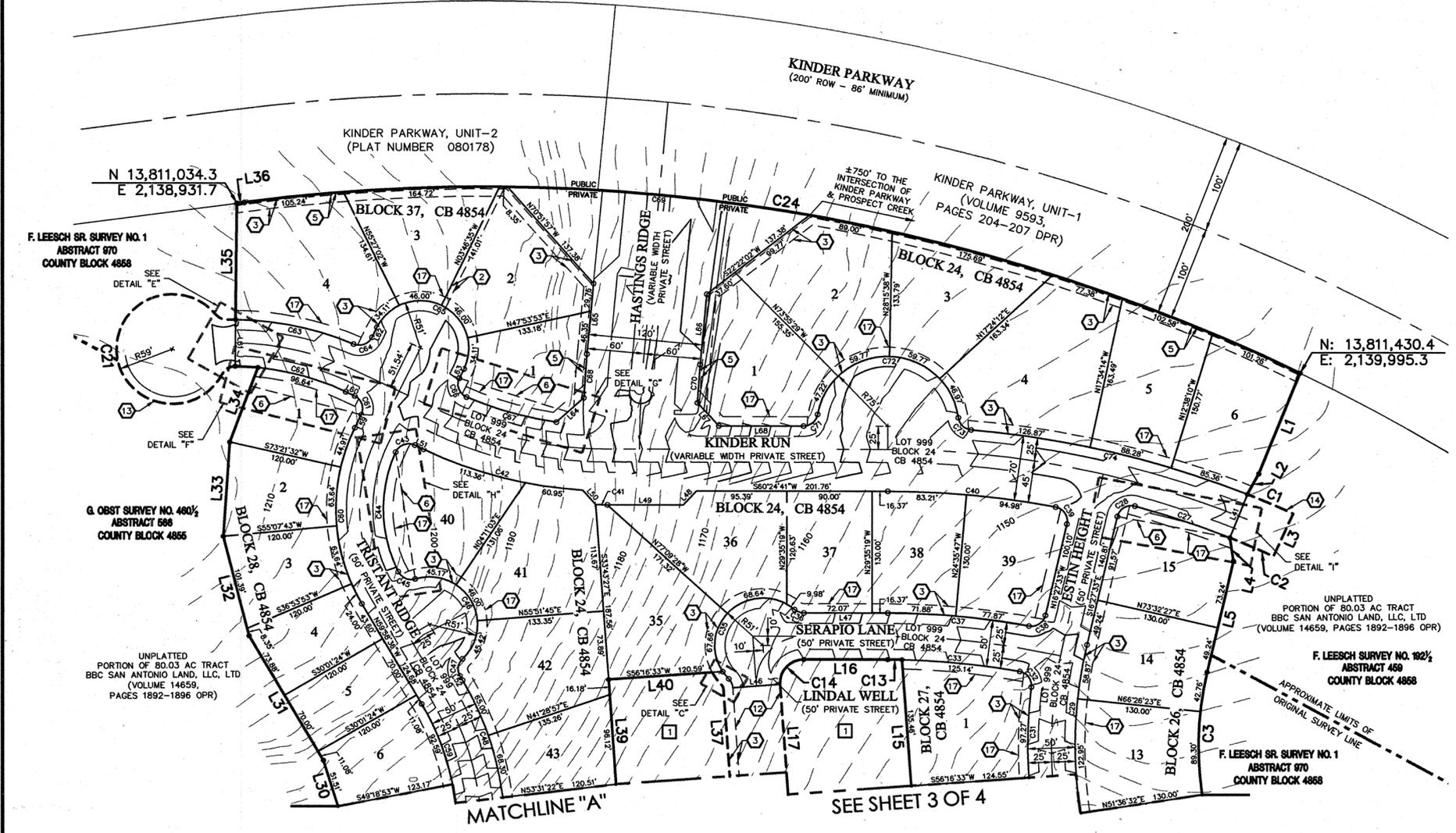
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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.

*WR Wood*  
WR WOOD  
65364  
LICENSED PROFESSIONAL ENGINEER

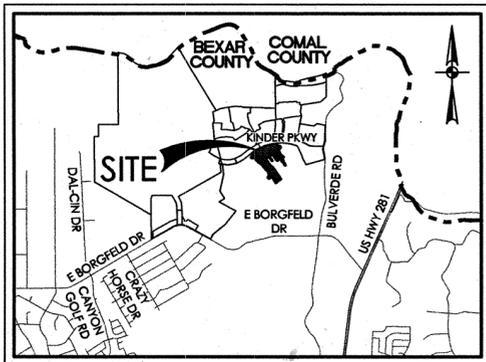
STATE OF TEXAS  
COUNTY OF BEXAR

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*John Noel Nicholls*  
JOHN NOEL NICHOLLS  
4402  
REGISTERED PROFESSIONAL LAND SURVEYOR



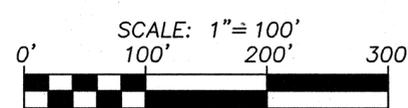
KINDER RANCH AGI, UNIT-1 (ENCLAVE) Civil Job No. 7902-01; Survey Job No. 5953-66



LOCATION MAP

MAPSCO MAP GRID: 451C1  
NOT-TO-SCALE

NOTE:  
SEE SHEET 1 OF 4 FOR LEGEND,  
NOTES, CURVE AND LINE TABLE.



PLAT NUMBER 120339

SUBDIVISION PLAT  
OF  
KINDER RANCH AGI, UNIT-1 (ENCLAVE)

ESTABLISHING LOTS 1-5 & 35-53, BLOCK 24, & LOTS 11-15, BLOCK 26, LOTS 1-3, BLOCK 27, LOTS 1-14, BLOCK 28 & LOTS 1-4, BLOCK 37, COUNTY BLOCK 4854, A 22.76 ACRE TRACT OF LAND BEING ALL OF A 22.762 ACRE TRACT CONVEYED TO AGI KINDER UNIT 1, LTD. IN CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16286, PAGES 2338-2351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT 459, COUNTY BLOCK 4858, OUT OF THE F. LEESCH SR. SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4858, OUT OF THE G. OBST SURVEY NO. 480 1/2, ABSTRACT 566, COUNTY BLOCK 4854 AND C HEINEMER SURVEY 195, ABSTRACT 334, COUNTY BLOCK 4857 NOW SAID 22.76 ACRES ASSIGNED TO COUNTY BLOCK 4854 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: August 26, 2013

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, ERECTION, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THIS PLAT FOR THE PURPOSES AND INTENTIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
AGI KINDER RANCH UNIT-1, LTD.  
11 LYNN PATRIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 August, A.D. 2013.



SARAH E CARRINGTON  
My Commission Expires August 2, 2016  
Notary Public, Bexar County, Texas

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT-1 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

UNPLATTED PORTION OF 80.03 AC TRACT BBC SAN ANTONIO LAND, LLC, LTD (VOLUME 14659, PAGES 1892-1896, OPR)

G. OBST SURVEY NO. 480 1/2 ABSTRACT 566 COUNTY BLOCK 4855

UNPLATTED PORTION OF 80.03 AC TRACT BBC SAN ANTONIO LAND, LLC, LTD (VOLUME 14659, PAGES 1892-1896 OPR)

G. OBST SURVEY NO. 480 1/2 ABSTRACT 566 COUNTY BLOCK 4865

UNPLATTED PORTION OF 80.03 AC TRACT BBC SAN ANTONIO LAND, LLC, LTD (VOLUME 14659, PAGES 1892-1896 OPR)

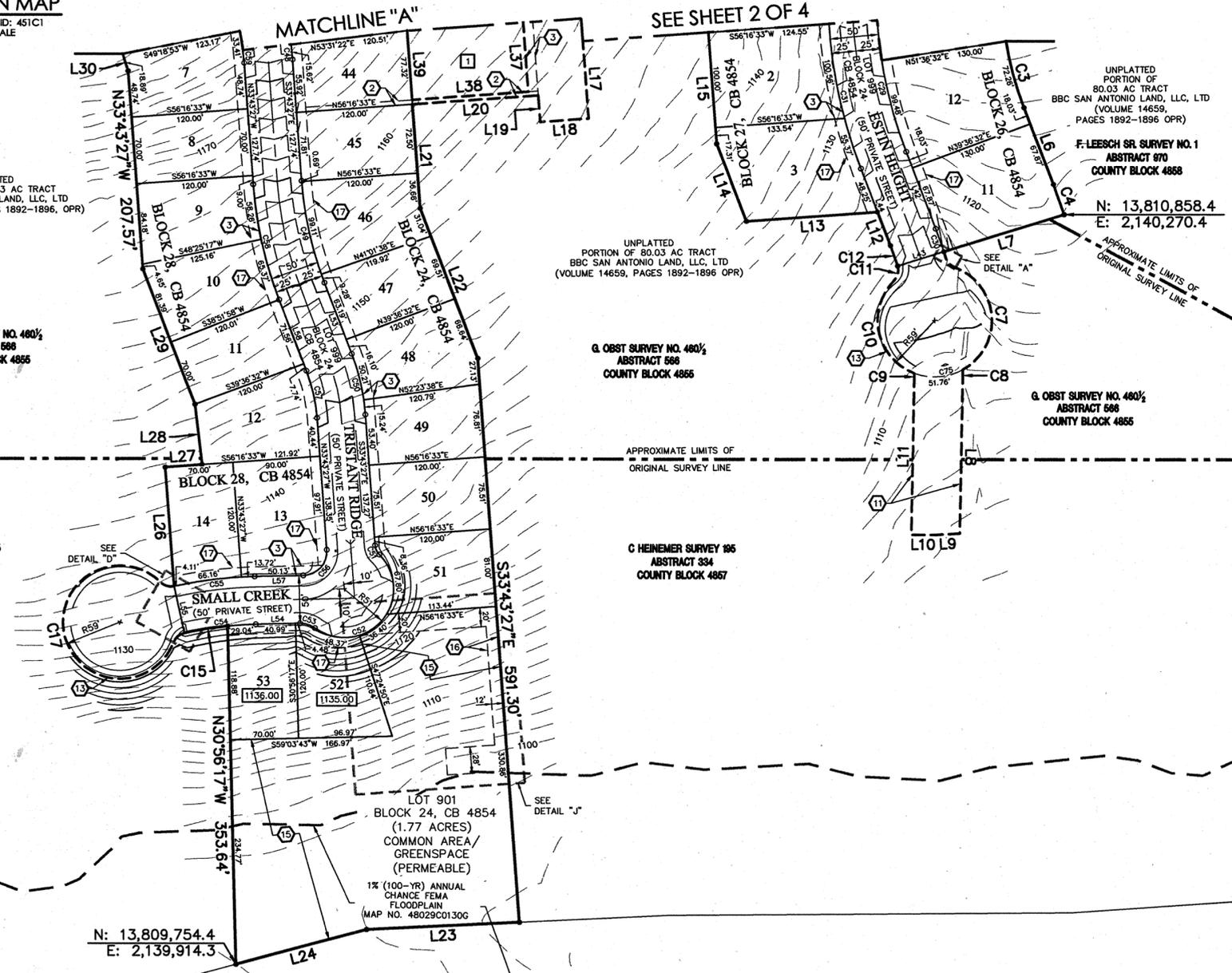
F. LEESCH SR. SURVEY NO. 1 ABSTRACT 970 COUNTY BLOCK 4858

N: 13,810,858.4  
E: 2,140,270.4

G. OBST SURVEY NO. 480 1/2 ABSTRACT 566 COUNTY BLOCK 4865

C HEINEMER SURVEY 195 ABSTRACT 334 COUNTY BLOCK 4857

C HEINEMER SURVEY 195 ABSTRACT 334 COUNTY BLOCK 4857



STATE OF TEXAS  
COUNTY OF BEXAR

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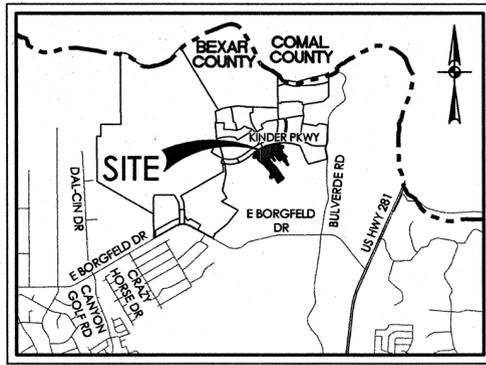
*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

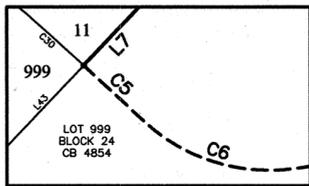
*J. Mills*  
REGISTERED PROFESSIONAL LAND SURVEYOR





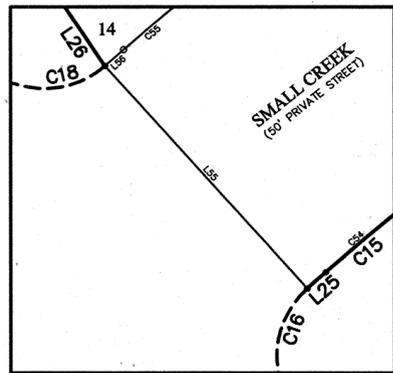
**LOCATION MAP**

MAPSCO MAP GRID: 451C1  
NOT-TO-SCALE



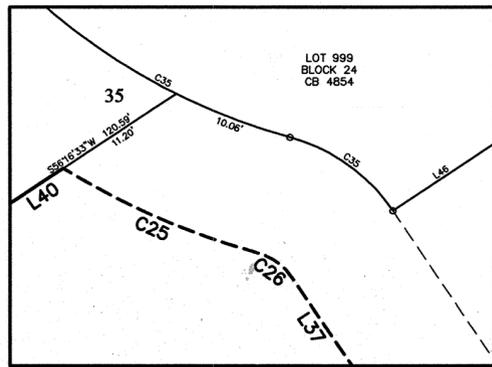
**DETAIL "A"**

SCALE: 1"=10'



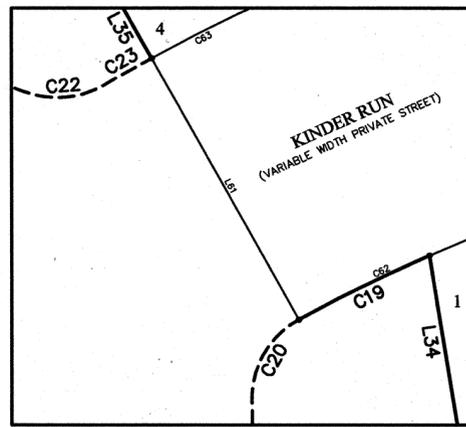
**DETAIL "D"**

SCALE: 1"=20'



**DETAIL "C"**

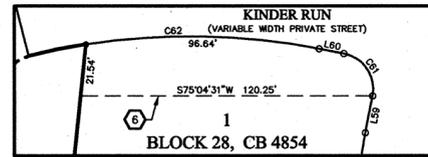
SCALE: 1"=10'



**DETAIL "E"**

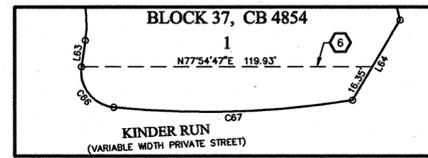
SCALE: 1"=20'

NOTE:  
SEE SHEET 1 OF 4 FOR LEGEND,  
NOTES, CURVE AND LINE TABLE.



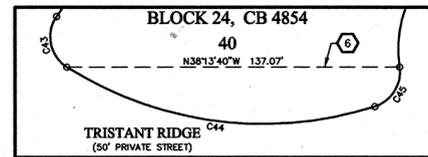
**DETAIL "F"**

SCALE: 1"=50'



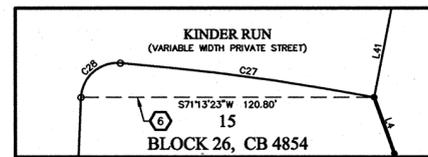
**DETAIL "G"**

SCALE: 1"=50'



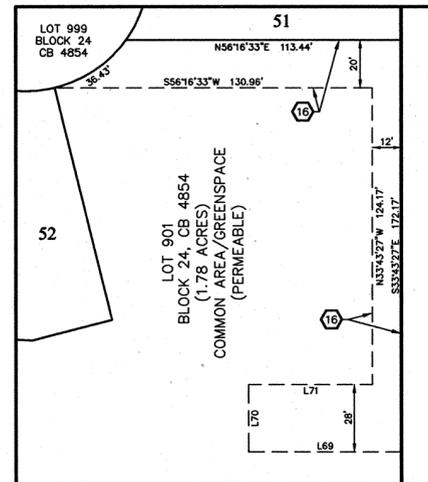
**DETAIL "H"**

SCALE: 1"=50'



**DETAIL "I"**

SCALE: 1"=50'



**DETAIL "J"**

SCALE: 1"=50'

**PLAT NUMBER 120339**

**SUBDIVISION PLAT  
OF  
KINDER RANCH AGI, UNIT-1 (ENCLAVE)**

ESTABLISHING LOTS 1-6 & 35-53, BLOCK 24, & LOTS 11-15, BLOCK 26, LOTS 1-3, BLOCK 27, LOTS 1-14, BLOCK 28 & LOTS 1-4, BLOCK 37, COUNTY BLOCK 4854, A 22.76 ACRE TRACT OF LAND BEING ALL OF A 22.762 ACRE TRACT CONVEYED TO AGI KINDER UNIT 1, LTD. IN CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 16286, PAGES 2338-2351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SR. SURVEY NO. 1, 192 1/2, ABSTRACT 459, COUNTY BLOCK 4854, OUT OF THE F. LEESCH SR. SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4854, OUT OF THE G. OBST SURVEY NO. 440 1/2, ABSTRACT 564, COUNTY BLOCK 4854 AND C HENEMER SURVEY 195, ABSTRACT 334, COUNTY BLOCK 4857 NOW SAID 22.76 ACRES ASSIGNED TO COUNTY BLOCK 4854 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: August 26, 2013

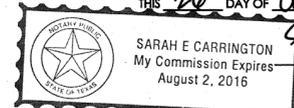
STATE OF TEXAS  
COUNTY OF BEXAR

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 OR PART OF AN ENCLAVE OR PLANNED DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, DRIVEWAYS, EGRESS COURSES, DRIVEWAYS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF THE PLAT HEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
AGI KINDER RANCH UNIT-1, LTD.  
11 LYNN BATTIS DRIVE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 26th DAY OF August, A.D. 2013.



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER RANCH AGI, UNIT-1 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Rick Wood*  
LLOYD A. DENTON, JR.  
LICENSSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

130042

**Project Name:**

San Antonio Children's Museum

**Applicant:**

Vanessa Hurd

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Thomas Matthew Carter, P.E.

**Owner:**

SACM Title Holdings, Inc.

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
Luz.Gonzales@sanantonio.gov

**Property Address/Location:**

On the northeast of the intersection of  
Broadway Street and Brackenridge  
Avenue

**MAPSCO Map Grid (Ferguson):**

617 B-1

**Tract Size:**

5.684

**Council District(s):**

1

**Notification:**

Published in Daily Commercial  
Recorder August 22, 2013

Internet Agenda Posting September 6,  
2013

**REQUEST**

Approval of a major plat to subdivide a 5.684-acre tract of land to establish the **San Antonio Children's Museum** Subdivision

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 21, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 3, 18, & 20-21, Block 15, CB 3869 of the Brackenridge Place Subdivision recorded in Volume 7300, Page 15; Lot 7, CB 1055 of a plat recorded in Volume 4305, Page 251; Lot 9, CB 1055 of a plat recorded in Volume 4500, Page 240; Lots 3-10, Block 13, CB 3867 of the Brackenridge Place Subdivision recorded in Volume 105, Page 248, an antiquated plat dated November 27, 1909; Lot 11, Block 13, CB 3867 of the Brackenridge Place Subdivision recorded in Volume 7100, Page 203; Lots 25-28, Block 12, CB 1066 of the Brackenridge Subdivision recorded in Volume 72, Page 505, an antiquated plat dated November 29, 1890; all of the deed and plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use(s)**

The proposed plat will consist of two (2) non-single family residential lots.

### **B. Zoning**

“C-3 RIO-1” General Commercial River Improvement Overlay District

“MF-33 NCD-6” Multi-Family District Neighborhood Commercial 6

“C-3 NA RIO-1” General Commercial Non-Alcoholic Sales River Improvement Overlay District 1

“C-3 NCD-6” General Commercial Neighborhood Commercial 6

### **C. Major Thoroughfare**

Broadway Street (Loop 368), Primary Arterial Type B, 70-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 30, 2013.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 6, 2023.

Furthermore, on July 23, 2013, the applicant submitted a request for an Administrative Exception ((**ATTACHMENT 2**) to the requirements from Section 35-502(e)(2)(B) (i) regarding “(v) Right turn lanes shall be required: (i). At all medians openings driveways or streets with a daily entering left-turn traffic volume of five hundred (500) vehicle trips or fifty (50) vehicle peak hour trips.” On August 14, 2013, the Development Services Director granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 3**).

## **II. RECOMMENDATION**

Approval of the proposed **San Antonio Children’s Museum** Replat.

## **III. ATTACHMENTS**

1. Proposed Plat
2. Administrative Exception Request
3. Administrative Exception Response

PLAT NUMBER 130042

REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO CHILDREN'S MUSEUM

BEING 5.684 ACRES, ESTABLISHING LOT 22 & 23, BLOCK 15, NEW CITY BLOCK 3869, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 3, 18, & 20-21, BLOCK 15, NCB 3869 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 7300, PAGE 15; LOT 7, NCB 1055 OF A PLAT RECORDED IN VOLUME 4305, PAGE 251; LOT 9, NCB 1055 OF A PLAT RECORDED IN VOLUME 4500, PAGE 216; LOT 17, BLOCK 15, NCB 3869 OF A PLAT RECORDED IN VOLUME 3377, PAGE 240; LOTS 6-10, BLOCK 13, NCB 3867 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 105, PAGE 248; LOT 11, BLOCK 13, NCB 3867 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 7100, PAGE 203; LOTS 25-28, BLOCK 12, NCB 1066 OF THE BRACKENRIDGE SUBDIVISION RECORDED IN VOLUME 72, PAGE 506; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: September 3, 2013

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER OF LOT 23: F MIKE ETIENNE - ASSISTANT DIRECTOR CIVIS CITY OF SAN ANTONIO PO BOX 839966 SAN ANTONIO, TEXAS 78283 (210) 207-8025

STATE OF TEXAS COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER OF LOT 22: VANESSA HURD - EXECUTIVE DIRECTOR SACM TITLE HOLDINGS, INC 305 S HOUSTON ST SAN ANTONIO, TEXAS 78205 (210) 212-4453

STATE OF TEXAS COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SAN ANTONIO CHILDREN'S MUSEUM HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: ... CHAIRMAN

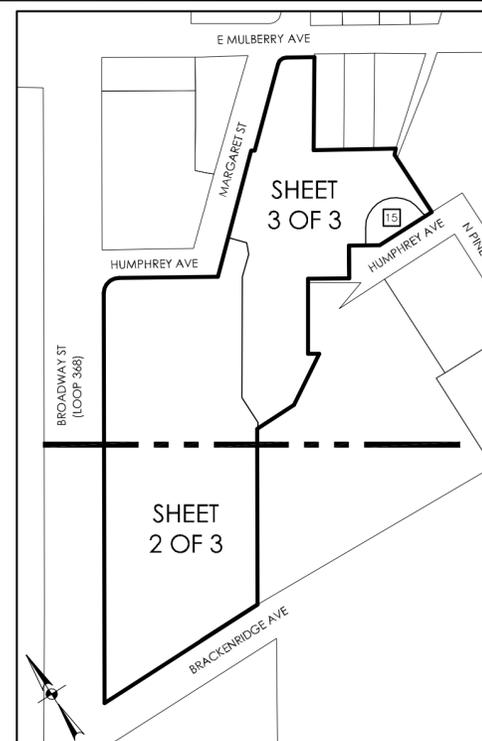
BY: ... SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ... DEPUTY



INDEX MAP

SCALE: 1"=200'

LEGEND

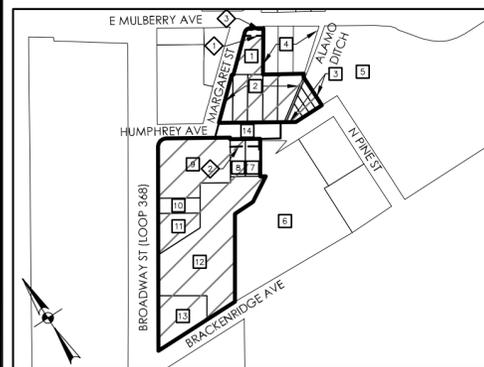
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (JOHNSON)
FINISHED FLOOR ELEVATION
RADIAL BEARING
EXISTING CONTOURS
PROPOSED 100-YEAR FLOODPLAIN PER CLOMR (FEMA CASE NO 13-06-2739R)

- 1 LOT 11, BLOCK 13, NCB 3867 BRACKENRIDGE PLACE SUBDIVISION (VOL 7100, PG 203, DPR)
2 LOT 6-10, BLOCK 13, NCB 3867 BRACKENRIDGE PLACE SUBDIVISION (VOL 105, PG 248, DPR)
3 LOT 25-28, BLOCK 12, NCB 1066 BRACKENRIDGE PLACE SUBDIVISION (VOL 72, PG 505, OPR)
4 LOT 3-5, BLOCK 13, NCB 3867 BRACKENRIDGE PLACE SUBDIVISION (VOL 105, PG 248, DPR) (VOL 12869, PG 2083, OPR)
5 LOT 8, BLOCK 3, NCB 9021 MULBERRY VILLAGE APARTMENTS (VOL 9652, PG 52-58, DPR)
6 LOT 10, NCB 1055 MCFADIN FAMILY LTD PARTNERSHIP (VOL 5502, PG 241, DPR) (VOL 5956, PG 241, OPR)
7 LOT 21, BLOCK 15, NCB 3869 BRACKENRIDGE PLACE SUBDIVISION (VOL 7300, PG 15, DPR)
8 LOT 20, BLOCK 15, NCB 3869 BRACKENRIDGE PLACE SUBDIVISION (VOL 7300, PG 15, DPR)
9 LOT 18, BLOCK 15, NCB 3869 BRACKENRIDGE PLACE SUBDIVISION (VOL 7300, PG 15, DPR)
10 LOT 3, BLOCK 15, NCB 3869 BRACKENRIDGE PLACE SUBDIVISION (VOL 7300, PG 15, DPR)
11 LOT 17, BLOCK 15, NCB 3869 (VOL 3377, PG 240, DPR)
12 LOT 9, NCB 1055 (VOL 4500, PG 216, DPR)
13 LOT 7, NCB 1055 (VOL 4305, PG 251, DPR)
14 A PORTION OF HUMPHREY AVENUE CLOSED & ABANDONED BY AWARD OF SPECIAL COMMISSIONERS NO. 2013-01-17-0025 (VOL 15919, PG 2470-2476, OPR)
15 0.116 ACRE VARIABLE WIDTH ROW DEDICATION TO THE CITY OF SAN ANTONIO



LOCATION MAP

MAPSCO MAP GRID: 61781 NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING

SCALE: 1"= 400'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 3, 18, & 20-21, BLOCK 15, NCB 3869 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 7300, PAGE 15; LOT 7, NCB 1055 OF A PLAT RECORDED IN VOLUME 4305, PAGE 251; LOT 9, NCB 1055 OF A PLAT RECORDED IN VOLUME 4500, PAGE 216; LOT 17, BLOCK 15, NCB 3869 OF A PLAT RECORDED IN VOLUME 3377, PAGE 240; LOTS 6-10, BLOCK 13, NCB 3867 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 105, PAGE 248, AN ANTIQUATED PLAT DATED NOVEMBER 27, 1909; LOT 11, BLOCK 13, NCB 3867 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 7100, PAGE 203; LOTS 25-28, BLOCK 12, NCB 1066 OF THE BRACKENRIDGE SUBDIVISION RECORDED IN VOLUME 72, PAGE 505, AN ANTIQUATED PLAT DATED NOVEMBER 29, 1890; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT BRACKENRIDGE PLACE SUBDIVISION #453404 WHICH IS RECORDED IN VOLUME 7300, PAGE 15; BRACKENRIDGE PLACE SUBDIVISION #105248 RECORDED IN VOLUME 105, PAGE 248; BRACKENRIDGE PLACE SUBDIVISION #405466 RECORDED IN VOLUME 7100, PAGE 203; BRACKENRIDGE PLACE SUBDIVISION #UNKNOWN RECORDED IN VOLUME 72, PAGE 506; #257703 RECORDED IN VOLUME 4305, PAGE 251; #338464 RECORDED IN VOLUME 4500, PAGE 216; NAME UNKNOWN #UNKNOWN RECORDED IN VOLUME 3377, PAGE 240; BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 8/28/13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: VANESSA HURD - EXECUTIVE DIRECTOR SACM TITLE HOLDINGS, INC 305 S HOUSTON ST SAN ANTONIO, TEXAS 78205 (210) 212-4453

STATE OF TEXAS COUNTY OF BEXAR

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ...

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG SP 368 (BROADWAY), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 684.12'.
3. BUILDING SETBACK LINE TO ACCOMMODATE TxDOT ROW WITHIN PERIOD SPECIFIED BY CHAPTER 35-506 G(3) OF THE UNIFIED DEVELOPMENT CODE.

DRAINAGE EASEMENT 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

C.P.S. ENERGY NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND REPAIRING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED INTERESTS IN SAID EASEMENT OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

EDU NOTE:

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

SURVEYOR'S NOTES:

- 1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
2. DIMENSIONS SHOWN ARE SURFACE.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

IMPACT FEE PAYMENT NOTE:

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

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT BRACKENRIDGE PLACE SUBDIVISION #453404 WHICH IS RECORDED IN VOLUME 7300, PAGE 15; BRACKENRIDGE PLACE SUBDIVISION #105248 RECORDED IN VOLUME 105, PAGE 248; BRACKENRIDGE PLACE SUBDIVISION #405466 RECORDED IN VOLUME 7100, PAGE 203; BRACKENRIDGE PLACE SUBDIVISION #UNKNOWN RECORDED IN VOLUME 72, PAGE 506; #257703 RECORDED IN VOLUME 4305, PAGE 251; #338464 RECORDED IN VOLUME 4500, PAGE 216; NAME UNKNOWN #UNKNOWN RECORDED IN VOLUME 3377, PAGE 240; BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 8/28/13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: F MIKE ETIENNE - ASSISTANT DIRECTOR CIVIS CITY OF SAN ANTONIO PO BOX 839966 SAN ANTONIO, TEXAS 78283 (210) 207-8025

STATE OF TEXAS COUNTY OF BEXAR

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

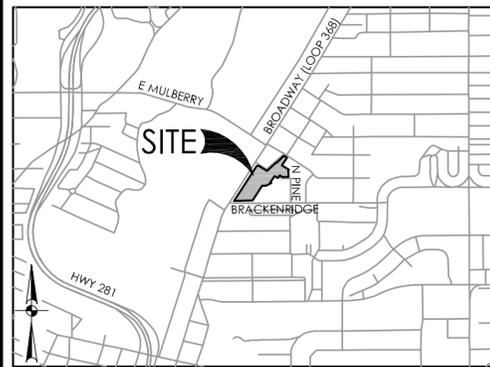
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: ...

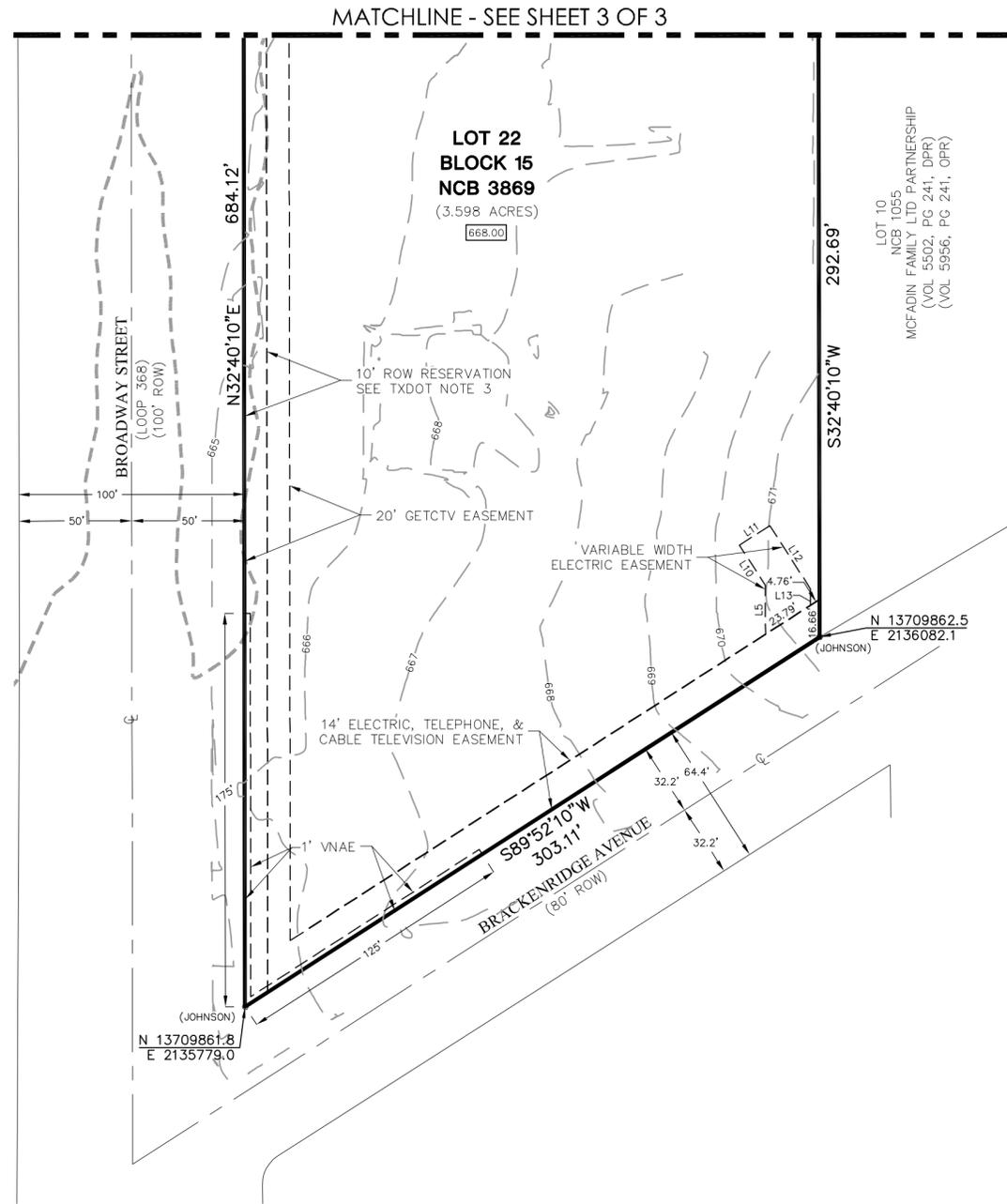
STATE OF TEXAS COUNTY OF BEXAR

JOHNSON SURVEYING, INC.

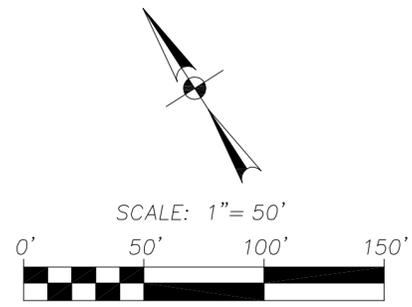
Registered Professional Land Surveyor 17890 BLANCO RD, STE. 306, SAN ANTONIO, TX 78232 (210) 858-9838 \* (210) 247-6138 fax



**LOCATION MAP**  
MAPSCO MAP GRID: 61781  
NOT-TO-SCALE



NOTE:  
SEE SHEET 3 OF 3 FOR CURVE  
AND LINE TABLE



**PLAT NUMBER 130042**  
**REPLAT AND SUBDIVISION**  
**PLAT ESTABLISHING**  
**SAN ANTONIO CHILDREN'S**  
**MUSEUM**

BEING 5.684 ACRES, ESTABLISHING LOT 22 & 23, BLOCK 15, NEW CITY BLOCK 3869, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 3, 18, & 20-21, BLOCK 15, NCB 3869 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 7300, PAGE 15; LOT 7, NCB 1055 OF A PLAT RECORDED IN VOLUME 4305, PAGE 251; LOT 9, NCB 1055 OF A PLAT RECORDED IN VOLUME 4500, PAGE 216; LOT 17, BLOCK 15, NCB 3869 OF A PLAT RECORDED IN VOLUME 3377, PAGE 240; LOTS 6-10, BLOCK 13, NCB 3867 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 105, PAGE 248; LOT 11, BLOCK 13, NCB 3867 OF THE BRACKENRIDGE PLACE SUBDIVISION RECORDED IN VOLUME 7100, PAGE 203; LOTS 25-28, BLOCK 12, NCB 1066 OF THE BRACKENRIDGE SUBDIVISION RECORDED IN VOLUME 72, PAGE 506; ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: September 3, 2013

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER OF LOT 23: F MIKE ETIENNE - ASSISTANT DIRECTOR CIVIS  
CITY OF SAN ANTONIO  
PO BOX 839966  
SAN ANTONIO, TEXAS 78283  
(210) 207-8025

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
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SACM TITLE HOLDINGS, INC  
305 E HOUSTON ST  
SAN ANTONIO, TEXAS 78205  
(210) 212-4453

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SAN ANTONIO CHILDREN'S MUSEUM HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
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STATE OF TEXAS  
COUNTY OF BEXAR

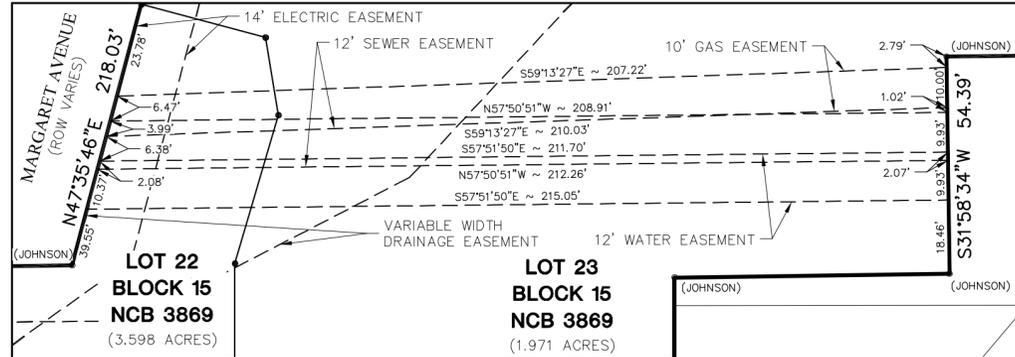
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\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR



**DETAIL 1**  
SCALE: 1" = 30'

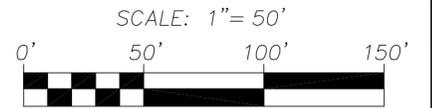
**JOHNSON SURVEYING, INC.**

Registered Professional Land Surveyor  
17890 BLANCO RD, STE. 306, SAN ANTONIO, TX 78232  
(210) 858-9838 \* (210) 247-6138 fax

**PLAT NUMBER 130042**

**REPLAT AND SUBDIVISION  
PLAT ESTABLISHING  
SAN ANTONIO CHILDREN'S  
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555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
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DATE OF PRINT: September 3, 2013

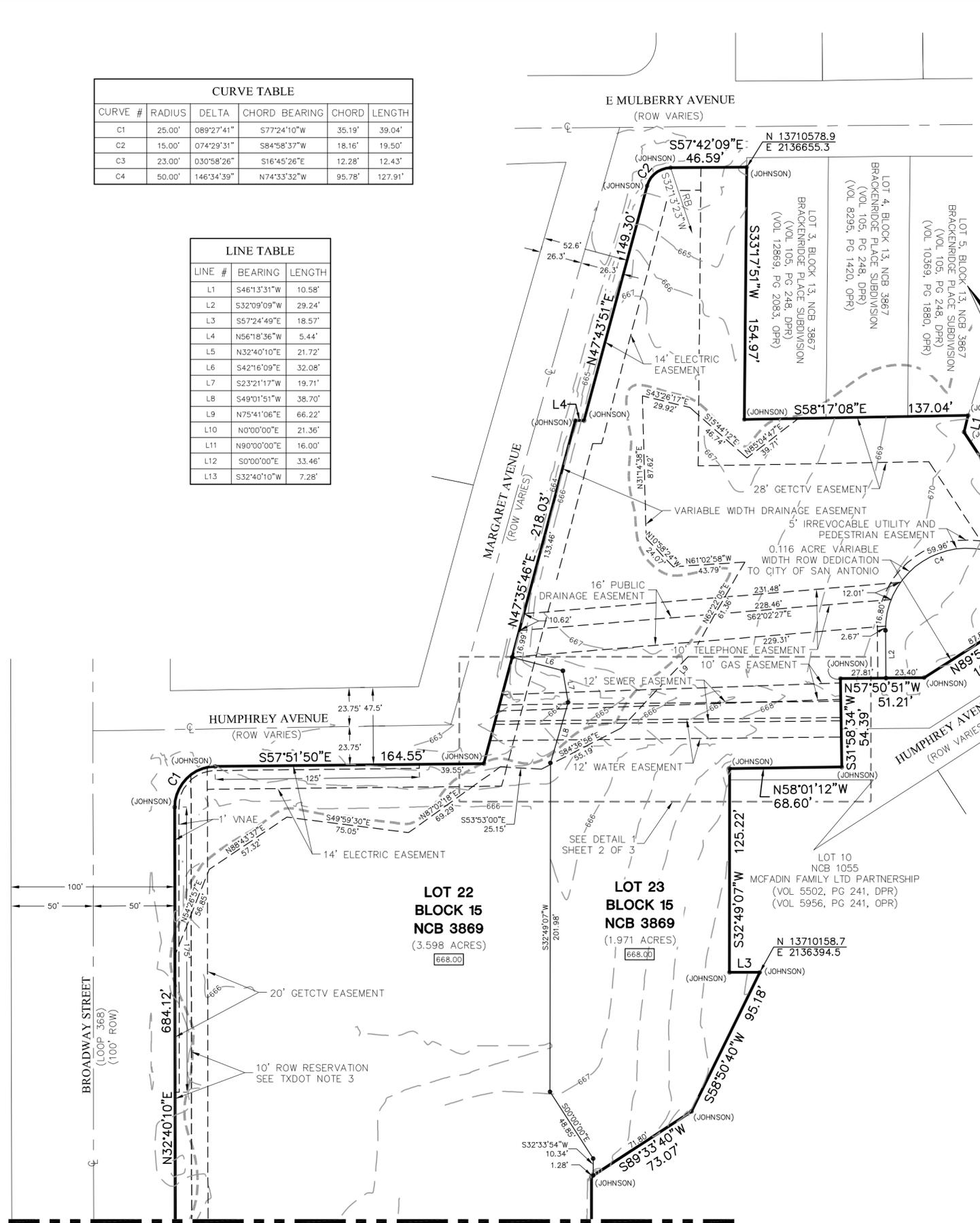
LOT 8  
BLOCK 3  
NCB 9021  
MULBERRY VILLAGE APARTMENTS  
(VOL 9652, PG 52-58, DPR)



**LOCATION MAP**  
MAPSCO MAP GRID: 61781  
NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	089°22'41"	S77°24'10"W	35.19'	39.04'
C2	15.00'	074°29'51"	S84°58'37"W	18.16'	19.50'
C3	23.00'	030°58'26"	S16°45'26"E	12.28'	12.43'
C4	50.00'	146°34'39"	N74°33'32"W	95.78'	127.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S46°13'31"W	10.58'
L2	S32°09'09"W	29.24'
L3	S57°24'49"E	18.57'
L4	N56°18'36"W	5.44'
L5	N32°40'10"E	21.72'
L6	S42°16'09"E	32.08'
L7	S23°21'17"W	19.71'
L8	S49°01'51"W	38.70'
L9	N75°41'06"E	66.22'
L10	N0°00'00"E	21.36'
L11	N90°00'00"E	16.00'
L12	S0°00'00"E	33.46'
L13	S32°40'10"W	7.28'



STATE OF TEXAS  
COUNTY OF BEXAR

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CITY OF SAN ANTONIO  
PO BOX 839966  
SAN ANTONIO, TEXAS 78283  
(210) 207-8025

STATE OF TEXAS  
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

**JOHNSON SURVEYING, INC.**  
Registered Professional Land Surveyor  
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(210) 858-9838 \* (210) 247-6138 fax

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STATE OF TEXAS  
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BY: \_\_\_\_\_ CHAIRMAN

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

STATE OF TEXAS  
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

SAN ANTONIO CHILDREN'S MUSEUM Civil Job No. 7844-00

Date: Sep 03, 2013, 8:04am User: ID: aarrington File: P:\7844\1300\Design\Civil\Plat\784400.dwg

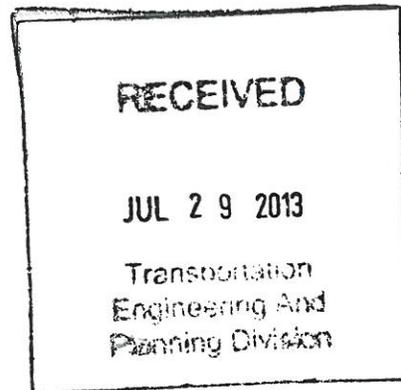


LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

July 23, 2013

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

Re: San Antonio Children's Museum  
 Plat No. 130042  
 UDC Code Section 35-502(e)(2)(B)(i)  
 Administrative Exception



RECEIVED  
 13 JUL 26 PM 3:17  
 ENVIRONMENTAL

Dear COSA DSD:

Please accept this letter and attached documents for the San Antonio Children's Museum project located at 2800 Broadway Street. We are writing to request an Administrative Exception with regard to Section 35-502(e)(2)(B)(i) of the Unified Development Code, related to Traffic Impact Analyses (TIAs). This section requires right turn lanes at driveways with a daily entering right-turn volume of 500 vehicle trips or 50 peak hour trips. In the attached letter, Marc Couchesne has noted that staff will support this request.

The main entrance into the proposed Children's Museum parking lot from Margaret Street is located in the one place that it can be located. The reasons include drivable fire truck access through the site, aligning with the existing restaurant driveway across the street, and the geometry of the parking lot property itself. Unfortunately, a right turn lane in this location would not function properly. A more detailed explanation is provided below. Refer to the attached site plan exhibit.

Importantly, the existing street volumes are very low. Therefore, this request will not have a negative impact on existing traffic. We respectfully ask that an administrative variance request be granted to extend this requirement for the following reasons:

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

- A right turn lane would affect the owner's use of the property, in addition to not properly serving its intended purpose. The space that the turn lane would use is being used to

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13 JUL 26 11:31 AM  
CITY OF SAN ANTONIO  
ENGINEERING DEPARTMENT

address a grade change between the street and the building, which is six feet higher than the street to be elevated above the floodplain.

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

- The hardship relates to the specific geometry of the public street at this intersection.

The issue at hand is the UDC requires a turn lane, but the geometry of the site does not allow for a turn lane. Humphrey Avenue turns nearly 90 degrees at an intersection with Margaret Avenue immediately before the driveway. The turn lane would be on this curve. The attached site plan shows this layout.

***The hardship is unique or nearly so, rather than one shared by many surrounding properties.***

- The hardship relates to the specific geometry of the public street at this intersection. The combination of this intersection and a parking demand high enough to require a right turn lane are unique to this site alone.

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

- The hardship is due to the street layout. If the driveway were moved to allow enough space for a turn lane, then fire truck access to the site would become difficult, parking circulation would be negatively impacted, and aligned access would not be provided with the property across Margaret Street.

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

- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property. In this rare case, we believe the site will function better without the right turn lane than it would with the right turn lane.

The right turn lane requirement is triggered because the site will have an estimated 64 right turns into the driveway during the mid-day peak hour, just over the threshold of 50 peak hour trips where a turn lane is required. However, as described above, the location is not conducive to a right turn lane.

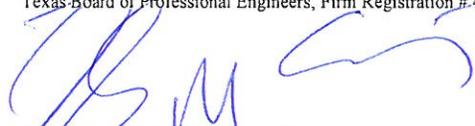
In addition, the loop connecting Humphrey Avenue and Margaret Street to Mulberry Avenue to the north will only serve the Children's Museum, Taco Cabana rear access, and Good Time Charlie's rear access (both are restaurants). Virtually no other traffic will use these streets. The base level of traffic is very low without the museum—only 32 peak hour trips.

The two main benefits of a turn lane are to separate turning traffic from non-turning traffic (queuing out the travel lane) and allow turning traffic to decelerate out of the travel lane. The low volume on these streets indicates that the first is not a major concern. The 25-mile-per-hour speed limit and 90-degree turns required indicate that the second is not a major concern. Therefore, constructing a right turn lane would have very little benefit.

In my professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC and will not adversely affect health, safety, or welfare of the public. Staff has noted they will support this request.

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration #.470



Thomas M. Carter, P.E.  
Vice President



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13 JUL 26 PM 3:18  
CITY OF SAN ANTONIO  
ENGINEERING DEPARTMENT

P:\78\44\00\WORD\LETTERS\130719A1-TIA AEVR.DOCX

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

RECEIVED  
JUL 29 2013  
By \_\_\_\_\_



# CITY OF SAN ANTONIO

## Traffic Comments

### Public Works Transportation Engineering & Planning Department

**Date:** July 10, 2013  
**Project:** San Antonio Children's Museum  
**Plat:** 130042

The above referenced Traffic Impact Analysis Report (Dated: December 2012) has been reviewed by the Public Works Transportation Engineering & Planning Department. The following comments should be addressed before approval:

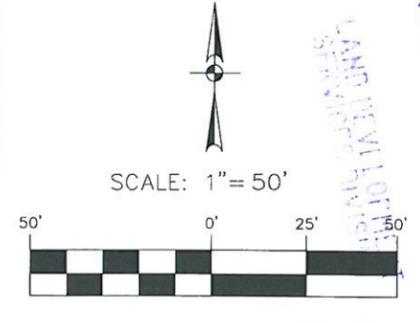
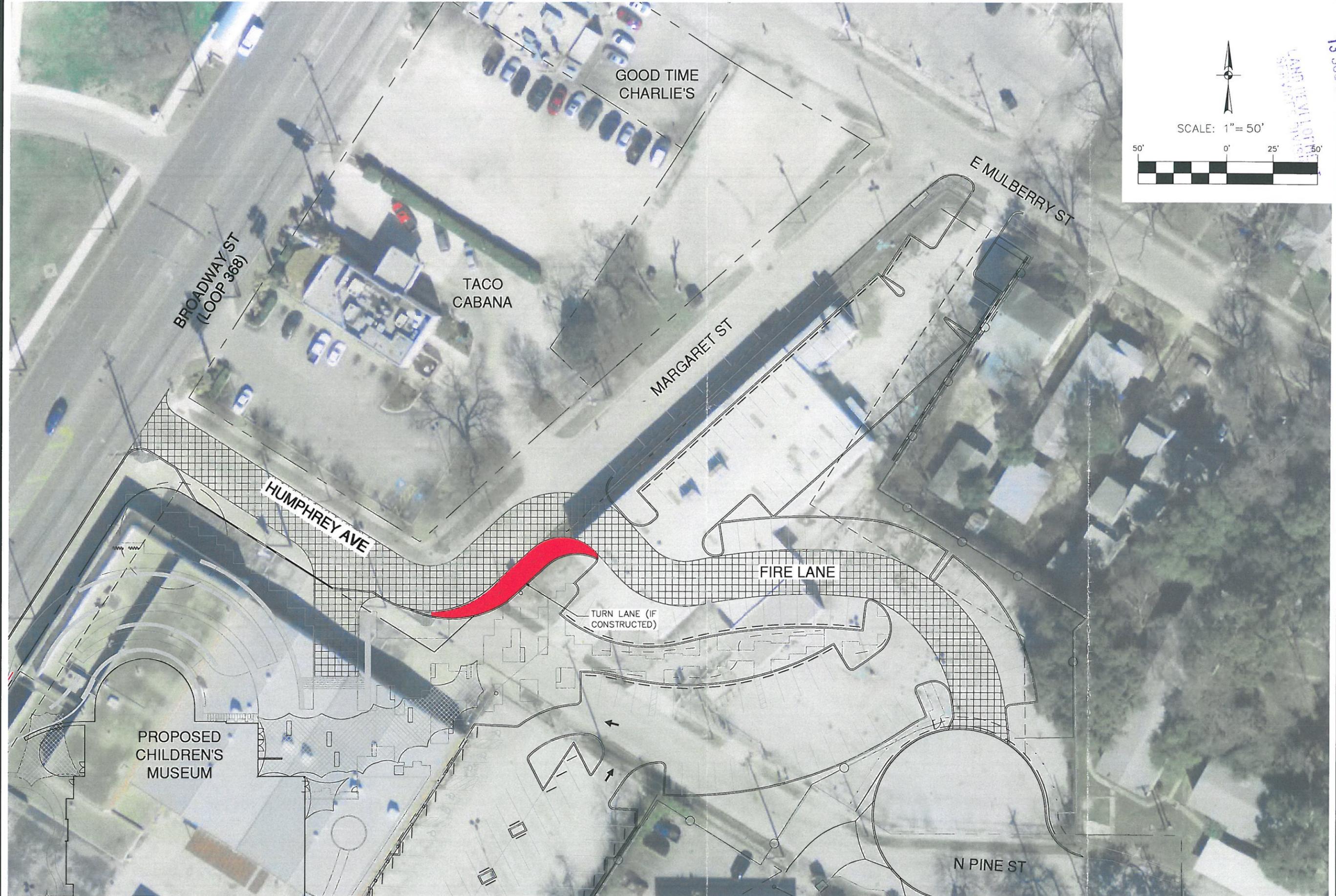
1. Provide copy of approved Administrative Exception Variance Request (AEVR) regarding not constructing the required right-turn deceleration lane on Margaret Street at Driveway 3. We will support the variance.
2. In order to have on-street parking solely for the SA Children's Museum along the east side of Margaret Street, a license agreement will be required. Parking restrictions would also be required along the west side of the street due to limited pavement width. Please contact Marcia Shelf Orlandi with CIMS at 207-7370.

Marc A. Courchesne  
207-7081

RECEIVED  
13 JUL 26 PM 3:18  
LAND DEVELOPMENT  
SERVICES DIVISION

RECEIVED  
JUL 29 2013  
By \_\_\_\_\_

Date: Jul 19, 2013, 4:38pm User ID: MKROLL  
File: P:\78\44\00\Design\Exhibits\EX130719\_AEVR.dwg



**SAN ANTONIO CHILDREN'S MUSEUM**

SAN ANTONIO, TEXAS  
RIGHT TURN LANE EXHIBIT

JOB NO. 7844-00  
DATE JULY 2013  
DESIGNER \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
SHEET 1 of 1

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
355 EAST RAMSEY | FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 270

**RECEIVED**  
JUL 29 2013  
By \_\_\_\_\_



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	San Antonio Children's Museum
<b>Address:</b>	
<b>A/P #/PPR #/Plat#:</b>	Plat #130042
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	7/23/13
<b>AEVR Submitted by:</b>	Mr. Will Kroll, P.E.
<b>Issue:</b>	Construction of right-turn lanes at all site driveways with a peak hour trip entering traffic volume of 50 or greater
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-502(e)(2)(B)(i)
<b>By:</b>	Christina De La Cruz, P.E., Senior Engineer

The Public Works Traffic Plan Review Section has reviewed the information presented in Mr. Thomas M. Carter's letter submitted July 23, 2013. Please refer to the applicant's letter and site plan for more information.

**The Unified Development Code (UDC) – Article V, Section 35-502(e) (2) (B) (i) states:**

“(B) Right turn lanes shall be required: (i). At all median openings driveways or streets with a daily entering left-turn traffic volume of five hundred (500) vehicle trips or fifty (50) vehicle peak hour trips.”

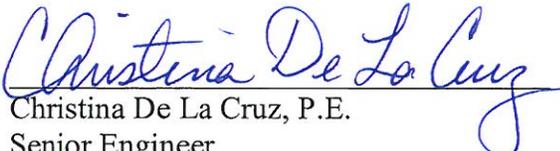
The Administrative Exception/Variance request that was submitted on July 23, 2013 for the right turn lane requirement per UDC section 35-502(e)(2)(B)(i) is being supported by Public Works TIA Staff and DSD. The administrative exception is being supported for the following reasons:

1. The engineer has demonstrated that the right turn lane requirement for eastbound Margaret Street at the proposed site driveway should not be required due to the geometry of the road. Humphrey Avenue turns nearly 90 degrees at an intersection with Margaret Avenue immediately before the proposed site driveway where the right turn lane would be required. The right turn lane would be on this curve and due to driveways location it would not function properly.
2. If the driveway were to be moved to allow for enough space for the required turn lane then the fire truck access to the site would become difficult, internal traffic circulation would be negatively impacted and the driveway would not be aligned with the driveway of the property across Margaret Street being that of the Taco Cabana.

3. The existing traffic volumes on both Humphrey Ave. and Margaret Street are very low. Therefore the absence of the right turn lane will not have a negative impact on the existing traffic volume. Furthermore the loop connecting Humphrey Avenue and Margaret Avenue to the north will only serve the Children's Museum and Taco Cabana rear access and Good Time Charlie's rear access.

Public Works staff agrees with the applicant's analysis and supports the request pertaining to the right turn lane requirement per UDC section 35-502(e)(2)(B)(i). The AEVR does meet the intent of the UDC and therefore, staff recommends approval.

RECOMENDATION: Administrative Exception Approval

  
Christina De La Cruz, P.E.  
Senior Engineer  
Public Works- Traffic Plan Review

8-9-13  
Date

  
Pablo G. Martinez, P.E., CPM  
Interim - Development Services Engineer  
DSD - Land Development

8/12/13  
Date

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

  
John P. Jacks  
Assistant Director  
Development Services Department

8-14-13  
Date



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

130094

**Project Name:**

Cori-Marian Retreat Center No. 2

**Applicant:**

Sister Matilda Jaime

**Representative:**

Ruiz & Associates Surveying, Inc.  
c/o Ramon M. Ruiz, R.P.L.S.

**Owner:**

Cordi Marian Sisters, Inc.

**Staff Coordinator:**

Larry Odis, Planner  
(210)207-0210  
larry.odis@sanantonio.gov

**Property Address/Location:**

East of the intersection of Wild Pine  
and Diego Lane

**MAPSCO Map Grid (Ferguson):**

577 E-3

**Tract Size:**

11.6484 acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder August 9, 2013  
Internet Agenda posting September 6,  
2013

**REQUEST**

Approval of a major plat to replat a 11.6484-acre tract of land to  
establish **Cordi-Marian Retreat Center No. 2** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 19, 2013

**CASE HISTORY**

The area being replatted was previously platted as Lot 2, Block 1,  
City Block 4411 of the Cordi-Marian Retreat Center Subdivision,  
recorded in Volume 9603, Page 137, of the Deed and Plat  
Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) non-single family residential lot.

**B. Zoning**

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 12, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on July 30, 2013.

**II. RECOMMENDATION**

Approval of the proposed **Cordi-Marian Retreat Center No. 2** Subdivision Plat

**III. ATTACHMENT**

1. Proposed plat

PLAT NO.: 130094

REPLAT AND SUBDIVISION PLAT ESTABLISHING

CORDI-MARIAN RETREAT CENTER NO. 2

ESTABLISHING LOT 3, BLOCK 1, C.B. 4411, CONSISTING OF 11.444 ACRES OF LAND SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING LOT 2 (8.971 AC.) BLOCK 1, C.B. 4411, CORDI-MARIAN RETREAT CENTER SUBDIVISION, RECORDED IN VOL. 9603, PG. 137, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND 2.677 ACRES OUT OF 85.46 ACRES, RECORDED IN VOL. 3995, PG. (S) 17-19, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

RUIZ & ASSOCIATES SURVEYING, INC.  
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TEXAS 78229  
PHONE: (210) 735-8544 FAX: (210) 735-2635  
EMAIL: RUIZAS@RUIZASURVING.COM  
WWW: WWW.RUIZASURVING.COM  
PRESIDENT: RAMON M. RUIZ, R.P.L.S. NO. 3976  
FIRM REGISTRATION NUMBER: 100297-00

OWNER/DEVELOPER:  
CORDI-MARIAN SISTERS, INC.  
11624 CULEBRA ROAD  
SAN ANTONIO, TX. 78253  
PHONE: 210-798-8220

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT, NO. 2 SUBDIVISION, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Sister Matilda Jaime*  
OWNER  
CORDI-MARIAN SISTERS  
SISTER MATILDA JAIME  
(LOT 3, BLOCK 1, C.B. 4411)

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Sister Matilda Jaime* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25<sup>th</sup> DAY OF July A.D., 2013.

*ERICKA E. RAMIREZ*  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMMISSION EXPIRES  
June 10, 2016

CORDI-MARIAN RETREAT CENTER NO. 2 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

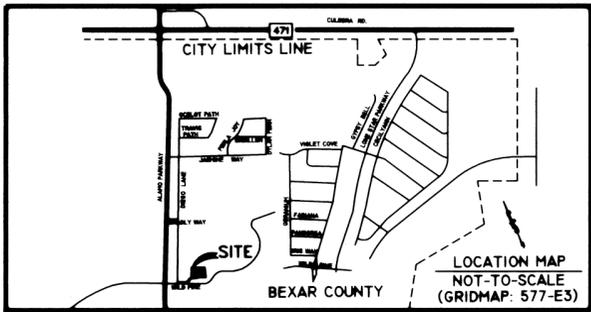
CERTIFICATE OF APPROVAL

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

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

BY: \_\_\_\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS

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



**CPS ENERGY NOTE:**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY INDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS INDICATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERPASS EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND DIRECTING POLES, HANDBARS OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANFORD'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 ENHANCE 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 IMMEDIATE 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 ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. IF RESIDENTIAL SUBDIVISION, ADD THE FOLLOWING TO THE CPS NOTES:  
CONCRETE DRIVEWAYS APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERPASSAGE 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.

**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	55°37'36"	115.01'	111.66'	60.67'	107.32'	S. 89°06'46" E.
C2	43°04'20"	157.51'	118.41'	62.16'	115.69'	N. 84°36'36" E.
C3	32°54'34"	632.94'	363.55'	186.94'	358.57'	N. 70°49'07" W.
C4	62°33'37"	87.50'	95.54'	53.16'	90.86'	N. 85°38'42" W.
C5	55°37'36"	184.99'	179.60'	97.59'	172.63'	N. 89°06'46" W.

**LINE DATA**

LINE NO.	BEARING	DISTANCE
1	N. 28°42'02" E.	80.00'
2	S. 51°50'13" E.	30.41'
3	N. 70°45'42" W.	30.41'

**LEGEND**

- F.I.P. FOUND I. PIN
- S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS#3976

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

**NOTE:** 1. BEARINGS ARE BASED ON RECORDED PLAT  
2. 1/2" SET IRON ROD WITH YELLOW CAP STAMPED: RAS #3976

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED KNOWN AS LOT 2, BLOCK 1, C.B. 4411 WAS PREVIOUSLY PLATTED ON PLAT CORDI-MARIAN RETREAT CENTER WHICH IS RECORDED IN VOLUME 9603 PAGE(S) 137, BEXAR COUNTY, TEXAS. PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

*Sister Matilda Jaime*  
OWNER'S DULY AUTHORIZED AGENT  
SISTER MATILDA JAIME

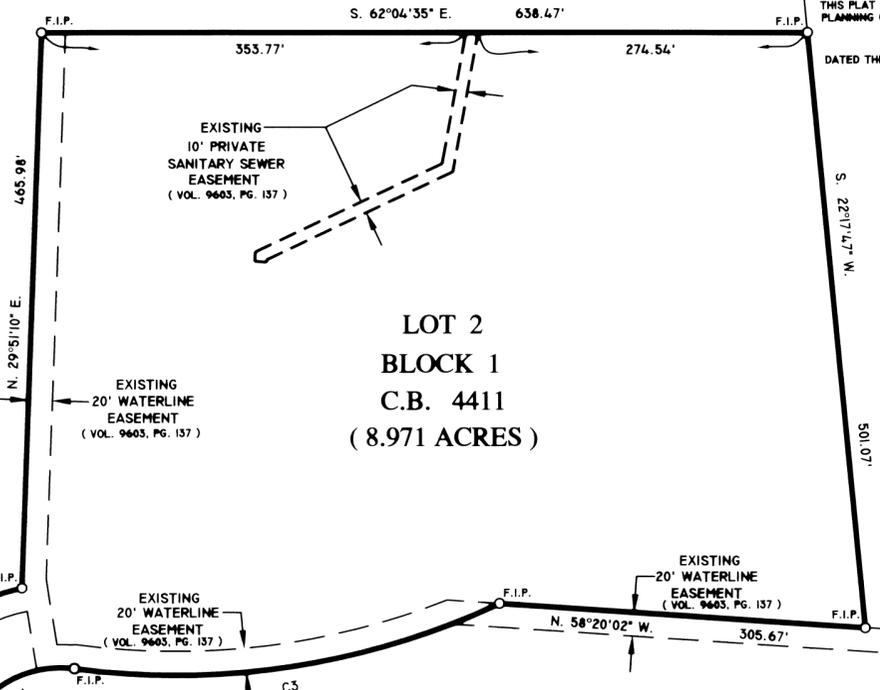
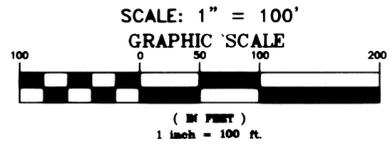
SWORN AND SUBSCRIBED BEFORE ME THIS THE 25<sup>th</sup> DAY OF

July 2013.

*Ericka E. Ramirez*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

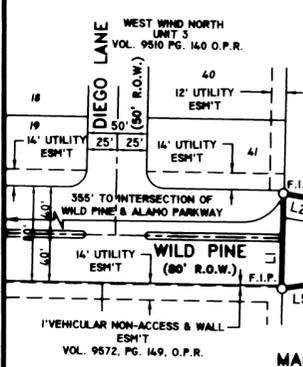
MY COMMISSION EXPIRES: June 10, 2016

*ERICKA E. RAMIREZ*  
MY COMMISSION EXPIRES  
June 10, 2016



UNPLATTED REMAINING PORTION OF A 85.46 ACRES CORDI-MARIAN SISTERS (VOL. 3995, PG. (S) 17-19, D.R.)

(AREA BEING REPLATTED THRU PUBLIC HEARING)  
CORDI-MARIAN RETREAT CENTER NO. 2  
THE AREA BEING REPLATTED KNOWN AS LOT 2, BLOCK 1, C.B. 4411 WAS PREVIOUSLY PLATTED ON PLAT CORDI-MARIAN RETREAT CENTER, WHICH IS RECORDED IN VOLUME 9603, PAGE(S) 137, BEXAR COUNTY, TEXAS. PLAT AND DEED RECORDS.



**MAINTENANCE NOTE:**  
BEXAR COUNTY AND/OR CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT 3, BLOCK 1, C.B. 4411, CORDI-MARIAN RETREAT CENTER NO. 2, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

*Frank J. [Signature]*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE PLANNING COMMISSION SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
RAMON M. RUIZ, R.P.L.S. NO. 3976

*Ramon M. Ruiz*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**PLAT NO.: 130094**  
**REPLAT AND SUBDIVISION PLAT**  
**ESTABLISHING**

**CORDI-MARIAN RETREAT CENTER NO. 2**

ESTABLISHING LOT 3, BLOCK 1, C.B. 4411, CONSISTING OF 11.6484 ACRES OF LAND SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING LOT 2 (8.971 AC.) BLOCK 1, C.B. 4411, CORDI-MARIAN RETREAT CENTER SUBDIVISION, RECORDED IN VOL. 9663, PG. 137, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND 2.677 ACRES OUT OF 96.46 ACRES, RECORDED IN VOL. 3995, PG. (S) 17-19, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

**RUIZ & ASSOCIATES SURVEYING, INC.**  
 4414 CENTERVIEW, SUITE 211 \* SAN ANTONIO, TEXAS 78228  
 PHONE: (210) 735-8844 FAX: (210) 735-2935  
 EMAIL: RUIZANDASSOCIATES@BICOLORMAIL.NET  
 WEB: WWW.RUIZANDASSOCIATESURVEYING.COM  
 PRESIDENT: RAMON M. RUIZ, R.P.L.S. NO. 3976  
 FIRM REGISTRATION NUMBER: 106297-00

**OWNER/DEVELOPER:**  
 CORDI-MARIAN SISTERS, INC.  
 11624 CULEBRA ROAD  
 SAN ANTONIO, TX. 78253  
 PHONE: 210-798-8220

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, CORDI-MARIAN RETREAT CENTER NO. 2 SUBDIVISION, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Matilda Jaime*  
 CORDI-MARIAN SISTERS  
 SISTER MATILDA JAIME

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SISTER MATILDA JAIME, 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 25th DAY OF July



*Ericka Ramirez*  
 NOTARY PUBLIC  
 STATE OF TEXAS

CORDI-MARIAN RETREAT CENTER NO. 2 SUBDIVISION  
 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. 20\_\_\_\_  
 BY: \_\_\_\_\_ CHAIRMAN  
 BY: \_\_\_\_\_ SECRETARY

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_ COUNTY JUDGE, BEXAR COUNTY, TEXAS  
 BY: \_\_\_\_\_ COUNTY CLERK, 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., 20\_\_\_\_, AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_\_ M., IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

**CURVE DATA**

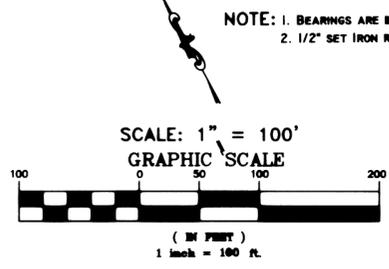
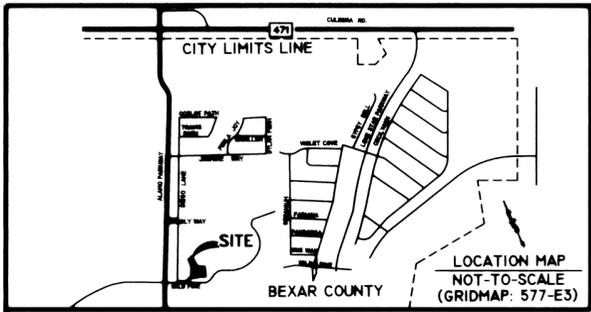
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	55°37'36"	115.01'	111.66'	60.67'	107.32'	S. 89°06'46" E.
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C3	32°54'34"	632.94'	363.55'	186.94'	358.57'	N. 70°09'07" W.
C4	62°33'37"	87.50'	95.54'	53.16'	90.86'	N. 85°38'42" W.
C5	55°37'36"	184.99'	179.60'	97.59'	172.63'	N. 89°06'46" W.

**LINE DATA**

LINE NO.	BEARING	DISTANCE
1	N. 28°42'02" E.	80.00'
2	S. 51°50'13" E.	30.41'
3	N. 70°45'42" W.	30.41'

**EASEMENT LINE DATA**

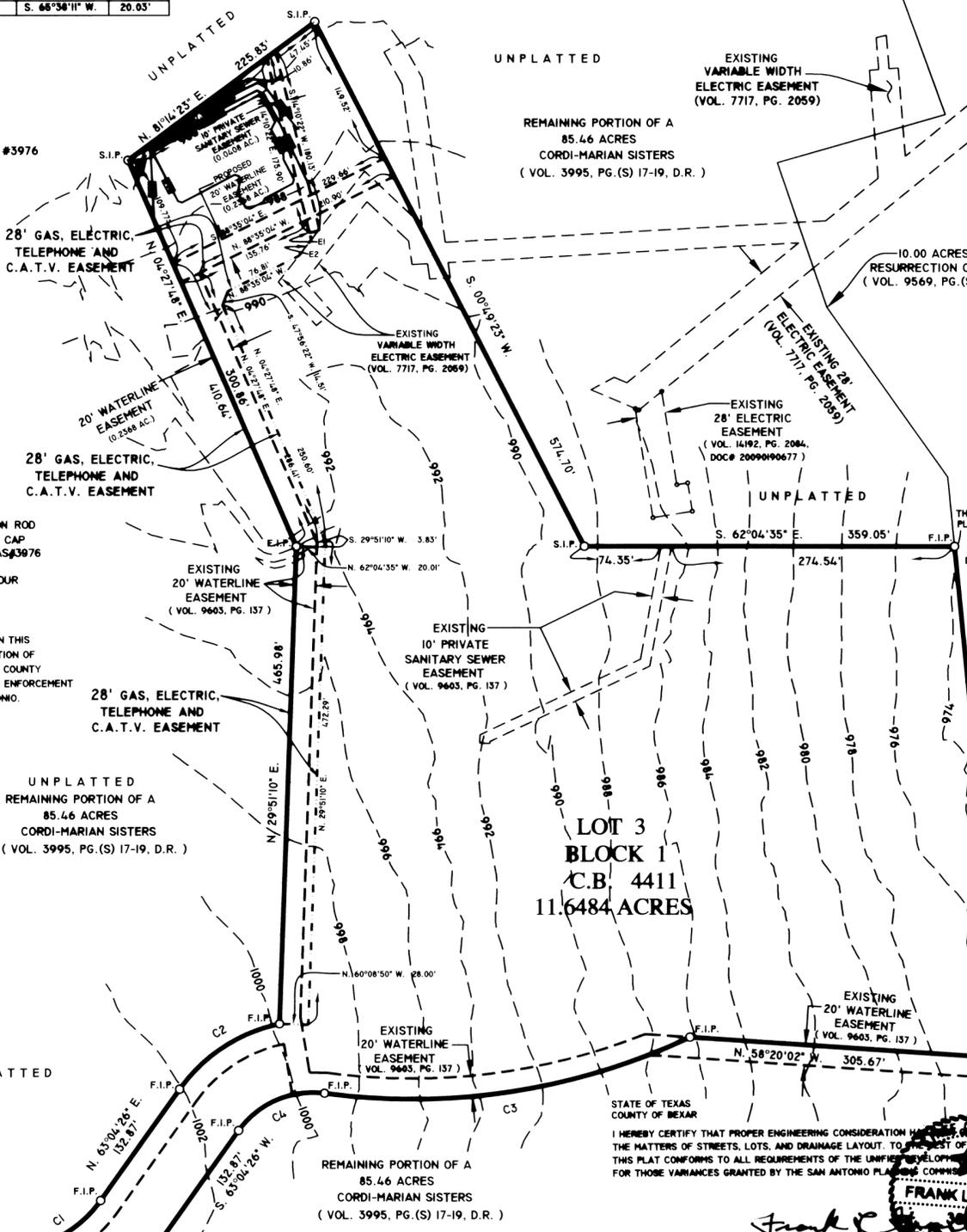
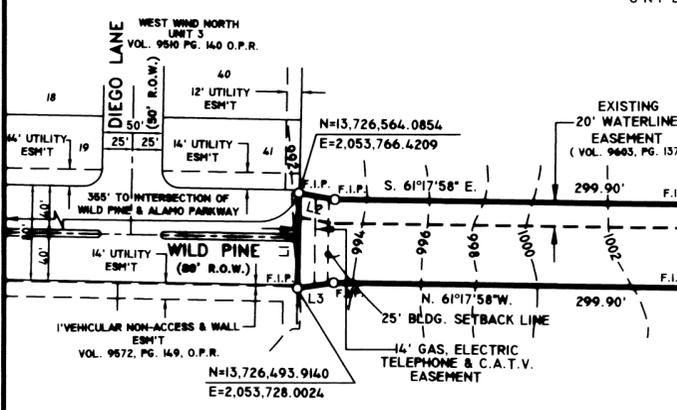
LINE NO.	BEARING	DISTANCE
E1	S. 14°10'25" W.	19.78'
E2	S. 68°58'11" W.	20.03'



**MAINTENANCE NOTE:**  
 BEXAR COUNTY AND/OR CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT 3, BLOCK 1, C.B. 4411, CORDI-MARIAN RETREAT CENTER NO. 2, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

- LEGEND**
- F.I.P. FOUND I. PIN
  - S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS#3976
  - FINISH CONTOUR
- NOTE:** THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- DRAINAGE NOTES:**
- 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 ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS, PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.

- CPS ENERGY NOTE:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS INSTALLATION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "CONDUIT EASEMENT", "PATROLLING AND INSPECTION EASEMENT", "CONSTRUCTION EASEMENT", "HAZARD REMEDIATION, PATROLLING, AND INSPECTION EASEMENT", "HAZARDOUS OR BURNING WILDS, CABLES, CONDUITS, PIPES OR TRANSDUCERS, 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 AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS INFRASTRUCTURE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO BRIDGE CHANGES OR GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADE ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT APPROVE, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR ANY OTHER UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - IF RESIDENTIAL SUBDIVISION, AND THE FOLLOWING TO THE CPS NOTES:  
 CONCRETE DRIVEWAYS APPROACHES ARE ALLOWED WITHIN THE FIVE(5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



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

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

*Frank Grant*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
 RAMON M. RUIZ, R.P.L.S. NO. 3976

*Ramon M. Ruiz*  
 REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

130216

**Project Name:**

Burbank High School Replat

**Applicant:**

Oscar Perezl, Agent

**Representative:**

Jaster-Quintanilla San Antonio, LLP.,  
Travis R. Elseth, P.E.

**Owner:**

San Antonio Independent School  
District

**Staff Coordinator:**

Ian Benavidez, Planner  
(210)207-8268  
ian.benavidez@sanantonio.gov

**Property Address/Location:**

Northeast of the intersection of  
Edwards Street and Boehmer Avenue

**MAPSCO Map Grid (Ferguson):**

650 C-2

**Tract Size:**

64.088 acres

**Council District:**

5

**Notification:**

Published in Daily Commercial  
Recorder July 23, 2013  
Notices mailed August 14, 2013

- 1 to property owners within 200 feet of the existing subdivision
- Lone Star Neighborhood Association

Internet Agenda posting September 6, 2013

**REQUEST**

Approval of a major plat to replat a 64.088-acre tract of land to establish **Burbank High School Replat**.

**APPLICATION TYPE**

Replat & Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 15, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 14, Block 5, NCB 2660, out of the Burbank High School Subdivision as recorded in Volume 89526, Pages 99-103, being out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) non-single family lot.

**B. Zoning**

“R-6” Single Family Residential

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 16, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 19, 2013.

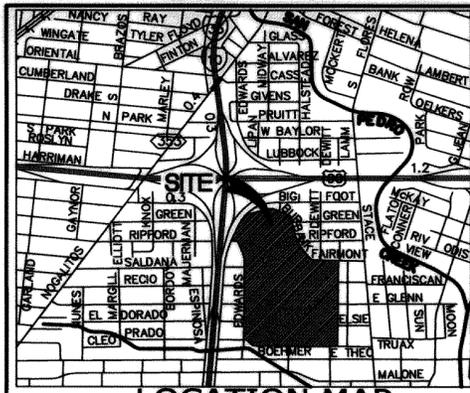
**II. RECOMMENDATION**

Approval of the proposed **Burbank High School Replat**.

**III. ATTACHMENT**

1. Proposed plat





**LOCATION MAP**  
 MAPSCO GRID NO 650 C-2  
 NOT TO SCALE

**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 EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED.

**DRAINAGE NOTES:**

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS, ITS SUCCESSORS, OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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.

*Travis R. Elseth*  
 LICENSED PROFESSIONAL ENGINEER  
 TRAVIS R. ELSETH, P.E.

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: SIGHTLINE SURVEYING.

*R.P. Shelley*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 R.P. SHELLEY, RPLS NO. 4540

**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG US INTERSTATE 135, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 304.01'

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

**WASTEWATER EDU NOTE:**

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

**LEGEND**

- 990 — EXISTING CONTOUR (MAJOR)
- 991 — EXISTING CONTOUR (MINOR)
- - - - - EXISTING EASEMENT
- - - - - EXISTING BUILDING SETBACK
- - - - - 100 YEAR DFIRM FLOODPLAIN
- O.P.R. OFFICIAL PUBLIC RECORD
- D.P.R. DEED AND PLAT RECORD
- SET 1/2" IR
- FND I.R.
- - - - - PROPOSED EASEMENT

**Owner / Developer**

SAN ANTONIO ISD  
 141 LAVACA  
 SAN ANTONIO, TX 78210

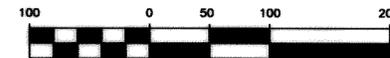
**PLAT NO. 130216**

**REPLAT ESTABLISHING  
 BURBANK HIGH SCHOOL REPLAT**

BEING, 64.088 ACRES OR 2,724,852 SQUARE FEET MORE OR LESS, ESTABLISHING LOT 15, BLOCK 5, NCB 2660, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**GRAPHIC SCALE**



(IN FEET)  
 1 INCH = 100 FT.

shopping the built environment

**JASTER-QUINTANILLA SAN ANTONIO, LLP**  
 125 WEST SUNSET SAN ANTONIO, TEXAS 78209  
 210.349.9098 JQENG.COM  
 JQ JOB NO: 2110483 TYPE FORM 4-82

**Sightline Surveying**  
 5702 Southern Oaks San Antonio, Texas 78261  
 210-286-9077 Office 210-568-4382 FAX

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO INDEPENDENT SCHOOL DISTRICT  
 OWNER

*Oscar Perez*  
 OWNER'S DULY AUTHORIZED AGENT: OSCAR PEREZ  
 DIRECTOR OF FACILITIES PLANNING  
 1702 N. ALAMO, SUITE 307  
 SAN ANTONIO, TX 78215-3330

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Oscar Perez* 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 *20th* DAY OF *August*, *2015*

*Claudia Sue Lewallen*  
 NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

THIS PLAT OF BURBANK HIGH SCHOOL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

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

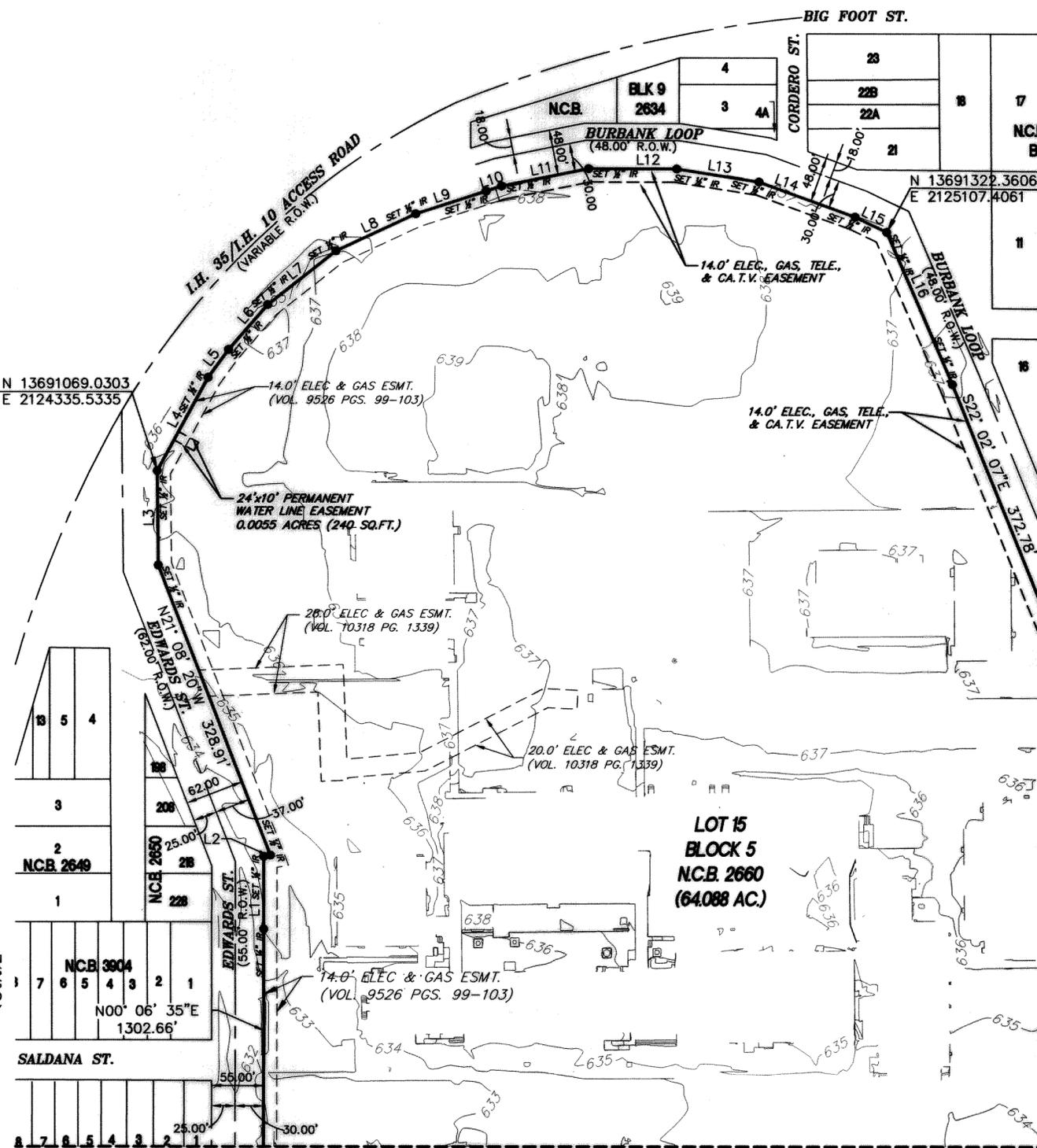
By: \_\_\_\_\_  
 CHAIRMAN

By: \_\_\_\_\_  
 SECRETARY  
 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., 20 \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY TEXAS

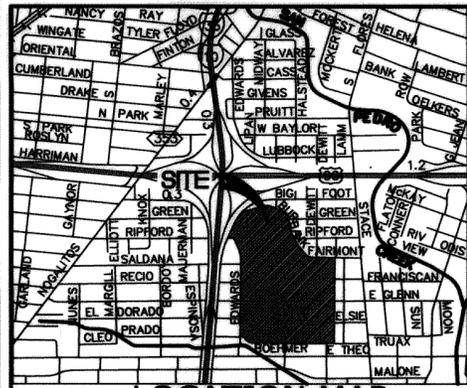
By: \_\_\_\_\_, DEPUTY



MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 3 OF 5





**LOCATION MAP**  
MAPSCO GRID NO 650 C-2  
NOT TO SCALE

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**LEGEND**  
---990--- EXISTING CONTOUR (MAJOR)  
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- - - - - EXISTING EASEMENT  
- - - - - EXISTING BUILDING SETBACK  
- - - - - 100 YEAR DFIRM FLOODPLAIN  
O.P.R. OFFICIAL PUBLIC RECORD  
D.P.R. DEED AND PLAT RECORD  
● SET 1/2" IR W/RED CAP "RPLS 4540"  
○ FND I.R. FOUND IRON ROD  
- - - - - PROPOSED EASEMENT

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COUNTY OF BEXAR  
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*Travis R. Elseth*  
LICENSED PROFESSIONAL ENGINEER  
TRAVIS R. ELSETH, P.E.

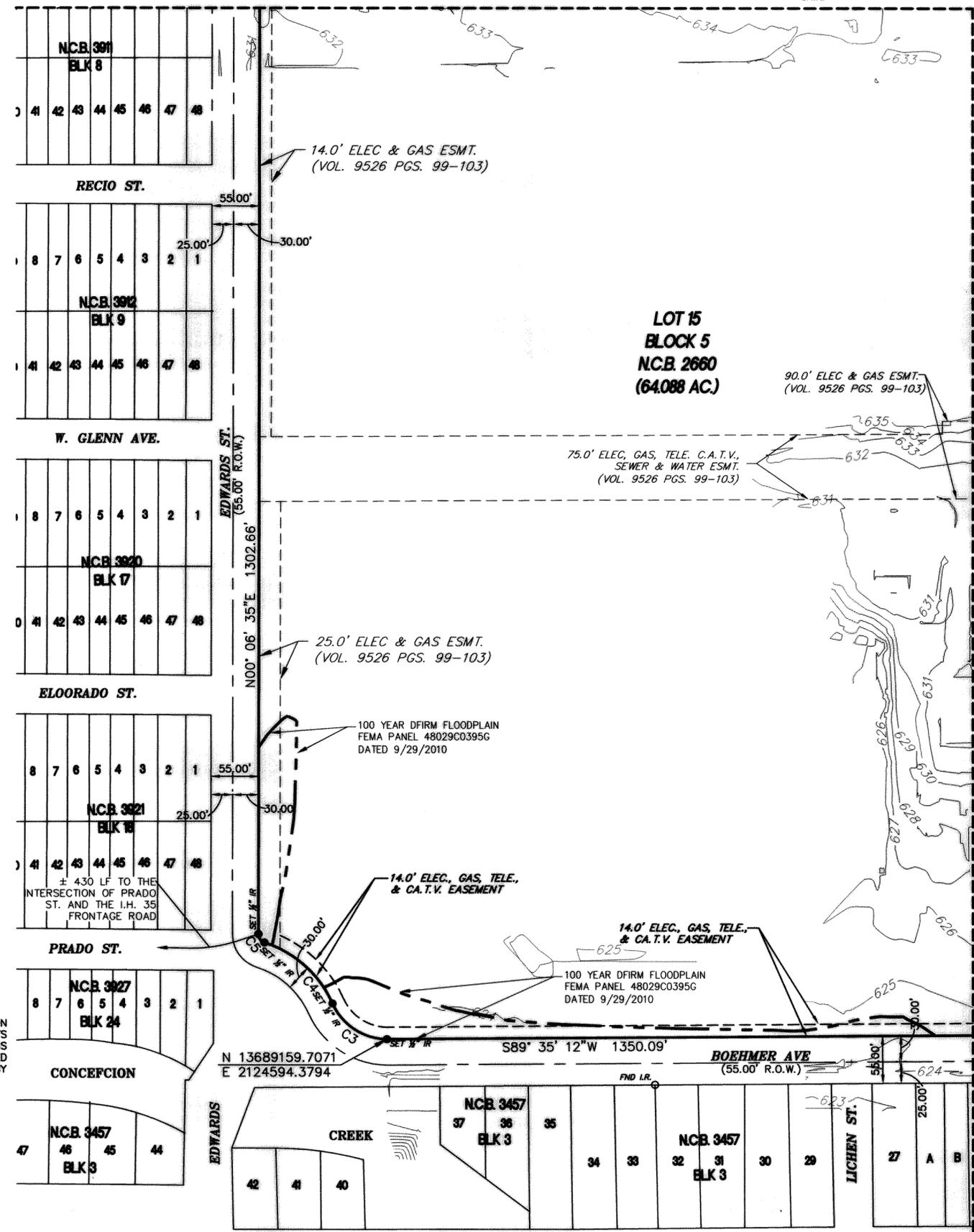
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*R.P. Shelley*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
R.P. SHELLEY, RPLS NO. 4540

**DRAINAGE NOTES:**

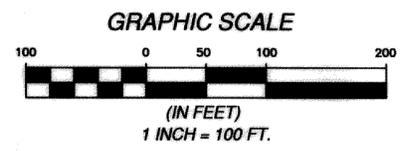
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MATCH LINE SEE SHEET 2 OF 5



**Owner / Developer**  
SAN ANTONIO ISD  
141 LAVACA  
SAN ANTONIO, TX 78210  
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CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

**PLAT NO. 130216**  
**REPLAT ESTABLISHING**  
**BURBANK HIGH SCHOOL REPLAT**  
BEING, 64.088 ACRES OR 2,724,852 SQUARE FEET MORE OR LESS, ESTABLISHING LOT 15, BLOCK 5, NCB 2660, SAN ANTONIO, BEXAR COUNTY, TEXAS.



shaping the built environment  
**JQ**  
**JASTER-QUINTANILLA SAN ANTONIO, LLP**  
125 WEST SUNSET SAN ANTONIO, TEXAS 78209  
210.349.9098 JQENG.COM  
JQJ08 NO: 2110483 TYPE FORM 4-82

**Sightline Surveying**  
5702 Southern Oaks San Antonio, Texas 78261  
210-286-9077 Office 210-568-4382 FAX

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**SAN ANTONIO INDEPENDANT SCHOOL DISTRICT**  
OWNER  
*Oscar Perez*  
OWNER'S DULY AUTHORIZED AGENT: OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Oscar Perez* 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 *5th* DAY OF *August* 20*08*

*Claudia Sue Lewallen*  
NOTARY-PUBLIC  
BEXAR COUNTY, TEXAS  
**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

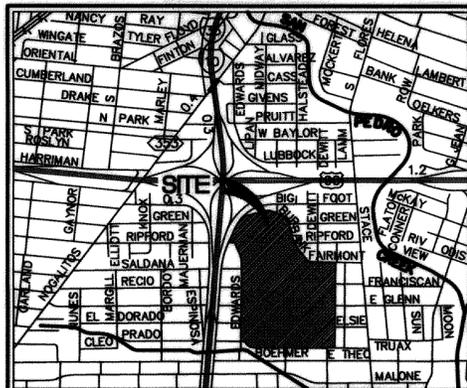
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_  
By: \_\_\_\_\_  
CHAIRMAN  
By: \_\_\_\_\_  
SECRETARY

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., 20 \_\_\_\_\_.

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





**LOCATION MAP**  
MAPSCO GRID NO 650 C-2  
NOT TO SCALE

**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 EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED.

**DRAINAGE NOTES:**  
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.  
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS, ITS SUCCESSORS, OR ASSIGNED OR NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.  
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

**TxDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG US INTERSTATE 135, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 304.01'

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

LICENSED PROFESSIONAL ENGINEER  
TRAVIS R. ELSETH, P.E.  
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: SIGHTLINE SURVEYING.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
R.P. SHELLEY, RPLS NO. 4540

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

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

**LEGEND**

- 990 — EXISTING CONTOUR (MAJOR)
- 991 — EXISTING CONTOUR (MINOR)
- - - - - EXISTING EASEMENT
- - - - - EXISTING BUILDING SETBACK
- - - - - 100 YEAR DFIRM FLOODPLAIN
- O.P.R. OFFICIAL PUBLIC RECORD
- D.P.R. DEED AND PLAT RECORD
- SET 1/2" IR SET 1/2" IRON ROD
- FND I.R. FOUND IRON ROD
- - - - - PROPOSED EASEMENT

**Owner / Developer**  
SAN ANTONIO ISD  
141 LAVACA  
SAN ANTONIO, TX 78210

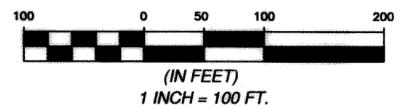
**PLAT NO. 130216**

**REPLAT ESTABLISHING  
BURBANK HIGH SCHOOL REPLAT**

BEING, 64.088 ACRES OR 2,724,852 SQUARE FEET MORE OR LESS, ESTABLISHING LOT 15, BLOCK 5, NCB 2660, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**GRAPHIC SCALE**

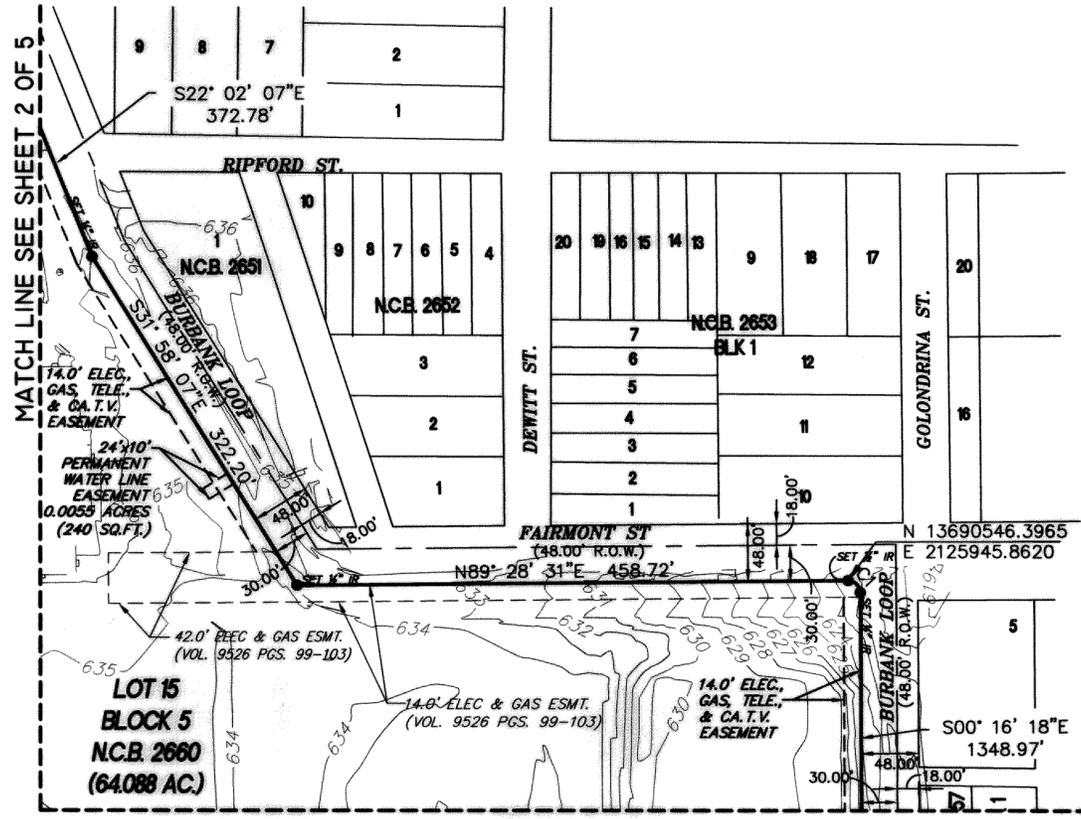


**Parcel Line Table**

Line #	Length	Direction
L1	76.94	N0° 05' 40.00"E
L2	7.12	N79° 28' 40.00"E
L3	99.89	N0° 31' 19.00"W
L4	112.67	N28° 28' 06.00"E
L5	36.56	N36° 22' 06.00"E
L6	63.13	N41° 07' 06.00"E
L7	92.04	N51° 40' 06.00"E
L8	93.23	N65° 02' 06.00"E
L9	78.29	N72° 00' 02.00"E
L10	17.14	N72° 00' 06.00"E
L11	93.98	N78° 45' 06.00"E
L12	93.32	S89° 53' 34.00"E
L13	88.03	S81° 07' 54.00"E
L14	108.21	S69° 56' 54.00"E
L15	37.06	S64° 12' 59.00"E
L16	175.54	S23° 15' 11.00"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.66	10.00	89°44'49"	S45° 23' 52"E	14.11
C2	28.32	18.00	90°08'31"	S44° 39' 27"W	25.49
C3	79.62	70.00	65°09'55"	N56° 42' 42"W	75.39
C4	109.15	130.00	48°06'14"	N48° 10' 52"W	105.97
C5	12.81	10.00	73°23'19"	N35° 32' 19"W	11.95



**Sightline Surveying**  
5702 Southern Oaks San Antonio, Texas 78261  
210-286-9077 Office 210-568-4382 FAX

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

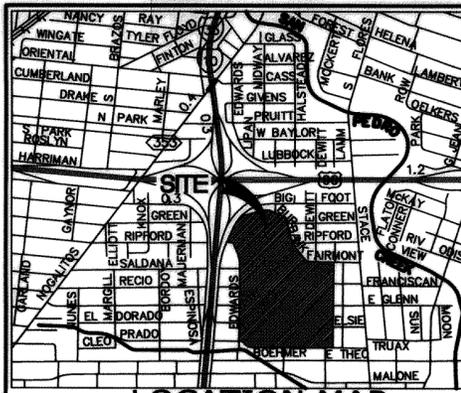
SAN ANTONIO INDEPENDANT SCHOOL DISTRICT  
OWNER  
OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Oscar Perez  
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 5th DAY OF August, 2015  
CLAUDIA SUE LEWALLEN  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Commission Expires January 25, 2015

THIS PLAT OF BURBANK HIGH SCHOOL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,  
By: \_\_\_\_\_ CHAIRMAN  
By: \_\_\_\_\_ SECRETARY  
STATE OF TEXAS  
COUNTY OF BEXAR  
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COUNTY CLERK, BEXAR COUNTY TEXAS  
By: \_\_\_\_\_ DEPUTY





**LOCATION MAP**  
MAPSCO GRID NO 650 C-2  
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O.P.R.	OFFICIAL PUBLIC RECORD
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*Travis R. Elseth*  
LICENSED PROFESSIONAL ENGINEER  
TRAVIS R. ELSETH, P.E.

STATE OF TEXAS  
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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: SIGHTLINE SURVEYING.

*R.P. Shelley*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
R.P. SHELLEY, RPLS NO. 4540

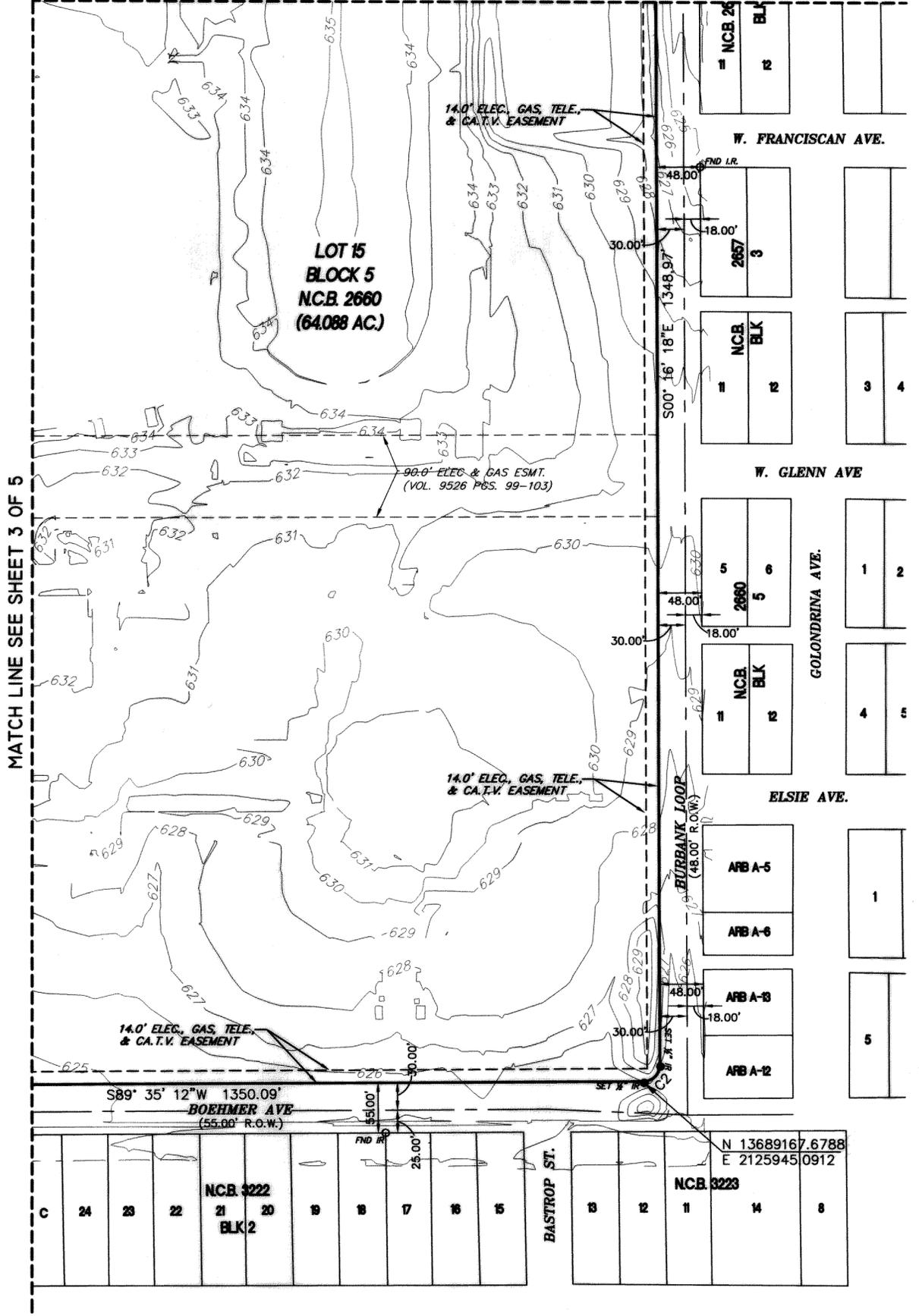
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**Owner / Developer**  
SAN ANTONIO ISD  
141 LAVACA  
SAN ANTONIO, TX 78210

CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

MATCH LINE SEE SHEET 4 OF 5



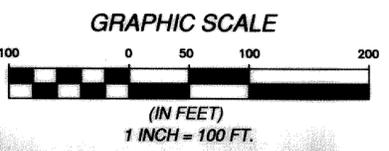
MATCH LINE SEE SHEET 3 OF 5



**PLAT NO. 130216**

**REPLAT ESTABLISHING BURBANK HIGH SCHOOL REPLAT**

BEING, 64.088 ACRES OR 2,724,852 SQUARE FEET MORE OR LESS, ESTABLISHING LOT 15, BLOCK 5, NCB 2660, SAN ANTONIO, BEXAR COUNTY, TEXAS.



shaping the built environment  
**JQ**  
**JASTER-QUINTANILLA SAN ANTONIO, LLP**  
125 WEST SUNSET SAN ANTONIO, TEXAS 78209  
210.349.9098 JQENG.COM  
IQJOB NO: 2110483 TPPE FIRM F-432

**Sightline Surveying**  
5702 Southern Oaks San Antonio, Texas 78261  
210-286-9077 Office 210-568-4382 FAX

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT  
OWNER  
*Oscar Perez*  
OWNER'S DULY AUTHORIZED AGENT: OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330

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 5th DAY OF August 2013.  
*Claudia Sue Lewallen*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

THIS PLAT OF BURBANK HIGH SCHOOL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_  
By: \_\_\_\_\_  
CHAIRMAN  
By: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR  
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COUNTY CLERK, BEXAR COUNTY TEXAS  
By: \_\_\_\_\_, DEPUTY



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

130468

**Project Name:**

Sam Houston High School

**Applicant:**

Oscar Perez, Agent

**Representative:**

Moy Tarin Rameriz Engineers, LLC.,  
Raymond Tarin, Jr., P.E.

**Owner:**

San Antonio Independent School  
District

**Staff Coordinator:**

Ian Benavidez, Planner  
(210)207-8268  
ian.benavidez@sanantonio.gov

**Property Address/Location:**

North of the intersection of East  
Houston Street and Sapphire

**MAPSCO Map Grid (Ferguson):**

618-E5

**Tract Size:**

30.263 acres

**Council District:**

2

**Notification:**

Published in Daily Commercial  
Recorder July 23, 2013  
Notices mailed August 14, 2013

- 1 to property owners within 200 feet of the existing subdivision
- Cherry Hill I-10 & Houston Street – Corridor Neighborhood Association
- Huntleigh Park Residents Association

Internet Agenda posting September 6, 2013

**REQUEST**

Approval of a major plat to replat a 30.263-acre tract of land to establish **Sam Houston High School** subdivision.

**APPLICATION TYPE**

Replat & Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 15, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 66, NCB 10614, out of the Sam Houston High School Subdivision Unit No. 3 as recorded in Volume 9530, Pages 207-208, being out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) non-single family lot.

**B. Zoning**

“R-5” Single Family Residential

**C. Major Thoroughfare**

East Sam Houston, Secondary Arterial Type A, 86’-foot minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 16, 2013.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 12, 2013.

**II. RECOMMENDATION**

Approval of the proposed **Sam Houston High School** Replat

**III. ATTACHMENT**

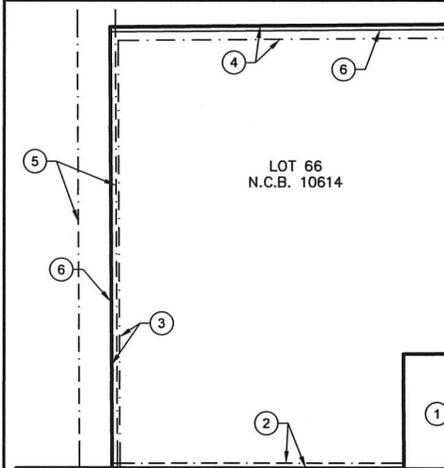
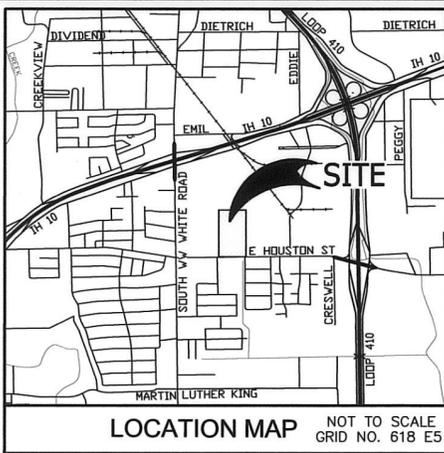
1. Proposed plat

PLAT NO. 130468

REPLAT AND SUBDIVISION  
PLAT ESTABLISHING

**SAM HOUSTON HIGH SCHOOL**

ESTABLISHING LOT 83, NEW CITY BLOCK 10614, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONTAINING 30.263 ACRES AND BEING ALL OF LOT 66, SAM HOUSTON HIGH SCHOOL SUBDIVISION UNIT NO. 3 RECORDED IN VOLUME 9530, PAGES 207-208, PLAT RECORDS, BEXAR COUNTY, TEXAS AND ALL OF THAT CERTAIN 1.39 ACRE TRACT CONVEYED TO THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 10539, PAGES 2148-2150, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**  
AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS SAM HOUSTON HIGH SCHOOL SUBDIVISION UNIT NO. 3, LOT 86, N.C.B. 10614 AS RECORDED IN VOLUME 9530, PAGES 207-208, PLAT RECORDS.

- 1 SAN ANTONIO INDEPENDENT SCHOOL DISTRICT VOLUME 10539, PAGES 2148-2150 OFFICIAL PUBLIC RECORDS - 1.39 ACRES
- 2 14' E.G.T.V. EASEMENT VOLUME 9530, PAGES 207-208 PLAT RECORDS
- 3 25' BUILDING SETBACK LINE VOLUME 9530, PAGES 207-208 PLAT RECORDS
- 4 39' BUILDING SETBACK LINE VOLUME 9530, PAGES 207-208 PLAT RECORDS
- 5 110.0' DRAINAGE EASEMENT VOLUME 9530, PAGES 207-208 PLAT RECORDS
- 6 ARCO PIPE LINE CO. AS PER VOLUME 9530, PAGES 207-208 PLAT RECORDS
- 7 FEDERAL HOME LOAN MORTGAGE CORPORATION VOLUME 15572, PAGE 2394 OFFICIAL PUBLIC RECORD
- 8 CITY OF SAN ANTONIO VOLUME 8888, PAGE 1062 OFFICIAL PUBLIC RECORDS
- 9 EASTSIDE SERVICE CENTER VOLUME 9538, PAGE 86 PLAT RECORDS LOT 74 N.C.B. 10614
- 10 ALICE NAVE VOLUME 4620, PAGES 212-214 OFFICIAL PUBLIC RECORDS
- 11 ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

LINE	BEARING	DISTANCE
L1	N00°18'45"W	288.55'
L2	S89°41'15"W	139.17'
L3	N38°02'26"W	131.38'
L4	N61°21'12"W	94.39'
L5	N28°38'48"E	20.00'
L6	S61°21'12"E	98.52'
L7	S38°02'26"E	125.70'
L8	N89°41'15"E	111.71'
L9	N00°00'00"E	21.56'
L10	N90°00'00"E	20.00'
L11	S00°00'00"E	21.45'
L12	N89°41'16"E	25.64'
L13	S00°18'44"E	308.71'

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:

MOY TARIN RAMIREZ ENGINEERS, LLC  
*[Signature]*  
DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

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

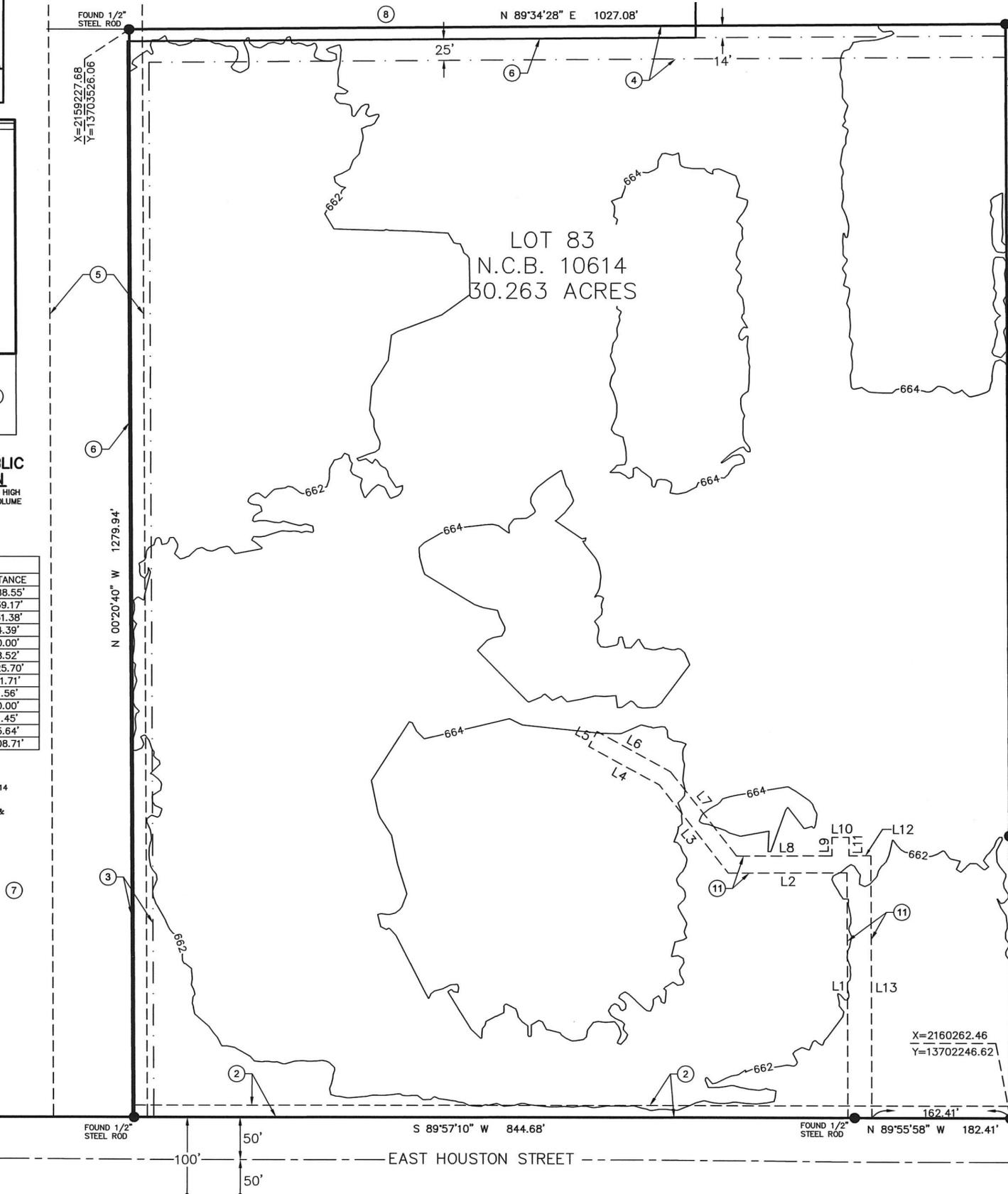
*[Signature]*  
RAYMOND TARIN, JR.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

- NOTES:**
- 1/2" IRON PINS WITH ORANGE CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
  - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
  - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE 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.
  - B.S.L. IS ESTABLISHED ON THE PLAT WITH RESPECT TO THE EXISTING GAS PIPE LINE NOTED ON PLAT 910152, SAM HOUSTON HIGH SCHOOL SUBDIVISION UNIT NO. 3, LOT 86, N.C.B. 10614, AS RECORDED IN VOLUME 9530, PAGES 207-208, PLAT RECORDS.

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

- LEGEND**
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
  - F.I.P. = FOUND IRON PIN
  - R.O.W. = RIGHT-OF-WAY
  - N.C.B. = NEW CITY BLOCK
  - = STREET CENTERLINE
  - ELEV.- = EXISTING GROUND MAJOR CONTOUR
  - = EXISTING PROPERTY LINE

**WASTEWATER EDU NOTE:**  
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 DEVELOPMENT SERVICES DEPARTMENT.



**MTR** - Engineers  
- Surveyors  
- Planners  
**Moy Tarin Ramirez Engineers, LLC**  
FIRM TYPE NO. F-5297  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

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

*[Signature]*  
OWNER/DEVELOPER:  
SAN ANTONIO INDEPENDENT SCHOOL DISTRICT  
OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING AND CONSTRUCTION  
141 LAVACA STREET  
SAN ANTONIO, TEXAS 78210

STATE OF TEXAS  
COUNTY OF BEXAR  
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 10th DAY OF July, 2015.

*[Signature]*  
**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

*[Signature]*  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS  
January 25, 2015  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SAM HOUSTON HIGH SCHOOL SUBDIVISION UNIT NO. 3, PLAT# 910152, WHICH IS RECORDED IN VOLUME 9530, PAGES 207-208, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

*[Signature]*  
OWNER

*[Signature]*  
**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
January 25, 2015  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BEXAR  
THIS PLAT OF SAM HOUSTON HIGH SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY \_\_\_\_\_ CHAIRMAN  
BY \_\_\_\_\_ SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY  
SHEET 1 OF 1



E:\LAB2\com\Houston High School\Drawings\11031022\_00\_PLAT.dwg 2013/04/27 9:58am [Printer:admin]



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
September 11, 2013

**Application/Case Number:**

080586

**Project Name:**

Regal Hills (Amending)

**Applicant:**

Bury+Partners-SA, Inc.,  
Gary Freeland, P.E.

**Owner:**

IH-10 Loop 1604 Partners, Ltd.,

**Staff Coordinator:**

Ian Benavidez, Planner  
(210)207-8268  
ian.benavidez@sanantonio.gov

**Location:**

Southeast of the intersection of  
Interstate Highway 10 and Loop 1604

**MAPSCO Map Grid (Ferguson):**

514 D-5

**Tract Size:**

98.71 acres

**Council District:**

8

**Notification:**

Internet Agenda posting September 6,  
2013

**REQUEST**

A request for a three (3) year time extension in accordance with Section 35-432(h)(3) of the City of San Antonio's Unified Development Code (UDC) for the **Regal Hills Amending** Subdivision

**APPLICATION TYPE**

Minor Plat Recordation Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

- According to the applicant, the economic downturn has resulted in project delays.

**CASE HISTORY**

The Director of Development Services approved this plat on September 9, 2010.

**ATTACHMENTS**

1. Proposed Plat
2. Applicant's Letter of Request



RECEIVED  
13 AUG 26 AM 11:21

August 23, 2013

Ian Benavidez – Case Manager  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78204

Re: Regal Hills Subdivision (Amending Plat) – Plat No. 080586  
SEC of Loop 1604 and IH 10  
San Antonio, Texas

Dear Mr. Benavidez:

The Regal Hills Amending Plat No. 080586, as approved by the Director of Development Services, is scheduled to expire on September 9, 2013. Unfortunately, as you know, the national economy was recently impacted by an unprecedented recession and the development of this tract has progressed slower than we anticipated. The developments that have occurred during the last three years include the construction of the Victory Medical Center at the north east corner of Vance Jackson and the Loop 1604 access road and the Chuy's Restaurant and the Cheddar's Restaurant on the north east corner of Presidio Parkway and IH 10 access road. In addition to these developments, there have been several infrastructure improvements to include the water quality pond near the northwest corner of the site and several public and private utility infrastructure improvements to include storm sewer, domestic water, and wastewater improvements.

The economy is slowly recovering currently, however, it is not happening as quickly as we would have liked. Additionally, we are working to coordinate a few adjustments to the plat prior to recordation and we will not have enough time to coordinate and complete these prior to the expiration of this plat approval. Therefore, we hereby request to extend this approval date for an additional three years as allowed by the Unified Development Code.

Please call our office at 210/593-0777, if you have any questions or comments. Thank you for your time.

Sincerely,



Marcus C. Moreno  
IH-10 Loop 1604 Partners, Ltd



**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES**  
**REAL ESTATE/DISPOSITION**  
**STAFF REPORT** **AGENDA ITEM NO. 12**

**Public Hearing:**

Planning Commission  
September 11, 2013

**Special Project Number:**

1665 – SAWS Surplus, Albertson's

- 5.96 acre tract of land located at 8764 State Highway 151, NCB 15329, Block 2, Lot 2
- 12.31 acre tract of land located on Richland Hills Drive at State Highway 151 and Potranco, NCB 15329, Lot P-24D

**Council District:**

3

**Applicant:**

San Antonio Water System (SAWS)  
c/o Bruce Haby

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
Mary.Fors@sanantonio.gov

**REQUEST**

The San Antonio Water System (SAWS) is requesting the city declare as surplus and authorize SAWS to dispose of two real properties that are no longer necessary for the operation of the Water System.

**RECOMMENDED ACTION**

Staff recommends **approval** of this request to declare as surplus and dispose of two real properties owned by the San Antonio Water System.

**SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through this canvassing.

**ATTACHMENTS**

- Plat and Field Notes
- Maps
- SAWS Resolutions
- Resolution

ATTACHMENT I

STATE OF TEXAS

Project Name: New NWSC

COUNTY OF BEXAR,

FIELD NOTES  
FOR  
5.96 ACRES  
(259,456 SQUARE FEET)

FIELD NOTES describing a 5.96 acre tract of land (259,456 sq. ft.) of land situated in the City of San Antonio, Bexar County, Texas, out of and part of the J.W. McCamley Survey No. 70, Abstract No. 470, County Block 4329 and being all of Lot 2, Block 2, New City Block 15329, Albertson's - Potranco Road Subdivision, according to plat recorded in Volume 9535, Page 16 of the Plat Records of Bexar County, Texas. Said 5.96 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING:** At a found 1/2" steel pin at the north right-of-way line of State Highway 151 and the south corner of Lot 1, Block 2, New City Block 15329, according to plat recorded 9535, page 16 of the plat Records of Bexar County, Texas, and the west corner of said Lot 2, Block 2, New City Block 15329, for the west corner of this herein described tract;

**THENCE:** N 44° 25' 50" E, a distance of 199.97 feet, leaving the north right-of-way line of state Highway 151 and the east line of said Lot 1 and the west line of said Lot2, to a found 1/2" steel pin, for a corner of this herein described tract;

**THENCE:** N 45° 34' 10" W, a distance of 164.48 feet, along the north line of said Lot 1 and the south line of said Lot2, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract;

**THENCE:** N 23° 37' 49" W, a distance of 47.50 feet, along the north line of said Lot1 and to the south right-of-way line of Potranco Road, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract;

**THENCE:** N 66° 22' 11" E, a distance of 202.90, along the north right-of-way line of Potranco Road, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for the northwest corner of City of San Antonio Drainage Right of Way, according plat recorded in Volume 9519, Page 32 of the Plat Records of Bexar County, Texas and the northeast corner of this herein described tract;

**THENCE:** Along the south line of said City of San Antonio Drainage Right of Way and the north line of said Lot 2 the following calls:

S 23° 37' 49" E, a distance of 30.00 feet, to a found 1/2" steel pin, for an angle point of this herein described tract and the arc of a curve to the left;

Along the arc of a curve to the left having a radius of 602.75 feet, a central angle of 21° 56' 20", an arc length of 230.80 feet, a chord bearing of S 34° 36' 00" E and a chord distance of 229.39 feet, to a found 1/2" steel pin, for an angle point of this herein described tract;

S 45° 00' 28" E, a distance of 112.18 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract;

S 45° 34' 10" E, a distance of 332.71 feet, to a found ½" steel pin, for the west corner of this herein described tract;

THENCE: S 44° 25' 50" W, a distance of 444.13 feet, to the north right of way line of State Highway 151, to a found ½" steel pin, for the south corner of this herein described tract;

THENCE: N 39° 23' 40" W, a distance of 131.74 feet, along the north right of way line of State Highway 151, to a found ½" steel pin, for an angle point of this herein described tract;

THENCE: N 35° 06' 16" W, a distance of 441.52 feet, to the POINT OF BEGINNING and containing 5.95 acres tract (259,300 square feet) of land, more or less. A plat was prepared this date to accompany this field note description.

Revised: March 27, 2003



David Barrera  
Registered Professional Land Surveyor No. 5286

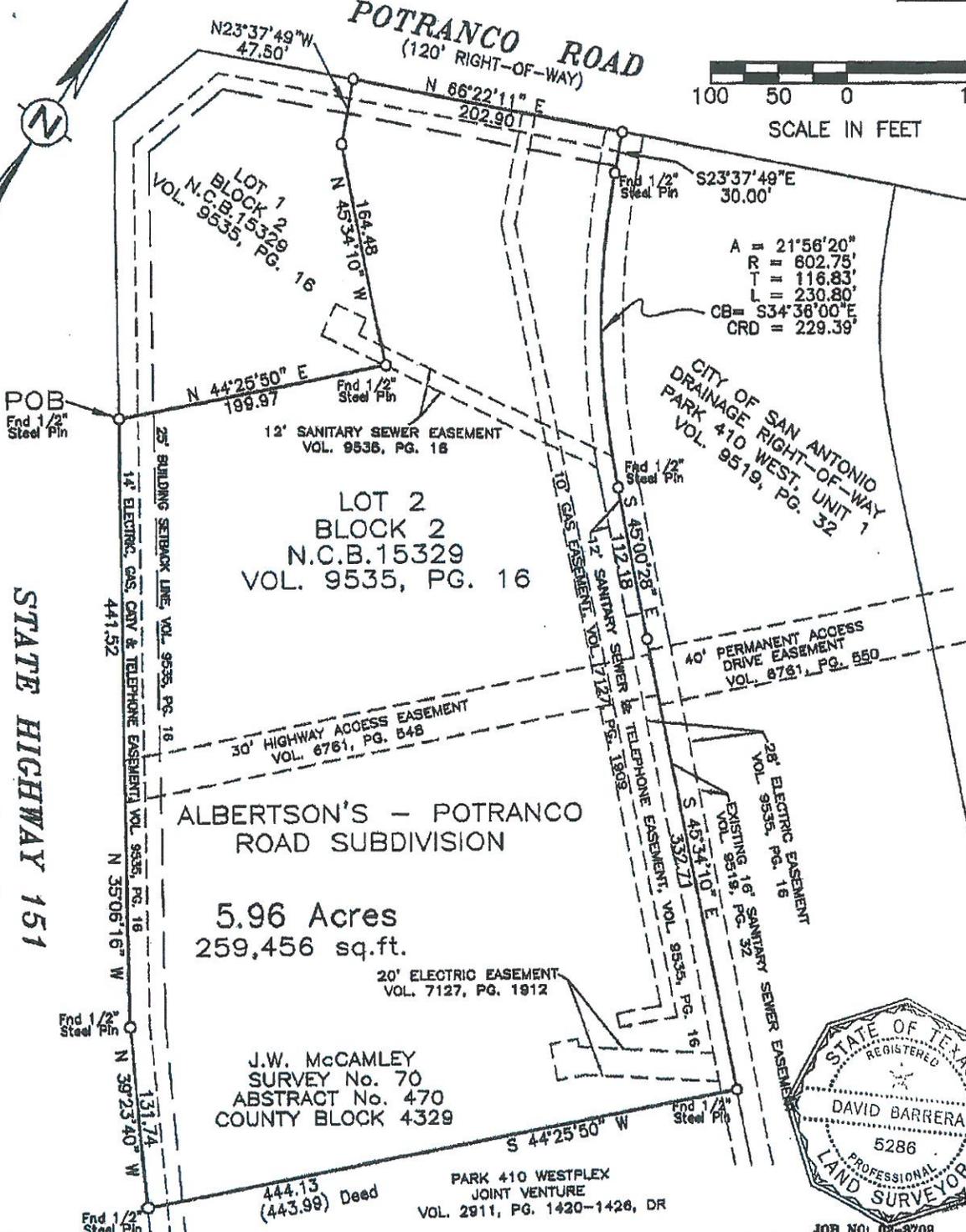
3-27-03

Date





**POTRANCO ROAD**  
(120' RIGHT-OF-WAY)



JOB NO. 03-8708

NOTED OTHERWISE.

1. SET 1/2" STEEL PIN AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. HELD N38°04'16"W, ALONG STATE HIGHWAY 151, ACCORDING TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE HIGHWAY 151.

This is to certify that the plat shown is true and correct according to an actual survey made on the ground under my supervision.

3-27-03  
*David Barrera*  
Registered Professional Land Surveyor No. 5286

REVISED: MARCH 27, 2003

<b>SURVEY OF 5.96 ACRE TRACT</b>		
<b>GENERAL NOTES</b>		
DR: DB		DATE
CR: DB		Pub. 10, 2000
MAP NO.	<b>ENGINEERING</b>	SECT 1 MP 1

STATE OF TEXAS

Project Name: New NWSC

COUNTY OF BEXAR

FIELD NOTES  
FOR  
12.31 ACRES  
(536,033 SQUARE FEET)

FIELD NOTES describing a 12.31 acre tract of land (536,033 sq. ft.) of land situated in the City of San Antonio, Bexar County, Texas, out of and part of the J.W. McCamley Survey No. 70, Abstract No. 470, County Block 4329 and 3.08 acres out of a 6.00 acre tract, according to deed recorded in Volume 6761, Page 544 of the deed records of Bexar County, Texas and 9.23 acres out of the remainder of a 427.388 acre tract, according to deed recorded in Volume 2911, Pages 1420-1426 of the Deed Records of Bexar County, Texas, for a total of 12.31 acres. Said 12.31 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING: At a found 1/2" steel pin at the west right-of-way line of Richland Hills Drive and the east line of said 6.00 acre tract, for the northeast corner of this herein described tract and the arc of a curve to the left;

THENCE: Along the west right of way line of Richland Hills Drive the following calls:

Along the arc of a curve to the left, having a radius of 701.75 feet, a central angle of 5° 43' 30", an arc length of 70.12 feet, a chord bearing of S 26° 39' 34" E and a chord distance of 70.09 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

Along the arc of a curve to the right, having a radius of 701.75 feet, a central angle of 5° 43' 30", an arc length of 70.12 feet, a chord bearing of S 26° 29' 34" E and a chord distance of 70.09 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

S 23° 37' 49" E, a distance of 34.47 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract and the arc of a curve to the left;

Along the arc of a curve to the left, having a radius of 1131.28 feet, a central angle of 26° 38' 33", an arc length of 526.04 feet, a chord bearing of S 36° 57' 07" E and a chord distance of 521.32 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

Along the arc of a curve to the right, having a radius of 567.05 feet, a central angle of 3° 40' 53", an arc length of 36.43 feet, a chord bearing of S 48° 25' 57" E and a chord distance of 36.43 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the left;

Along the arc of a curve to the left, having a radius of 567.05 feet, a central angle of 11° 00' 18", an arc length of 108.92 feet, a chord bearing of S 52° 05' 39" E and a chord distance of 108.75 feet, to a set 5/8" steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and a reverse curve to the right;

Along the arc of a curve to the right, having a radius of 1138.28 feet, a central angle of  $4^{\circ} 01' 41''$ , an arc length of 80.02 feet, a chord bearing of  $S 55^{\circ} 34' 58'' E$  and a chord distance of 80.01 feet, to a set  $5/8''$  steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract;

$S 61^{\circ} 37' 29'' E$ , a distance of 88.46 feet, to the northwest intersection corner of Richland Hills Drive and Ingram Road, to a set  $5/8''$  steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract and the arc of a curve to the right;

THENCE: Along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of  $91^{\circ} 36' 45''$ , an arc length of 23.98 feet, a chord bearing of  $S 15^{\circ} 49' 06'' E$  and a chord distance of 21.51 feet, to a set  $5/8''$  steel pin with a yellow cap marked "SAWS SURVEYING", for a corner of this herein described tract;

THENCE:  $S 29^{\circ} 59' 17'' W$ , a distance of 438.00 feet, along the north right-of-way line of Ingram Road, to a found  $1/2''$  steel pin, for the southwest corner of this herein described tract and the arc of a curve to the right;

THENCE: Along the arc of a curve to the right having a radius of 1548.90 feet, a central angle of  $12^{\circ} 38' 24''$ , an arc length of 341.70 feet, a chord bearing of  $N 50^{\circ} 59' 34'' W$  and a chord distance of 341.01 feet, to a found  $1/2''$  steel pin, for an angle point of this herein described tract;

THENCE:  $N 45^{\circ} 34' 10'' W$ , a distance of 914.45 feet, to a set  $5/8''$  steel pin with a yellow cap marked "SAWS SURVEYING", for an angle point of this herein described tract;

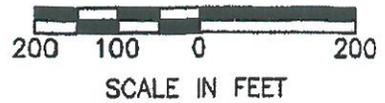
THENCE:  $N 46^{\circ} 07' 53'' W$ , a distance of 84.49 feet, to a set  $5/8''$  steel pin with a yellow cap marked "SAWS SURVEYING", for the northwest corner of this herein described tract;

THENCE:  $N 66^{\circ} 22' 11'' E$ , a distance of 595.05 feet, to the POINT OF BEGINNING and containing 12.30 acres tract (536.033 square feet) of land, more or less. A plat was prepared this date to accompany this field note description.

  
David Barrera  
Registered Professional Land Surveyor No. 5286

2-12-03  
Date





**POTRANCO ROAD**  
(120' RIGHT-OF-WAY)  
N 66°22'11" E  
809.47

2.92 ACRES  
OUT OF 6.00 ACRE  
VOL. 6761, PG. 544

N 46°07'53" W  
84.49'  
40' PERMANENT ACCESS  
DRIVE EASEMENT  
VOL. 6761, PG. 580

VARIABLE WIDTH INGRESS  
AND EGRESS EASEMENT  
VOL. 6761, PG. 548

3.08 ACRES  
REMAINDER OF  
6.00 ACRE TRACT  
VOL. 6761, PG. 544

9.23 ACRES  
REMAINDER OF  
427.388 ACRE TRACT  
VOL. 2911, PG.'s 1420-1426

**12.31 Acres**  
536,033 sq.ft.

ALBERTSON'S - POTRANCO  
ROAD SUBDIVISION  
**8.86 Acres**  
259,456 sq.ft.

CITY OF SAN ANTONIO  
DRAINAGE RIGHT-OF-WAY  
PARK 410 WEST, UNIT 1  
VOL. 9519, PG. 32

POB  
Fnd 1/2"  
Steel Pin

**RICHLAND HILLS DRIVE**  
(RIGHT-OF-WAY VARIES)

28' ELECTRIC GAS, TELEPHONE, CTRY &  
SANITARY SEWER, VOL. 9519, PG. 32  
EXISTING 16' SANITARY SEWER EASEMENT  
VOL. 9519, PG. 32

J.W. McCAMLEY  
SURVEY No. 70  
ABSTRACT No. 470  
COUNTY BLOCK 4329



CURVE TABLE						
LABEL	RADIUS	ANGLE	CHORD	CHRD BEARING	TANGENT	ARC LENGTH
AA	602.75	021 56°20"	239.39	S 34°36'00" E	116.83	230.80
BA	25.00	080 00°54"	35.36	S 68°37'48" E	25.01	39.28
CA	701.75	005 43°30"	70.08	S 26°39'34" E	35.09	70.12
DA	701.75	005 43°30"	70.08	S 26°29'34" E	35.09	70.12
EA	1131.28	026 36°33"	521.32	S 36°57'07" E	267.87	526.04
FA	867.05	003 40°53"	36.43	S 48°26'57" E	18.22	36.43
GA	867.05	011 00°18"	108.76	S 52°05'39" E	54.63	108.82
HA	1138.28	004 01°41"	80.01	S 56°34'58" E	40.03	80.02
IA	15.00	091 36°45"	21.51	N 18°48'06" E	15.43	23.88
JA	1548.90	012 38°24"	341.01	N 60°59'34" W	171.55	341.70
KA	397.25	021 56°21"	151.18	N 34°35'58" W	77.00	152.11
LA	701.75	002 27°18"	30.07	S 27°33'48" E	15.04	30.07

NOTED OTHERWISE.

- SET 1/2" STEEL PIN AT ALL CORNERS UNLESS
- HELD N38°06'16"W, ALONG STATE HIGHWAY 151, ACCORDING TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY
- THIS TRACT IS SUBJECT TO A BLANKET EASEMENT ACCORDING TO DEED RECORDED IN VOLUME 3466, PAGE 1746 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

This is to certify that the plat shown is true and correct according to an actual survey made on the ground

2-12-03  
*David Barrera*  
Registered Professional Land Surveyor No. 5286

JOB NO. 02-5703

**SURVEY OF  
12.31 ACRE TRACT**

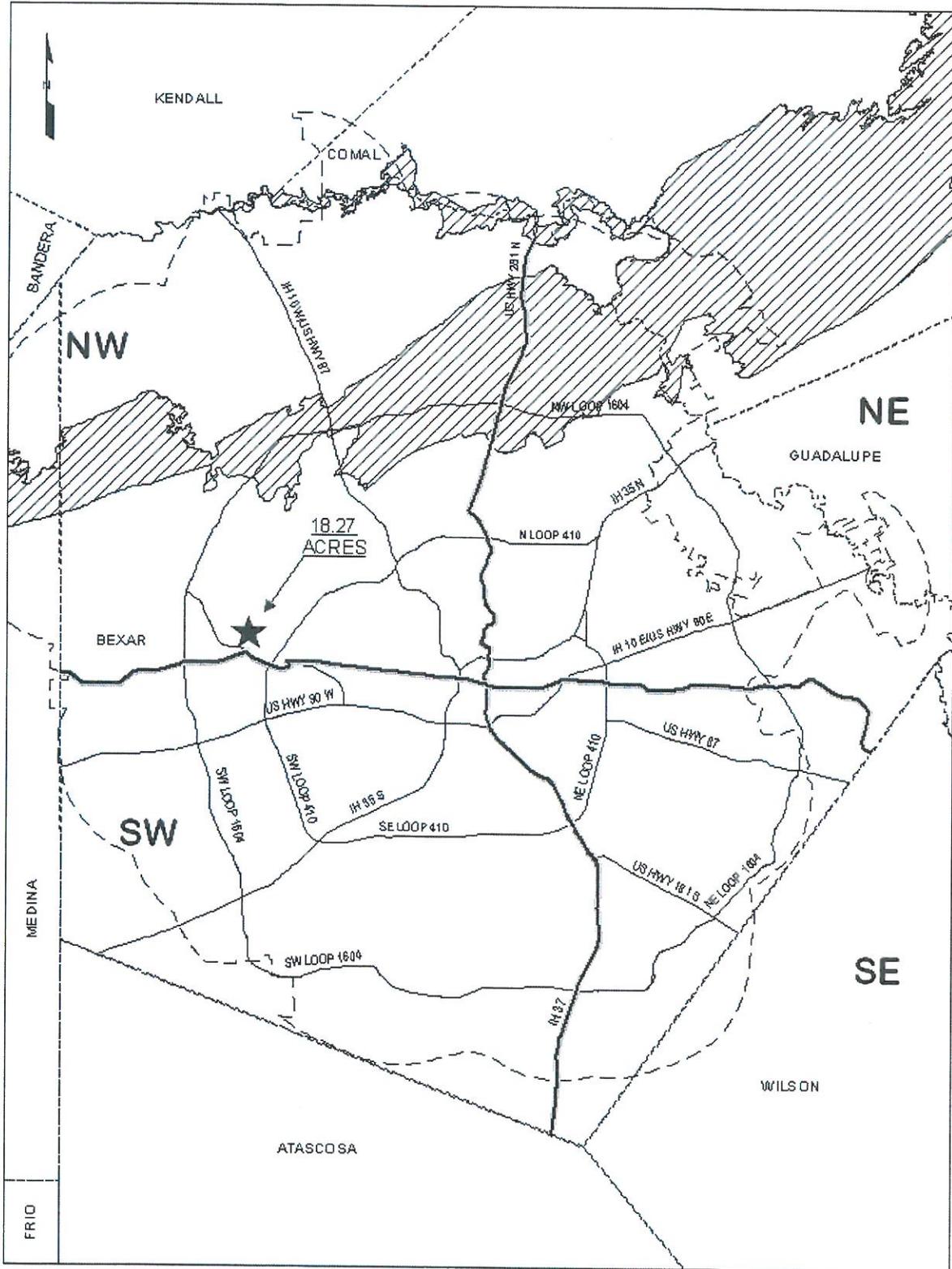
**GENERAL NOTES**

DATE	BY
12-12-03	DAVID BARRERA
MAP NO.	SYSTEMS ENGINEERING
SHEET	1 OF 1



**S.P. 1665 SAWS Request to declare as surplus and sell two tracts of real property  
12.31 acre tract (vacant) and 5.96 acre tract (free standing commercial building)  
Commonly known as Albertson's at State Highway 151 and Potranco Road**

SAN ANTONIO WATER SYSTEM  
18.27 ACRES SURPLUS PROPERTY



AREA MAP

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND DISPOSITION OF REAL PROPERTY OWNED BY THE SAN ANTONIO WATER SYSTEM:**

- **A 5.96 ACRE TRACT OF LAND LOCATED AT 8764 STATE HIGHWAY 151, NCB 15329, BLOCK 2, LOT 2**
- **A 12.31 ACRE TRACT OF LAND LOCATED ON RICHLAND HILLS DRIVE AT STATE HIGHWAY 151 AND POTRANCO, NCB 15329, LOT P-24D**

\* \* \* \* \*

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

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

WHEREAS, the San Antonio Water System (SAWS) filed an application requesting to declare as surplus and dispose of two real properties; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application by the San Antonio Water System to declare as surplus and dispose of two real properties.

**SIGNED this 11<sup>th</sup> Day of September, 2013**

---

**Roberto R. Rodriguez, Chairman**

Attest:

---

Executive Secretary  
San Antonio Planning Commission

RESOLUTION NO. 12-304

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES DECLARING CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 18.27 ACRES DESCRIBED AS FOLLOWS: A 12.31 ACRE TRACT OF LAND (536,033 SQ FT) OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF AND PART OF THE J.W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NCB 15329 AND BEING 3.08 ACRES OUT OF A 6.00 ACRE TRACT, ACCORDING TO DEED RECORDED IN VOLUME 6761, PAGE 544 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND 9.23 ACRES OUT OF THE REMAINDER OF A 427.388 ACRE TRACT, ACCORDING TO DEED RECORDED IN VOLUME 2911, PAGES 1420-1426 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS FOR A TOTAL OF 12.31 ACRES; A 5.96 ACRE TRACT OF LAND (259,456 SQ FT) SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF AND PART OF THE J. W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, COUNTY BLOCK 4329 AND OUT OF LOT 2, BLOCK 2, NEW CITY BLOCK, 15329, ALBERTSON'S - POTRANCO ROAD SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 9535, PAGE 16 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DESIGNATED REPRESENTATIVE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

WHEREAS, on March 28, 2003 the System acquired the Properties and an extensive evaluation was performed by staff which determined this site not suitable for the efficient operation of a service center; and

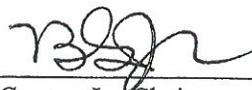
WHEREAS, upon the sale of said Properties, the proceeds from said sale shall be utilized as the service center project; and

**WHEREAS**, the San Antonio Water System Board of Trustees desires (i) to declare the Properties as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) to recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) to authorize the President/Chief Executive Officer or his designated representative to dispose of said Properties pursuant to Chapter 272 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

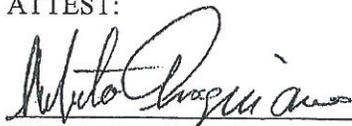
**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:**

1. That the Properties containing 18.27 acres located in Bexar County, Texas, are hereby declared surplus to the needs of the System. Such real property is more thoroughly described in Attachment I, attached hereto and incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his designated representative is hereby authorized to dispose of said Property pursuant to Chapter 272 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.
6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 5<sup>th</sup> day of June, 2012.

  
 \_\_\_\_\_  
 Berto Guerra, Jr., Chairman

ATTEST:

  
 \_\_\_\_\_  
 Roberto Anguiano, Secretary

Attachments:

- I. Legal Descriptions of Properties



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
September 11, 2013

**Special Project Number:**

S.P. 1674

**Petitioner:**

Borden Park LP

**Representative:**

Patrick W. Christensen, PC

**Staff Coordinator:**

Martha Almeria, Management  
Analyst  
210 207-6970  
malmeria@sanantonio.gov

**Property Address/Location:**

River Road

**Tract Size:**

0.3304 of an acre or 14,393 square  
feet

**Council District(s):**

1

**REQUEST**

S. P. No. 1674: Consideration of a Resolution supporting and recommending City Council approval for the closure, vacation and abandonment of a 0.3304 acre portion of River Road Public Right of Way located between East Ashby Place and Hwy 281 North, adjacent to NCB 3053, as requested by Borden Park LP. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of this portion of River Road Public Right of Way will allow the Petitioner to incorporate it with its abutting property for re-development of a new mixed use development. Disapproval of this request would disallow the Petitioner from developing and improving its property. Also, the City's liability would continue along with the obligation for maintenance.

## **I. BACKGROUND**

Borden Park LP (Petitioner) is requesting the closure, vacation and abandonment of a portion of River Road Public Right of Way located between East Ashby Place and Hwy 281 North as shown on attached Exhibit A. The requested closure encompasses 0.3304 of an acre (14,393 square feet) and is an unimproved, paper street that is not used for public travel. Petitioner is the sole abutting property owner. If approved, the subject right of way will be combined with the petitioner's property for the redevelopment and construction of a mixed use commercial/multi-family development.

## **II. SUPPLEMENTAL INFORMATION**

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

## **III. RECOMMENDATION**

Staff recommends approval of this request to close, vacate and abandon this portion of River Road Public Right of Way.

## **IV. ATTACHMENTS**

1. Letter of Agreement
2. Exhibit A
3. Resolution



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

April 9, 2013

Borden Park, LP  
Attn: P. W. Christensen, PC  
1800 W. Commerce St., Suite 1  
San Antonio, TX 78207

Re: S. P. No. 1674—Request to close, vacate and abandon a portion of River Road Public Right of Way located between East Ashby Place and Highway 281 North

Dear Mr. Christensen:

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

#### DEVELOPMENT SERVICES DEPARTMENT

The site must be assembled with petitioner's property and platted in accordance with the Unified Development Code. Also, the property shall comply with the tree canopy requirements per 35-523 (e). Highly recommend incorporation of LID (Low Impact Development) features where feasible to minimize storm water impacts and improve water quality near the San Antonio River.

#### PUBLIC WORKS DEPARTMENT

Must retain as a drainage easement. If platted, the process may require a drainage easement required to contain the 1% annual chance flood hazard area.

#### CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the City Public Service Board and at the sole expense of the petitioner.

#### SAN ANTONIO WATER SYSTEM

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

#### DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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

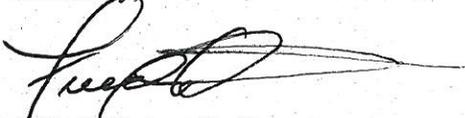
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- The appraised value of the property is \$158,500.00; however, the value is reduced by 25% in accordance with the reduction provided by the Inner City Reinvestment/Infill Policy (ICRIP). Therefore, the fee established for the subject property is \$118,925.00, which includes the reduced fee of \$118,875.00 and \$50.00 for recordation of documents. ***Accordingly, Petitioner agrees to remit a closure fee of \$118,925.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.*** If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at <https://www.sanantonio.gov/efrms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit along with this letter.

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

If your client concurs with the above mentioned conditions, please have authorized party countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. ***Upon receipt of this executed Letter of Agreement, the Discretionary Contracts Disclosure form and the closure fee we will continue processing your request.***

Sincerely



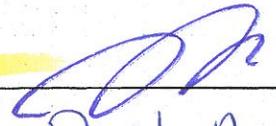
Mike Etienne, Ph.D.  
Assistant Director  
CIMS Real Estate

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER: Borden Park, LP**

By

Print Name

  
David Arrington

Title

Date

President

6/18/13



**Exhibit A**

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED 0.3304 ACRE PORTION OF RIVER ROAD (14,393 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING NORTHERLY AND SOUTHERLY, LOCATED BETWEEN EAST ASHBY PLACE AND HWY 281 NORTH, ADJACENT TO NCB 3053, IN COUNCIL DISTRICT 1, AS REQUESTED BY BORDEN PARK LP.**

\* \* \* \* \*

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

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

WHEREAS, Borden Park LP filed an application requesting the closure of an unimproved 0.3304 acre portion of River Road (14,393 square feet) Public Right of Way running northerly and southerly, located between East Ashby Place and Hwy 281 North, adjacent to NCB 3053, in Council District 1 as identified on Exhibit A; and

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

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

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

**SIGNED this 11<sup>th</sup> day of September, 2013.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, *Chair***

Attest:

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



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
September 11, 2013

**Special Project Number:**

S.P. 1714

**Petitioner:**

Rosa V. Duque

**Representative:**

Irene Canales de Janssen, Atty.

**Staff Coordinator:**

Martha Almeria, Management  
Analyst  
210 207-6970  
malmeria@sanantonio.gov

**Property Address/Location:**

Cottonwood Avenue

**Tract Size:**

0.045 of an acre or 1,960 square feet

**Council District(s):**

5

**REQUEST**

S. P. No. 1714: Consideration of a Resolution supporting and recommending City Council approval to declare as surplus and sell to Rosa V. Duque a 0.045 acre tract of unimproved City-owned property located on Cottonwood Avenue, adjacent to NCB 2842. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The sale of this property will allow the Petitioner to enclose and utilize the property. Disapproval of this request would disallow the Petitioner from utilizing it. Also, the City's liability would continue along with the obligation for maintenance.

## **I. BACKGROUND**

Rosa V. Duque (Petitioner) is requesting that the City of San Antonio declare as surplus to its needs and sell an unimproved tract of City-owned real property located on Cottonwood Avenue as shown on attached Exhibit A. The Petitioner owns the abutting property at 119 Cottonwood Avenue and has been cleaning and maintaining the subject parcel, which is a 0.045 acre tract of land (1,960 sq. ft.) and is described as the remaining portion of lot 12, Block 12, NCB 2842. There is a history of dumping on the subject parcel, which is not only unsightly and a nuisance to the surrounding neighborhood, but is also a health hazard as the dumping attracts and harbors vermin. If approved, the Petitioner intends to enclose the subject parcel in order to prevent its use as a dumping site.

## **II. SUPPLEMENTAL INFORMATION**

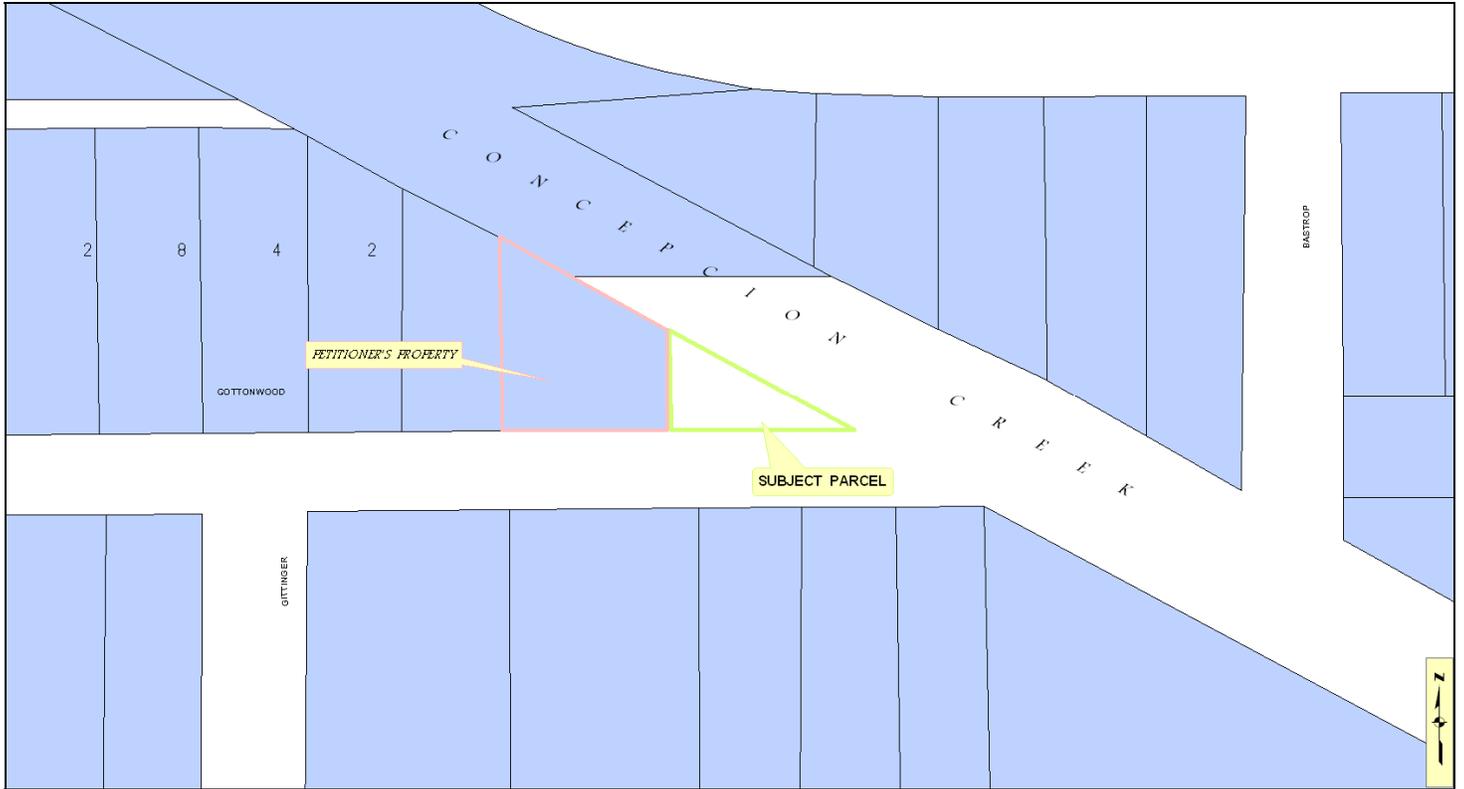
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. If approved, a Deed without Warranty will be drafted and executed.

## **III. RECOMMENDATION**

Staff recommends approval of this request to declare as surplus and sell 1,960 square feet of unimproved City-owned property.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



**Exhibit A**

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED 0.045 ACRE TRACT OF LAND (1,960 SQUARE FEET), DESCRIBED AS THE REMAINING PORTION OF LOT 12, BLOCK 12, NCB 2842, LOCATED ON COTTONWOOD AVENUE, IN COUNCIL DISTRICT 5, AS REQUESTED BY ROSA V. DUQUE.**

\* \* \* \* \*

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

WHEREAS, the City Code further subjects approval of property sales to hearing and approval by act of City Council; and

WHEREAS, Rosa V. Duque filed an application requesting to purchase an unimproved 0.045 acre tract of land (1,960 square feet) out of NCB 2842, located on Cottonwood Avenue in Council District 5; and

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

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

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

**SIGNED this 11<sup>th</sup> day of September, 2013.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, *Chair***

Attest:

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



**CITY OF SAN ANTONIO**  
**(CAPITAL IMPROVEMENTS MANAGEMENT SERVICES)**  
**(REAL ESTATE/DISPOSITION)**

**STAFF REPORT**

**AGENDA ITEM NO. 15**

**Public Hearing:**

Planning Commission  
September 11, 2013

**Special Number:**

1756

**Applicant:**

Bexar County  
c/o Joe Newton

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
mary.fors@sanantonio.gov

**Property Address/Location:**

3505 Pleasanton Road  
Unimproved portion of Ackard Place  
Right Of Way

**Tract Size:**

0.9183

**Council District(s):**

3

**Notification:**

Not applicable per Sec. 37-11.  
Closure, vacation, and abandonment  
of public right-of-way. (f) (g)  
Undeveloped ("paper") public right-  
of-way or slivers not affecting public  
travel do not require signs and letters.

**REQUEST**

Bexar County is requesting the city close, vacate and abandon an unimproved portion of West Ackard Place between Oppenheimer Avenue and Pleasanton Road (between NCB 9457 and NCB 9456) in Council District 3 as requested by Bexar County.

**RECOMMENDED ACTION**

Staff recommends **approval**.

**SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through this canvassing.

**ANALYSIS**

Bexar County is constructing an all-digital public Library (Bexar County BiblioTech Library), located at 3505 Pleasanton Road. The Library's recent accreditation allows it to access the state's \$49 million subscription database shared by almost 700 public and academic libraries in Texas and federal library programs. The library is expected to reach 1.7 million people in Bexar County and provide library service to underserved markets in unincorporated areas of the county.

The library will open in September, 2013. The county purchased surrounding properties to utilize for parking. There is an unimproved portion of Ackard Place right-of-way that separates the parking area from the library. Bexar County requests the city close, vacate and abandon a 0.9183 acre unimproved portion of Ackard place located between Oppenheimer Avenue and Pleasanton Road. If approved, Bexar County will incorporate the right-of-way into its BiblioTech Library campus.

**ATTACHMENTS**

- **Plat and Field Notes, West Ackard Place 0.9183 acre unimproved right-of-way**
- **Map**
- **Letter of Agreement**
- **Resolution**



## METES AND BOUNDS

### FOR

A 0.9183 acre, or 40,000 square feet, more or less, tract of land being an abandoned portion of Ackard Street, an 80-foot right-of-way dedicated in the San Jose Subdivision, recorded in Volume 368, Pages 96-100 of the Deed and Plat Records of Bexar County Texas, located in between New City Block (N.C.B.) 9457 and New City Block 9456 of the City of San Antonio, Bexar County Texas. Said 0.9183 acre tract being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone:

**BEGINNING:** At a set ½" iron rod with cap marked "LNV-SA" at the intersection of the west right-of-way line of Pleasanton Road, a variable width public right-of-way and the south right-of-way line of said Ackard Street, the northeast corner of Lot 10, Block 173 of said San Jose Subdivision;

**THENCE:** S 89°40'20" W, along and with the north line of said Block 173, the south line of said Ackard Street, a distance of 500.00 feet to a set ½" iron rod with cap marked "LNV-SA" at the intersection of the east right-of-way line of Oppenheimer Avenue, a 50-foot public right-of-way and the south right-of-way line of said Ackard Street, the northwest corner of Lot 1 of said Block 73;

**THENCE:** N 00°19'40" W, along and with the east line of said Ackard Street, a distance of 80.00 feet to a set ½" iron rod with cap marked "LNV-SA" from which a found ½" iron rod for a southwest corner of Lot 21, Block 172 of the Winn's San Jose Subdivision recorded in Volume 9501, Page 72 of the Deed and Plat Records of Bexar County, Texas bears N 00°02'55" E, a distance of 5.00 feet;

**THENCE:** N 89°40'20" E, along and with the south line of said Lot 21, the north line of said Ackard Street, passing at a distance of 482.00 feet a found ½" iron rod for a southeast corner of said Lot 21, and continuing along and with the north right-of-way line of said Ackard Street for a total distance of 500.00 feet to a set ½" iron rod with cap marked "LNV-SA" at the intersection of the west right-of-way line of said Pleasanton Road and the north right-of-way line of said Ackard Street;



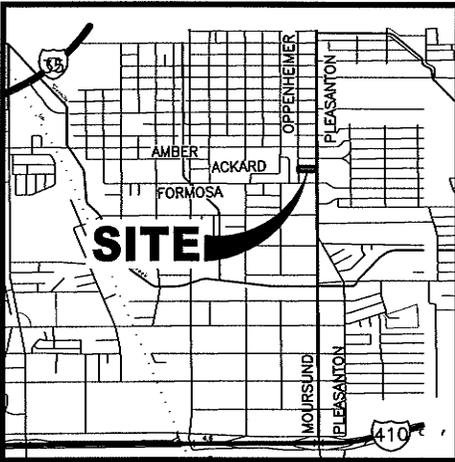
engineers | architects | contractors

SOLUTIONS TODAY WITH  
A VISION FOR TOMORROW

THENCE: S 00°19'40" E, along and with the west right-of-way line of said Ackard Road, a distance of 80.00 feet to the POINT OF BEGINNING and containing 0.9183 of an 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 LNV, Inc.;

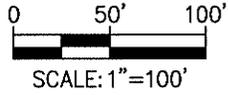
Prepared by: LNV Inc.  
Job No.: 110187.210  
File: S:\Projects\COSA\110187-On Call Svc- Civil Eng CIMS04003\210\Survey\MB110187.docx  
Date: July 16, 2013  
TBPLS Firm No.: 10126502





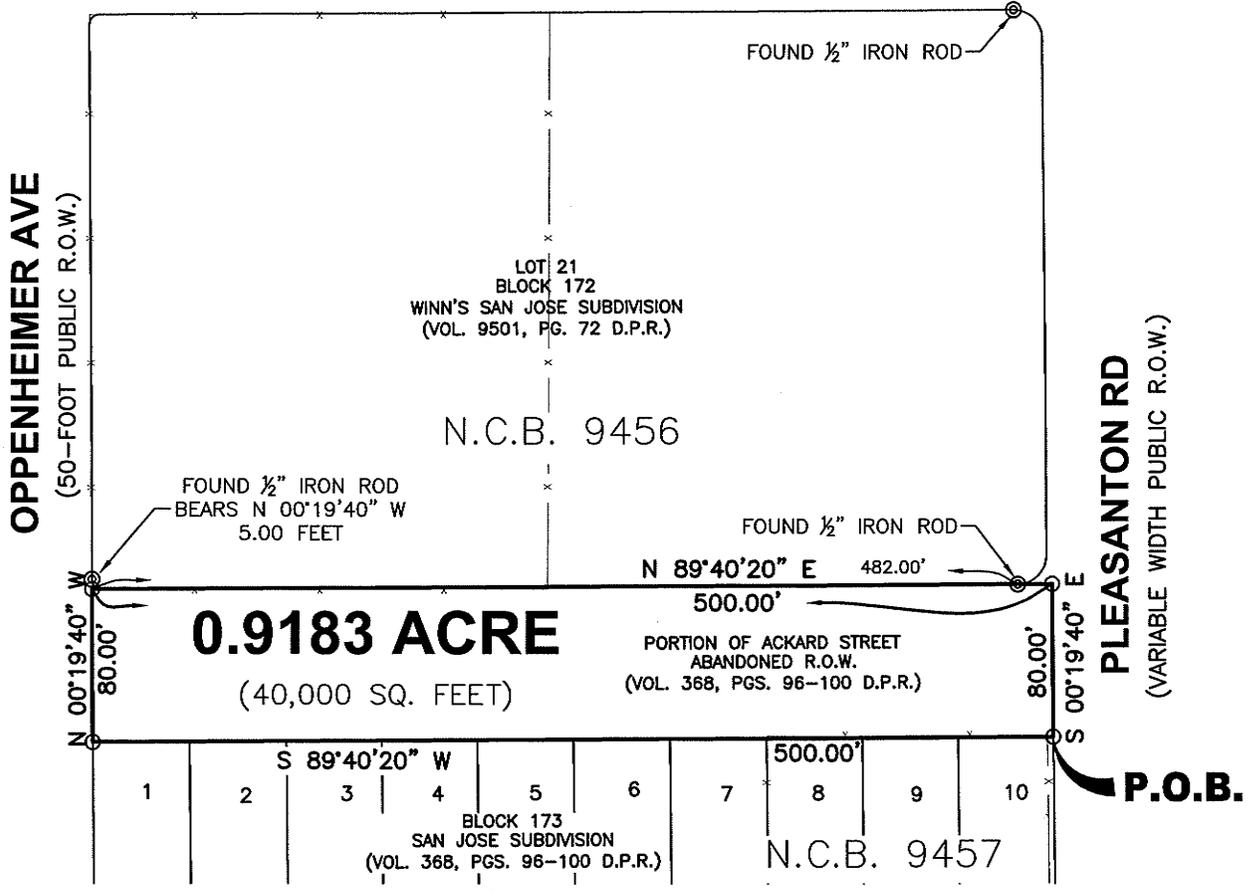
**NOTE:**

1. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.



LOCATION MAP  
(NOT TO SCALE)

**AMBER ST**  
(60-FOOT PUBLIC R.O.W.)



S:\PROJECTS\COSA\110187-ON CALL SVC- CIVIL ENG CINS04003\210\SURVEY\WK110187.210.DWG PLOT DATE: 7/16/2013 10:50 AM PLOT BY: BWALKER

I hereby certify that:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

This 16th day of July, 2013 A.D.

*Brett Walker*

Brett Walker  
Registered Professional Land Surveyor No. 6216



engineers | architects | contractors

8918 TESORO DR., STE. 401  
SAN ANTONIO, TEXAS 78217  
TBPE FIRM NO. F-366

PH. (210) 822-2232  
FAX (210) 822-4032  
WWW.LNVINC.COM

LAND TITLE SURVEY  
OF

A 0.9183 acre, or 40,000 square feet, more or less, tract of land being an abandoned portion of Ackard Street, an 80-foot right-of-way dedicated in the San Jose Subdivision, recorded in Volume 368, Pages 96-100 of the Deed and Plat Records of Bexar County Texas, located in between New City Block (N.C.B.) 9467 and New City Block 9456 of the City of San Antonio, Bexar County Texas

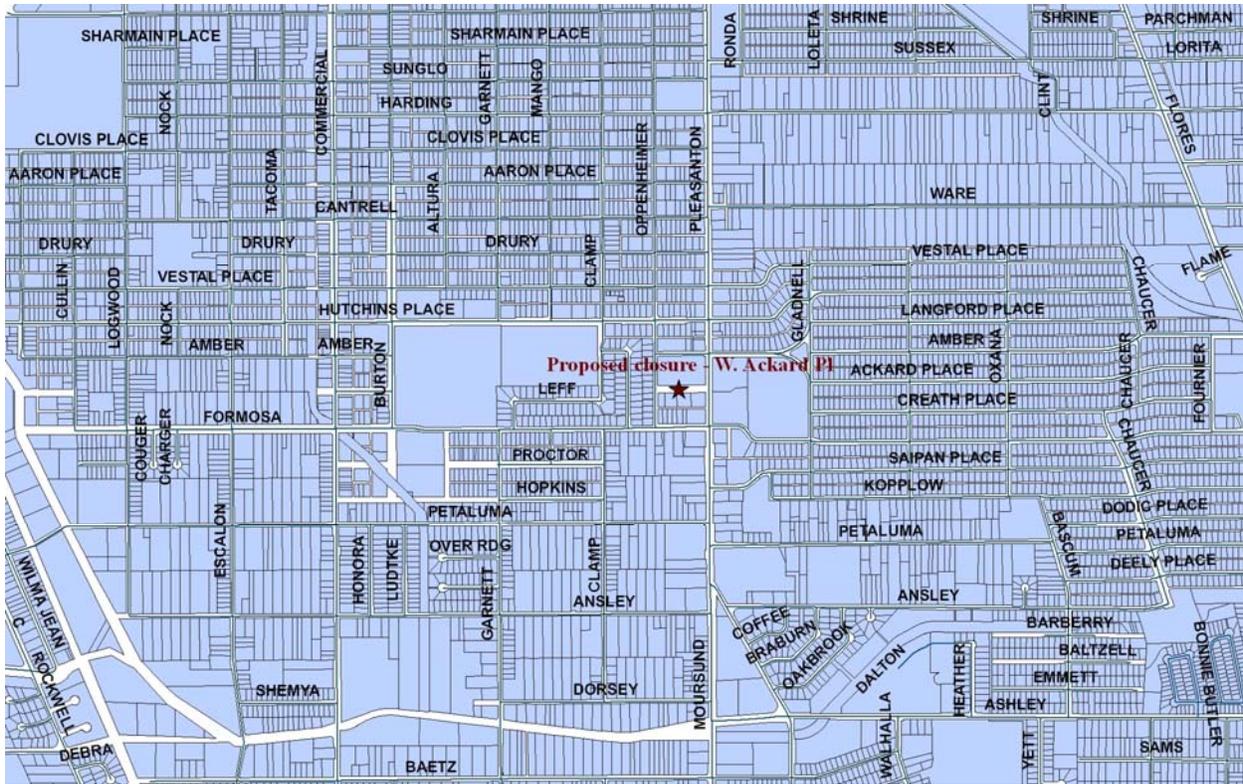
DRAWN BY: B.W.

SCALE: 1"=100'

DATE: 7-16-2013

SHEET

**1 OF 1**



**S.P. 1756 Bexar County request to close, vacate and abandon an unimproved street – W. Ackard Place (located between Oppenheimer Avenue and Pleasanton Road)**



# CITY OF SAN ANTONIO

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

August 6, 2013

**Bexar County, Texas**  
**233 N. Pecos, La Trinidad, Suite 420**  
**San Antonio, Texas 78207**  
**Attn: Joe Newton**

[Via Email: [jnewton@bexar.org](mailto:jnewton@bexar.org)]

Re: S.P. 1756 Bexar County request to close, vacate and abandon a portion of W. Ackard Place, an unimproved right-of-way located between Oppenheimer Avenue and Pleasanton Road

Dear Mr. Newton,

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

**Development Services:** The site must be platted, as applicable, in the Unified Development Code, per Section 35-240.

**Public Works:** (Planning & Engineering): COSA approved drainage study and all proper permits obtained prior to any construction.

(Right-of-Way): Contact and confirm with all utilities that there are no conflicts.

**CPS Energy:** Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

**SAWS:** Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner. Petitioner must allow SAWS perpetual access over, across and through the property for inspection, operation, maintenance, construction, reconstruction and realignment of its facilities located on the property and/or on the adjoining property.

**Capital Improvements Management Services:** The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.

The petitioner acknowledges that the property will be accepted in its 'as is' condition.

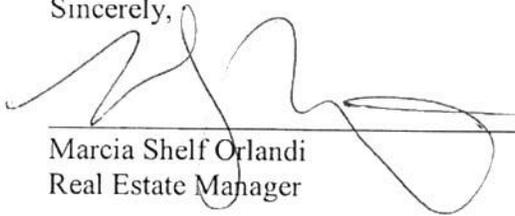
Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access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

An in-house calculation using Bexar County Appraisal District averages of surrounding land values determined the value of the proposed closure as \$44,862.00. Staff will recommend the fee for this closure be waived.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Bexar County  
Joe Newton Asset Manager  
By Title

Joe Newton, 8-6-13  
Print Name Date

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF AN UNIMPROVED PORTION OF WEST ACKARD PLACE LOCATED BETWEEN OPPENHEIMER AVENUE AND PLEASANTON ROAD (NCB 9457 AND NCB 9456) IN COUNCIL DISTRICT 3;**

\* \* \* \* \*

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

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

WHEREAS, Bexar County filed an application requesting the city close, vacate and abandon an unimproved portion of right-of-way; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking the city close, vacate and abandon its interest in an unimproved portion of West Ackard Place.

**SIGNED this 11th Day of September, 2013**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

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

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

**TO:** Planning Commission  
**FROM:** Xavier D. Urrutia, Director of Parks and Recreation  
**COPIES:** File  
**SUBJECT:** Land acquisitions for linear park development projects along Salado Creek and Culebra Creek  
**DATE:** August 23, 2013

The Parks and Recreation Department is requesting approval of a resolution recommending that City Council authorize the acquisition of up to 42 acres of land located in NCB 10845, 13485, 13486, and 18820. The acquired property will be used for the Linear Creekway Trail Projects. The majority of property to be acquired is within the 100-year floodplain.

The proposed acquisitions are part of the Proposition 2 Parks Development Expansion Venue Projects approved by voters in May 2005 and November 2010.

These acquisitions are consistent with the initiatives approved by the City Council for the acquisition of open space and development of linear parks along San Antonio Creekways. The acquisitions are also consistent with the adopted Parks and Recreation Strategic System Plan and the Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies.

**Salado Creek**

- o 20 acres out of NCB 10845 located within Council District 3
- o 18 acres out of NCB 13485 and 13486 located within Council District 3

Subtotal for Salado Creek = 38 acres

**Culebra Creek**

- o 2 acres out of NCB 18820 located within Council District 6

Subtotal for Culebra Creek = 2 acres

**GRAND TOTAL = 40 acres**

Pending a recommendation by Planning Commission, staff will present this item for City Council consideration.

Sincerely,



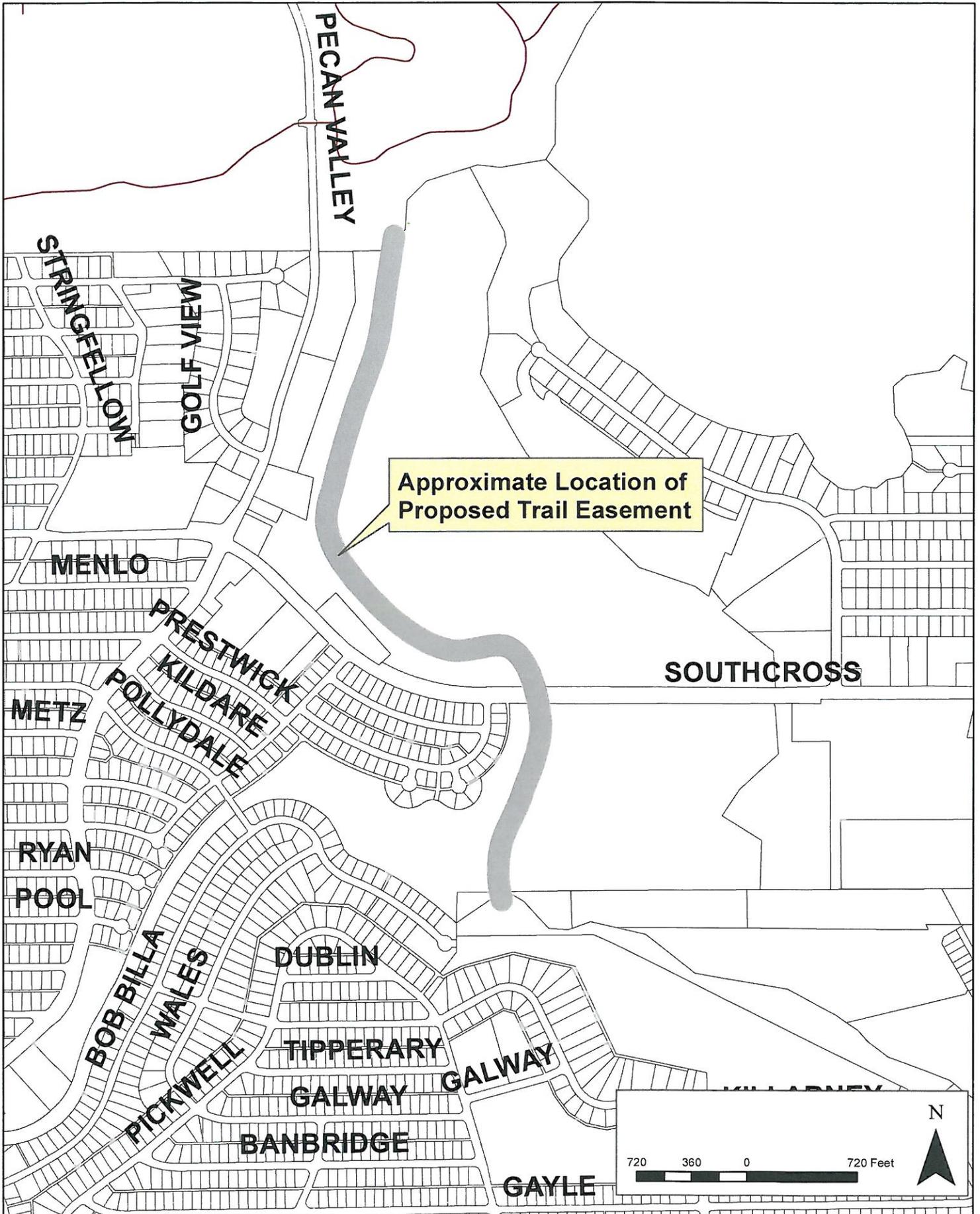
Xavier D. Urrutia  
Director of Parks and Recreation Department

A request by the Parks and Recreation Department, for approval of a Resolution recommending Council authorization to acquire parcels of land along San Antonio creekways in order to develop linear parks in accordance with the Parks Development Expansion Venue Project, approved by voters in 2000, 2005 and 2010. Proposed land acquisitions include approximately 40 acres of primarily floodplain property located along Salado and Culebra Creeks in NCB 10845, 13485, 13486, and 18820.

Parks and Recreation staff point of contact: Andrew Blouet ([Andrew.blouet@sanantonio.gov](mailto:Andrew.blouet@sanantonio.gov); 207-2270)

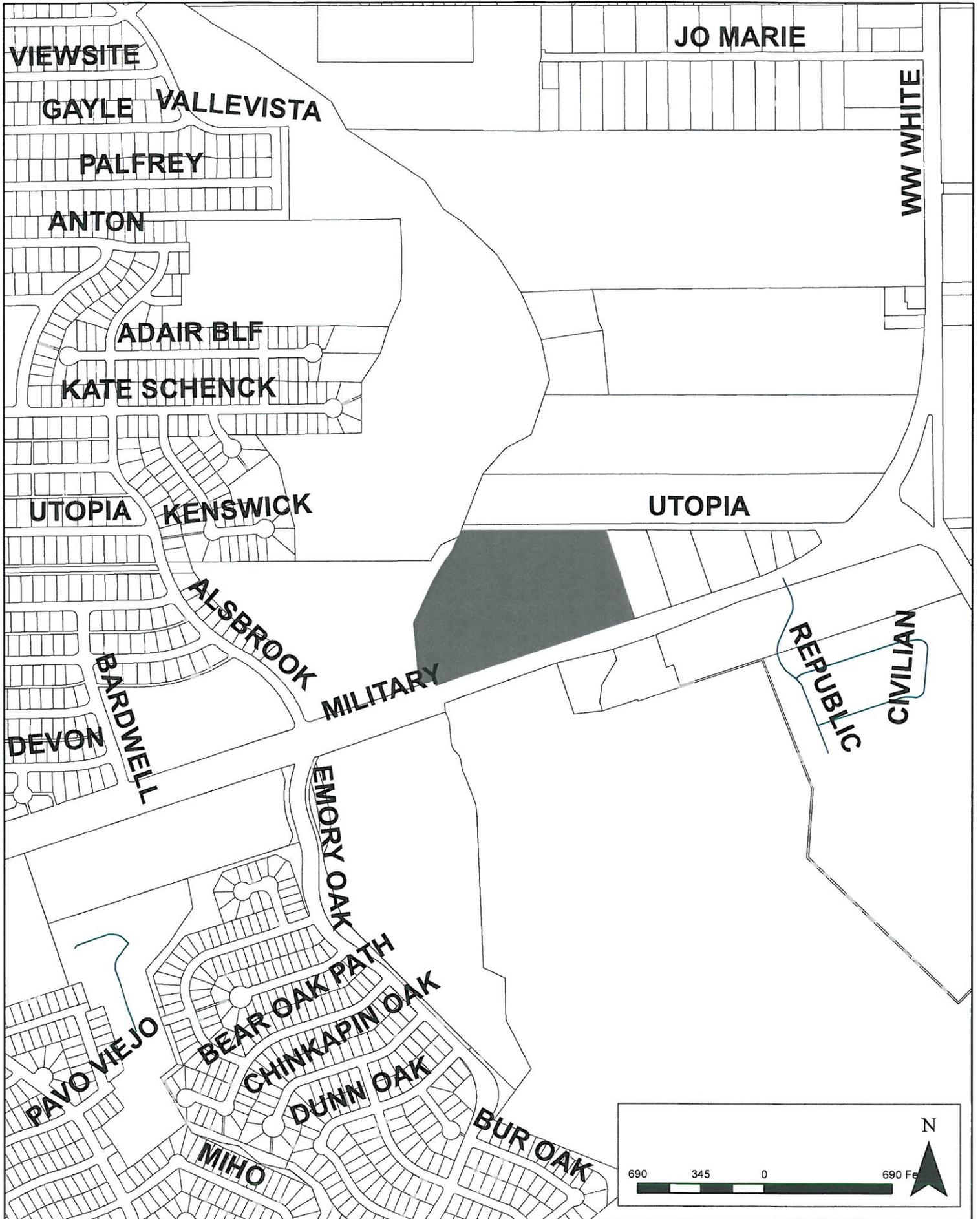


**Site Map - District Three**  
**18 acres, NCB 13485 and 13486**



# Site Map-District 3

## 20 acres - NCB 10845



**Attachment 1 - Properties List**

<b>NCB</b>	<b>Estimated Acreage</b>	<b>Council District</b>
13485	9.0	3
10845	20.0	3
13486	9.0	3
18820	2.0	6
<b>TOTAL</b>	<b>40.0</b>	

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF PROPERTY IN ORDER TO DEVELOP LINEAR PARKS ALONG SAN ANTONIO CREEKWAYS IN ACCORDANCE WITH THE PARKS DEVELOPMENT AND EXPANSION VENUE PROJECT.

**WHEREAS**, the City Planning Commission is tasked with the review and recommendation for purchase of property for city projects; and

**WHEREAS**, under Proposition Three of the election held in May of 2000 and Proposition Two of the election held on May of 2005 and November 2010, voters of San Antonio approved collection of sales tax revenue to fund the acquisition of open space and development of linear parks along San Antonio Creekways; and

**WHEREAS**, these parcels are presented for consideration and recommendation to the Planning Commission under the Parks Development and Expansion Venue Project; and

**WHEREAS**, the proposed acquisitions are located primarily in the floodplain along Salado Creek and Culebra Creek;

**NOW THEREFORE;**

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

Recommendation that the City of San Antonio City Council authorize the acquisition of property in order to develop linear parks along San Antonio Creekways in accordance with the Parks Development Expansion Venue Project, approved by voters in 2000, 2005 and 2010.

PASSED AND APPROVED THIS September 11<sup>th</sup>, 2013

\_\_\_\_\_  
Roberto R. Rodriguez , Chairman

ATTEST:

\_\_\_\_\_  
Executive Secretary



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
September 11, 2013

**Case Number:**

PA 13037

**Applicant:**

St. Ann Catholic Church

**Representative:**

Felipe Hinojosa

**Owner:**

St. Ann Catholic Church

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

1310, 1316, 1322, 1326, 1334 West  
Ashby Place and 329 Cincinnati  
Avenue

**Legal Description:**

NCB 2021, Block 10, Lots 5, 6, 7, 8,  
9, 10, 11, 12, 19, 20

**Tract Size:**

1.66 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 8/9/2013  
Notices Mailed 8/15/2013

- 35 to property owners within 200 feet
  - 1 to Beacon Hill Neighborhood Association
  - 11 to planning team members
- Internet Agenda Posting 8/24/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Midtown Neighborhoods Neighborhood Plan future land use classification for the property subject to this application from Mixed Use and Low Density Residential to Public Institutional.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Midtown Neighborhoods Neighborhood Plan to change the future land use classification of the subject property from Density Residential to Public Institutional.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

Public/Institutional would accommodate existing uses and is consistent with the Midtown Neighborhoods Neighborhood Plan's focus on providing community-oriented uses and facilities throughout the planning

**Transportation:**

The size and configuration of the subject properties would, with proper site planning, allow potential traffic impacts to be directed on to West Ashby Place. The non-commercial nature of development along this portion of West Ashby Place, as well as proximity to Fredericksburg Road would pose negligible traffic impacts.

**Community Facilities:**

The subject properties are approximately 50 feet south of St. Ann's Catholic Church, 90 feet south of Beacon Hill Elementary School, and approximately 200 feet south of the KIPP Aspire Academy. No negative impacts are anticipated.

**CASE HISTORY**

This is the second public hearing of this case. The case was heard August 28, 2013

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Midtown Neighborhoods Neighborhood Plan	
<b>Plan Adoption Date:</b> October 12, 2000	<b>Update History:</b> N/A
<p>The proposed amendment is for St. Ann’s Catholic Church which is an established religious facility in the area. The church conducts an array of community-oriented programs and activities on the subject property, including a community center and school, which would be more appropriately accommodated by the Public Institutional land use classification. The proposed amendment, and its accommodation of the community oriented uses are supported by <b>Objective 1.3: Recreational and Community Programs: Increase awareness and usage of public recreation facilities and programs</b> and <b>Objective 1.4 New Community Center: Acquire property and construct a community center to support multiple community-oriented programs and activities for the residents of the Midtown Neighborhoods planning area.</b> Although these objectives focus on the provision of publicly funded facilities the proposed amendment is consistent with the plan’s intent to facilitate access to community-oriented facilities.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Mixed Use:</b> Mixed Use provides for a mix of neighborhood-scale commercial, and medium to high-density residential uses. This classification calls for pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike, or transit. This classification supports the use or adaptive reuse of existing commercial or residential areas identified for Mixed Use development while maintaining the architectural character of existing buildings. Businesses are encouraged to utilize on-street parking and or parking in the rear of the establishment. This classification also encourages mixed use buildings where the first floor is used for retail or service businesses and the second or upper floors is used for residences.</p>	<p>MXD, MPCD, TOD, and FBZD</p>
<p><b>Low Density Residential:</b> Low Density Residential uses include single-family houses on individual lots. Low Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot are not considered to be a Low Density Residential use.</p>	<p>R-5, R-6, NP-8, NP-10, NP-15 and UD</p>
<p><b>Public Institutional:</b> Public, quasi-public, and institutional uses, such as schools</p>	<p>Varies</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Community Center, Vacant
North	Low Density Residential, Mixed Use	Church
East	Low Density Residential, Mixed Use	Multi-tenant Commercial, Single-family home
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single-Family Homes

**Land Use:** The subject properties are located on West Ashby, between Fredericksburg Road and St. Ann Street, immediately south of St. Ann’s Catholic Church. The subject property is classified as Mixed Use

and Low Density Residential in the Midtown Neighborhoods Neighborhood Plan. A community center is currently in place on the subject properties. The proposed amendment is intended to facilitate the renovation and rehabilitation of the existing community center located on the subject properties. The civic orientation of the proposed amendment is supported by the Midtown Neighborhoods Neighborhood Plan as specified in Objectives 1.3 and 1.4

**Transportation:** West Ashby Place and Cincinnati Avenue are local streets. The size and configuration of the subject properties would allow redevelopment to occur in such a configuration that ingress and egress points would be focused on West Ashby Place. The non-residential development along West Ashby Place, as well as proximity to Fredericksburg Road would minimize potential negative traffic impacts to adjacent residential properties. There is a VIA bus stop at the intersection of West French Place and Fredericksburg Road.

**Community Facilities:** The subject property is a community center which is owned and operated by St. Ann's Catholic Church. The subject properties are approximately 50 feet south of St. Ann's Catholic Church, 90 feet south of Beacon Hill Elementary School, and approximately 200 feet south of the KIPP Aspire Academy.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6

**Proposed Zoning:** C-2, C-2S (Specific Use Authorization for a Meeting Facility)

**Corresponding Zoning Case:** Z2012148 S

**Zoning Commission Public Hearing Date:** September 17, 2013

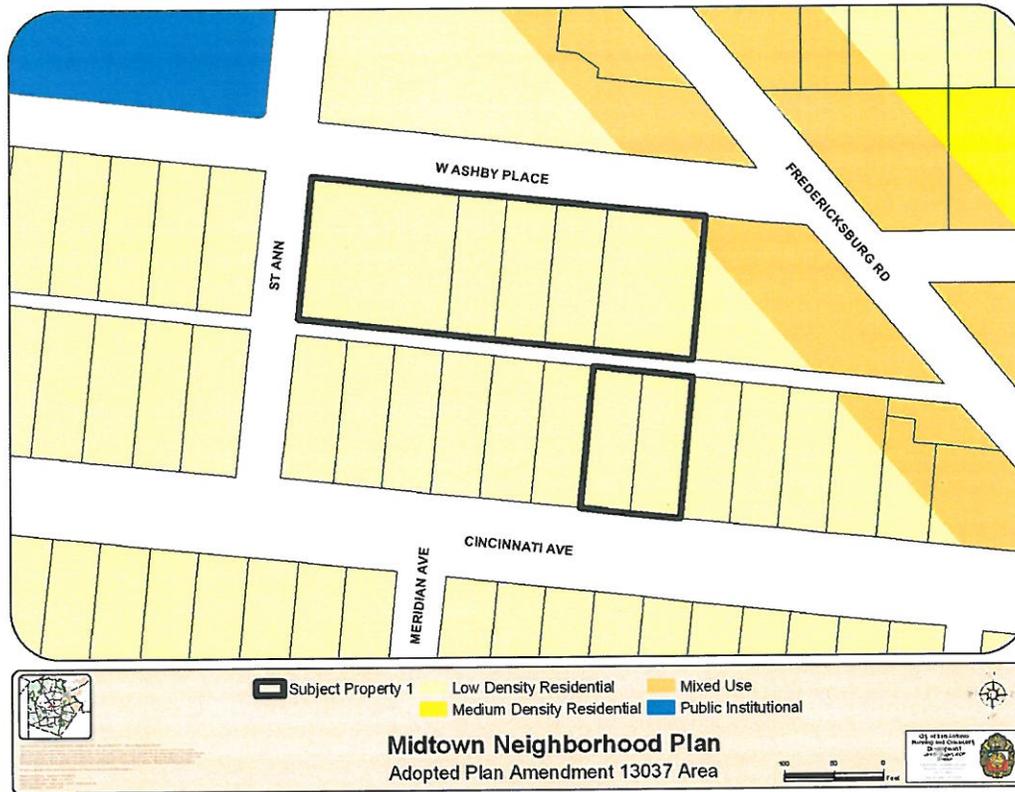
## **III. RECOMMENDATION**

Approval. Public/Institutional is consistent with the existing use of the property and adjacent educational facilities and places of worship. The proposed use is consistent with the Midtown Neighborhoods Neighborhood Plan's focus on providing community-oriented uses and facilities throughout the planning area.

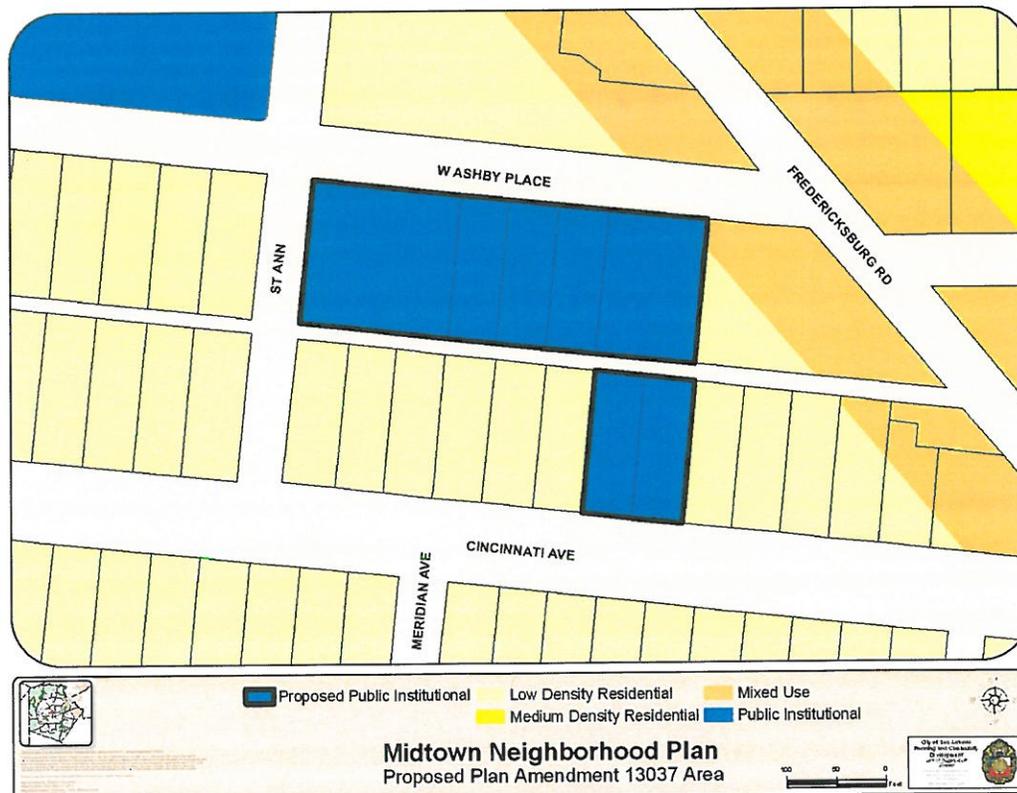
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**

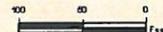




 Subject Property  VIA Bus Stops  VIA Bus Routes



### Midtown Neighborhood Plan Proposed Plan Amendment 13037 Area



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOODS NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE AND LOW DENSITY RESIDENTIAL TO PUBLIC INSTITUTIONAL FOR AN AREA OF APPROXIMATELY 1.66 ACRES LOCATED AT 1310, 1316, 1322, 1326, 1334 WEST ASHBY PLACE AND 329 CINNCINATI AVENUE.**

**WHEREAS**, City Council approved the Midtown Neighborhoods Neighborhood Plan as an addendum to the Master Plan on October 12, 2000; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 September 11, 2013 and **APPROVED** the amendment on September 11, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive 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 Midtown Neighborhoods Neighborhood Plan 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 11<sup>th</sup> DAY OF SEPTEMBER 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
September 11, 2013

**Case Number:**

PA 13045

**Applicant:**

Brown & Ortiz, P. C.

**Representative:**

Brown & Ortiz, P. C.

**Owner:**

Sage Western Investments

**Staff Coordinator:**

Robert C. Acosta  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

**Property Address/Location:**

9503 Lorene Street

**Legal Description:**

0.7774 acres out of Block 4 Lot 1  
NCB 11714

**Tract Size:**

0.7774 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 8/23/2013 2

Notices Mailed 8/29/2013

- 13 to property owners within 200 feet
- 1 to Greater Harmony Hills the registered neighborhood association within 200 feet
- 1 to applicant

Internet Agenda Posting 9/6/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the San Antonio International Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial. .

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Community Commercial land use classification is not appropriate since it would allow development that is not consistent with the surrounding properties to the north, south and west, which are single and multi-family residential uses.

**Transportation:**

The requested land use change could generate more traffic that can safely be accommodated by Lorene Street. Furthermore, because primary access to this site is from Lorene Street it could significantly increase vehicular traffic, creating an adverse condition for the adjacent residences. The requested change would create a significant impact to the existing transportation infrastructure.

**Community Facilities:**

The existing community facilities could support any additional demand generated by the requested land use change.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan	
<b>Plan Adoption Date:</b> May 20, 2010	<b>Update History:</b> None
<b>Goal I: Protect the quality of life of residents including health, safety and welfare</b>	
<b>Land Use pg. 30: Community Commercial uses include medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.</b>	
The change to Community Commercial is inappropriate as it would allow development that is not consistent with the surrounding properties to the north, south and west which are single and multi-family residential uses. In addition, the subject property does not meet the location criteria for Community Commercial.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Low Density Residential:</b> Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.	R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP,
<b>Community Commercial:</b> Community Commercial uses include medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.	NC, C-1, C-2, C-2P, O-1, O-1.5

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Vacant lot
North	High Density Residential	Multi-Family Homes
East	Regional Commercial	Automobile dealership
South	Medium Density Residential/High Density Residential	Multi-Family Homes
West	Low Density Residential	Single-Family Homes

**Land Use:** The subject property is located along the west side of Lorene Street near the intersection of Lorene and Lockhill-Selma Road, within the San Antonio International Airport Vicinity Land Use Plan. The subject property consists of a vacant lot and has multi-family homes to the north and south, commercial uses to the east and single-family homes to the west. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property and the area to the west as Low Density Residential, the area to the north as High Density Residential, the area to the south as Medium Density Residential and the area to the east as Regional Commercial. The applicant requests to change the future land use from Low Density Residential to Community Commercial.

The applicant requests this plan amendment and associated zoning change in order to allow for the development of the property as an inventory and employee parking lot for the adjacent automobile

dealership. The change to Community Commercial is inappropriate as it would allow development that is not consistent with the surrounding properties to the north, south and west which are single and multi-family residential uses. Community Commercial uses typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. In addition, the subject property does not meet the location criteria for Community Commercial since it should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The Community Commercial land use classification would not support the goals of the San Antonio International Airport Vicinity Land Use Plan of protecting the quality of life of residents and promoting commercial development along major arterials or where existing commercial areas have been established.

**Transportation:** San Pedro Avenue is a Primary Arterial Type A and Blanco Road is a Secondary Arterial Type A. Lockhill Selma Road is a Secondary Arterial Type B. Lorene Street is a collector street. Mider is a local street. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at mid-block along San Pedro just east of the subject property. The requested land use change could generate more traffic that can safely be accommodated by Lorene Street. Furthermore, because primary access to this site is from Lorene Street it could significantly increase vehicular traffic creating an adverse condition for the adjacent residential residences. The requested change would create a significant impact to the existing transportation infrastructure.

**Community Facilities:** Holy Spirit Catholic Church, Harmony Hills Elementary School and Robin Academy High School are within close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** O-2

**Proposed Zoning:** C-2 CD (Conditional use Authorization for Motor Vehicle Sales)

**Corresponding Zoning Case:** Z2013193 CD

**Zoning Commission Public Hearing Date:** September 17, 2013

## III. RECOMMENDATION

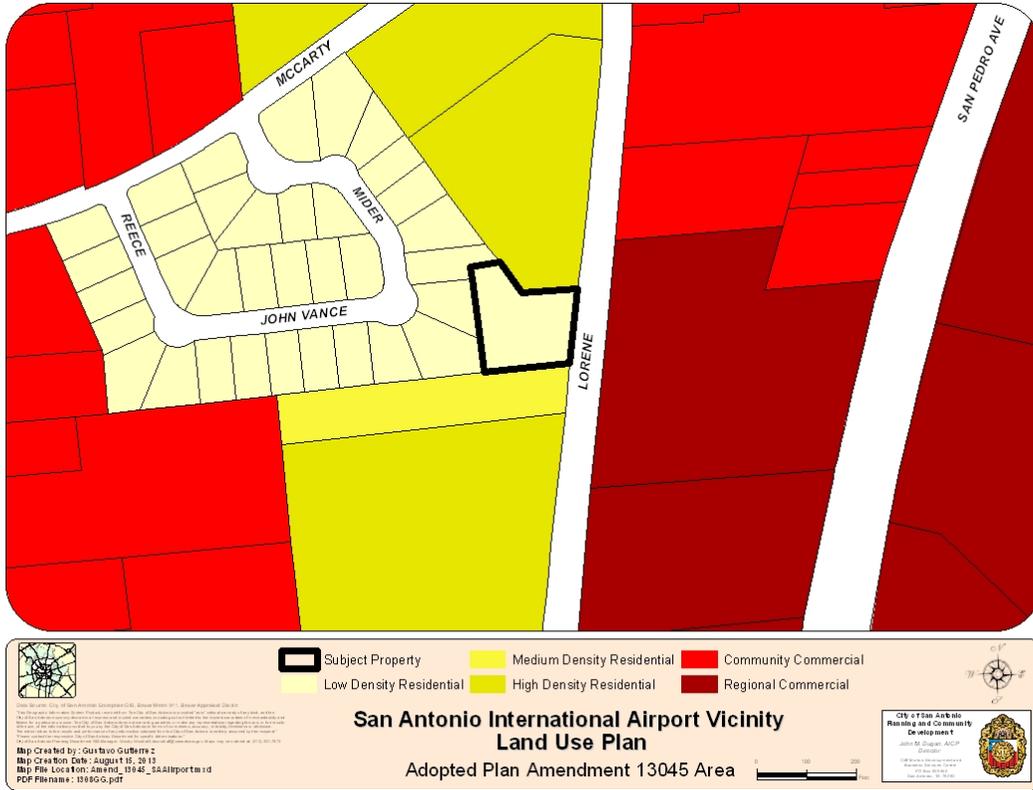
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## IV. ATTACHMENTS

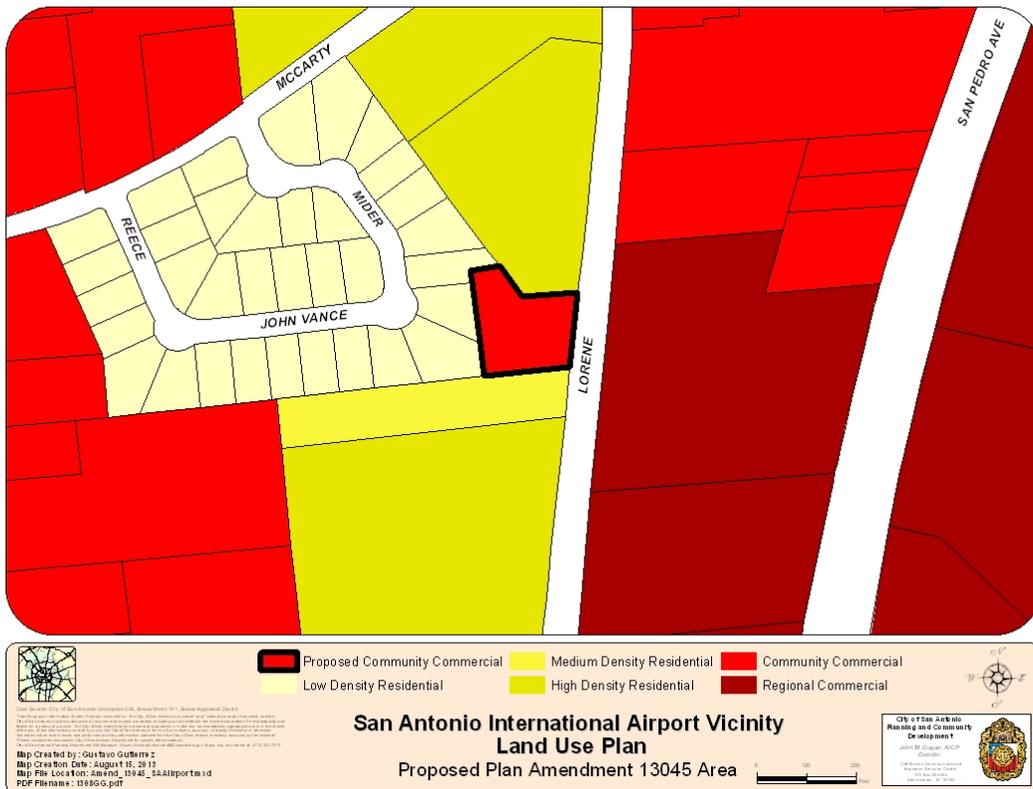
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.7854 ACRES LOCATED AT 9503 LORENE STREET.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 September 11, 2013 and **DENIED** the amendment on September 11, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive 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 San Antonio International Airport Vicinity Land Use 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 11<sup>th</sup> DAY OF SEPTEMBER 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 19

**Public Hearing:**

Planning Commission  
September 11, 2013

**Case Number:**

PA 13046

**Applicant:**

Brown and Ortiz, PC

**Representative:**

James Griffin

**Owner:**

Village at Oakwell Farms, Ltd.

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

Southwest corner of Harry Wurzbach Drive and Urban Crest Road.

**Legal Description:**

NCB 11851, Block 10, Lot 13

**Tract Size:**

2.308 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial Recorder 8/23/2013  
Notices Mailed 8/29/2013  
14 to property owners within 200 feet

- Oak Park Northwood neighborhood association within 200 feet
- 34 to planning team members

Internet Agenda Posting 9/6/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Northeast Inner Loop Neighborhood Plan future land use classification for the property subject to this application from High Density Residential to Medium Density Mixed Use

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Northeast Inner Loop Neighborhood Plan to change the future land use classification of the subject property from High Density Residential to Medium Density Mixed Use

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Northeast Inner Loop Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The subject property's location on the eastern periphery of the planning area would help preserve the residential character of the land use fabric in the area. The proposed amendment is compatible with the neighborhood commercial, multi-family residential, and recreational uses in adjacent areas

**Transportation:**

Harry Wurzbach Road is classified as a Secondary Arterial Type A. The subject property will be accessed via Urban Crest Drive, which is a local street. The subject property is a component of a larger multi-family development of sufficient size to allow mitigation of potential traffic impacts through proper site planning and driveway siting.

**Community Facilities:**

Saint Pius X Church and School is immediately north of the subject property. The subject property is approximately 550 feet east of Northwood Presbyterian Church and approximately 1,000 feet east of Northwood Elementary School. No negative impacts are anticipated.

**CASE HISTORY**

This is the first public hearing of this case

I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Northeast Inner Loop Neighborhood Plan	
<b>Plan Adoption Date:</b> August 15, 2002	<b>Update History:</b> August 7, 2008
<p>The subject property is located on the eastern periphery of the Northeast Inner Loop Neighborhood Plan which is predominantly single-family residential in character with a number of community facilities in the vicinity of the subject property. Additionally, the subject property is located immediately south of a non-residential use. Together, these factors would serve to minimize potential negative impacts to the established residential fabric in the northeastern portion of the planning area. This is supported by <b>Objective 1.1: Housing Character and Development: Maintain the distinctive character of the neighborhoods' housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, townhomes, duplexes, and small apartments).</b> Furthermore, the subject property is approximately 0.6 miles from an established commercial node located at the intersection of Harry Wurzbach Drive, Eisenhower Road, and Austin Highway. The proposed amendment could serve to provide workforce housing for the commercial enterprises in operation at this node as well as throughout the larger planning area. This is supported by <b>Action Step 1.1.2.</b> which calls for compatible infill development to support commercial development along Austin Highway.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>High Density Residential:</b> High Density Residential Development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.</p>	<p>R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50</p>
<p><b>Medium Density Mixed Use:</b> Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.</p>	<p>RM-4, RM-5, RM-6, MF-25, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD O-1, FBZD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	High Density Residential	Vacant
North	Public Institutional	Church
East	Neighborhood Commercial (San Antonio International Airport Vicinity Land Use	Vacant

	Plan)	
South	High Density Residential	Vacant
West	Low Density Residential	Single-family homes

**Land Use:** The proposed land use amendment would facilitate multi-family residential construction that would serve to help diversify the housing stock in the Northeast Inner Loop planning area. The subject property's location on the eastern perimeter of the planning area would help preserve the residential character of the area. Harry Wurzbach serves as the boundary between the Northeast Inner Loop Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. The proposed amendment is compatible with the neighborhood commercial, multi-family residential, and recreational uses in adjacent areas within in the San Antonio International Airport Vicinity Land Use Plan. Furthermore, the Northeast Inner Loop Neighborhood Plan calls for the commercial revitalization of Austin Highway which could provide workforce housing in support of commercial uses in the planning area as well as those located on Austin Highway.

**Transportation:** Harry Wurzbach Road is classified as a Secondary Arterial Type A. The subject property will be accessed via Urban Crest Drive which is a local street. The subject property is a component of a larger multi-family development of sufficient size to allow mitigation of potential traffic impacts through proper site planning and driveway siting.

**Community Facilities:** Saint Pius X Church and School is immediately north of the subject property. The subject property is approximately 550 feet east of Northwood Presbyterian Church and approximately 1,000 east of Northwood Elementary School. No negative impacts are anticipated

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** O-2 AHOD MC-3

**Proposed Zoning:** IDZ AHOD MC-3

**Corresponding Zoning Case:** Z2013171

**Zoning Commission Public Hearing Date:** September 17, 2013

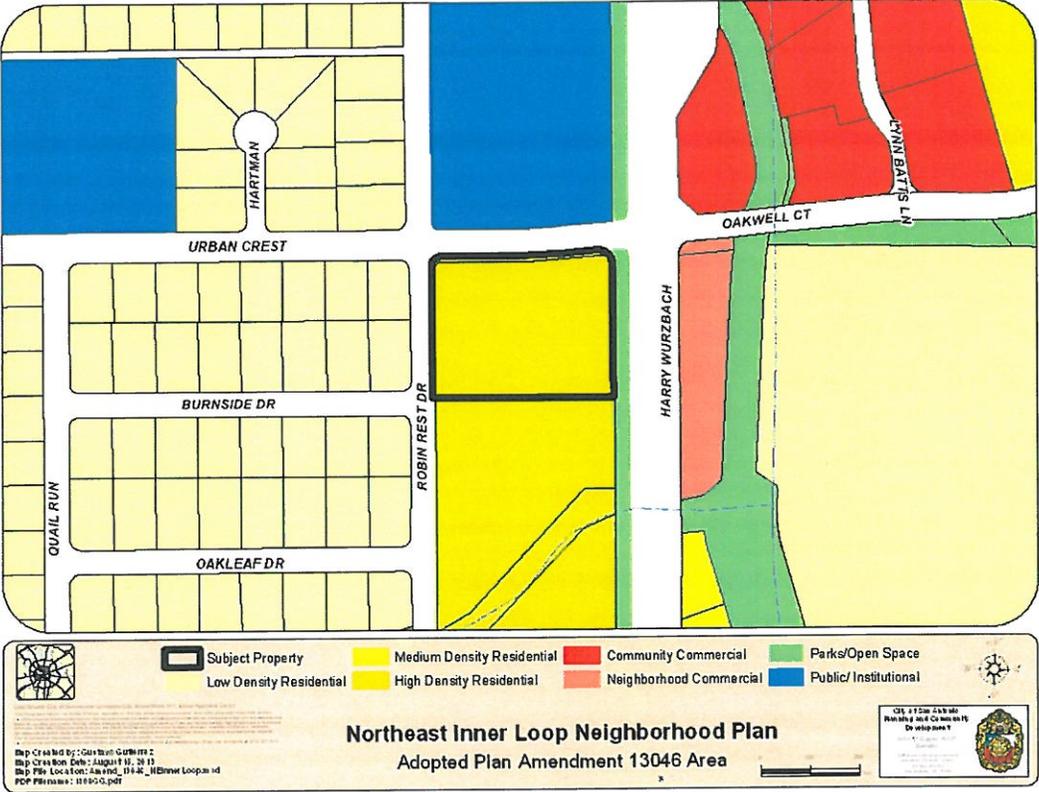
## III. RECOMMENDATION

Approval. The requested plan amendment, and its location on the periphery of the planning area would help preserve the predominantly single-family residential character of development in the vicinity of the subject property, which is supported by Objective 1.1. Additionally, the plan calls for the commercial development of Austin Highway and compatible infill development throughout the planning area. The subject property and its relative proximity to an established commercial node would help support this economic development goal through the provision of compatible infill workforce housing for commercial enterprises along Austin Highway and the larger planning area.

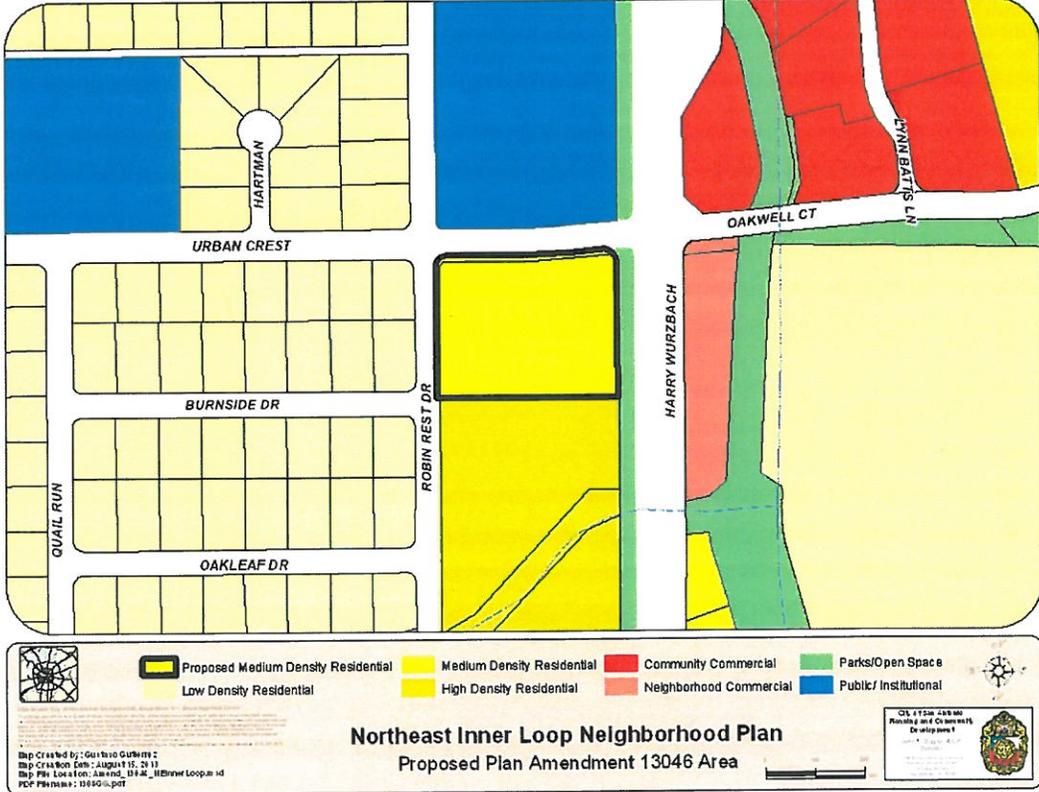
## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

 Subject Property



VIA Bus Stops



VIA Bus Routes



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Map Created by: Gustavo Gutierrez  
 Map Creation Date: August 15, 2013  
 Map File Location: Amend\_13046\_InnerLoop.mxd  
 PDF Filename: 13065G.pdf

## Northeast Inner Loop Neighborhood Plan Proposed Plan Amendment 13046 Area



City of San Antonio  
 Planning and Community  
 Development

John M. Guzman, AICP  
 Director



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY MIXED USE FOR AN AREA OF APPROXIMATELY 2.308 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF HARRY WURZBACH DRIVE AND URBAN CREST DRIVE.**

**WHEREAS**, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on August 15, 2002 and updated on August 7, 2008; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 September 11, 2013 and **APPROVED** the amendment on September 11, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive 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 Northeast Inner Loop Neighborhood 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 11<sup>TH</sup> DAY OF SEPTEMBER.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

**Public Hearing:**

Planning Commission  
September 11, 2013

**Case Number:**

PA 13047

**Applicant:**

City of San Antonio

**Representative:**

CIMS Department

**Owner:**

City of San Antonio

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

1600 feet northeast of the  
intersection of Leslie Road and  
Westwood Loop Road

**Legal Description:**

Lot 10, Block 4449, NCB 34449

**Tract Size:**

48.842 acres

**Council District(s):**

District 6

**Notification:**

Published in Daily Commercial  
Recorder 8/23/2013  
Notices Mailed 8/29/2013

- 26 to property owners within 200 feet
  - No registered neighborhood association within 200 feet
  - 32 to planning team members
- Internet Agenda Posting 9/6/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification for the property subject to this application from Suburban Tier to Civic Center.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the West/Southwest Sector Plan to change the future land use classification of the subject property from Suburban Tier to Civic Center.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The amendment will not significantly alter existing land use patterns. This location is suitable for Civic Center land use as recommended by the West/Southwest Sector Land Use Plan, as it results in a pattern that emphasizes compatibility and appropriateness between uses.

**Transportation:**

Leslie Road, located just outside of the Loop 1604 to the west, is a two-way local street which is functioning as an access road of the freeway. The amendment is not anticipated to significantly affect the transportation infrastructure.

**Community Facilities:**

Nearby community facilities include Culebra Creek Park and Taft High School. The amendment is not anticipated to significantly affect nearby community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> West/Southwest Sector Plan	
<b>Plan Adoption Date:</b> April 21, 2011	<b>Update History:</b> None
<b>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses</b>	
Civic Center land use at this location, where it is close to the freeway and has its own driveway, will be compatible with the surrounding uses since it will not have any adverse impact.	
<b>Objective LU-1.3: Ensure that high intensity land uses are buffered and screened</b>	
The subject property will provide appropriate and sufficient buffers and screening to the adjacent residential uses.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Suburban Tier:</b>  <b>RESIDENTIAL: Low to Medium Density</b>                      Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums  <b>NON-RESIDENTIAL: Neighborhood and Community Commercial</b>                      Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate  <b>LOCATION:</b> Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p>	<p>R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>
<p><b>Civic Center:</b>  <b>RESIDENTIAL:</b>                      Generally: Dormitories and/or student housing  <b>NON-RESIDENTIAL: Office, Educational, Governmental, Religious</b>                      Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations</p>	<p>Varies</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Suburban Tier	Vacant
North	Suburban Tier	Vacant and Single-Family Homes
East	Regional Center	Vacant and Concrete/Stone Plant
South	Suburban Tier	Vacant and Multi-Family Apartments
West	Natural Tier and Suburban Tier	Drainage Channel and Single-Family Homes

**Background:** The subject property was a wastewater treatment facility. The site is currently vacant as SAWS has relocated this activity to another location. The City of San Antonio is requesting this plan amendment to allow for a service center to be built to provide maintenance, repair, fueling and storage of vehicles and materials required for collection of trash, recycling, brush and bulk items for approximately 320,000 households, street rehabilitation and repair, channel restoration, natural creek maintenance and flood management, vegetation control, high water detection system installation and response teams for emergency and on-demand customer service requests. Service centers house staff, vehicles and equipment from the following departments: Building & Equipment Services, Solid Waste Management, Public Works Street and Storm Divisions.

**Land Use:**

**SECTOR PLAN CRITERIA FOR REVIEW:**

According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

**The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides a pppropriate optional sites for the land use ch ange proposed in th e amendment.**

The West/Southwest Sector Land Use Plan does not speculatively provide the Civic Center future land use category. Rather, it is provided to existing Civic Center uses (office, educational, governmental, and religious) and evaluated for appropriateness upon request for an amendment to the land use plan. The subject property is a vacant former wastewater treatment plant site, a governmental use, which is designated as Suburban Tier in the adopted land use pattern in the West/Southwest Sector Land Use Plan.

**The amendment must constitute an overall improve ment to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.**

The proposed amendment will improve City's capacity to serve its residents in the area. The services it provides benefit the entire community and region. Consequently, the requested amendment constitutes an overall improvement to the West/Southwest Sector Plan.

**The amendment must uphold the vision for the future of the West/Southwest Sector Plan.**

The West/Southwest Sector plan calls for sustainable growth which respects and preserves the diverse resources (agricultural, military, historic, natural, recreational, and economic) for current and future residents. The subject property's location of a vacant parcel in a developed area will serve to preserve the natural resources found in less developed portions of the planning area.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- a. Significantly altering acceptable e xisting land use patterns, especial ly in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The amendment will not significantly alter existing land use patterns. The proposed Service Center use as a City of San Antonio facility is inline with Civic Center land use definition. It has been stated that the site will not create nuisance as there will be on-site landscape improvements, and adequate amount of buffers and screening. Adoptive reuse of a decommissioned and vacant wastewater treatment plant site as a service center is considered as a sound planning practice.

**Transportation:** Leslie Road, located just outside of the Loop 1604 to the west, is a two-way local street which is functioning as an access road of the freeway and it connects to the Loop 1604 via Culebra Road to the southwest and a short connector to the northeast. Having two alternatives to be able to connect to the Loop 1604 will ease the traffic load on the transportation infrastructure. There are VIA bus stops located nearby on Westwood Loop. Bus routes 606 and 660 serve this area. The amendment is not anticipated to have a significant effect on the transportation infrastructure.

**Community Facilities:** Nearby community facilities include Culebra Creek Park which is partially adjacent to the subject property to the west. Taft High School is 0.75 miles west of the subject property, on the other side of Culebra Road. The amendment is not anticipated to have a significant effect on the nearby community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** DR

**Proposed Zoning:** I-1

**Corresponding Zoning Case:** Z2013195

**Zoning Commission Public Hearing Date:** September 17, 2013

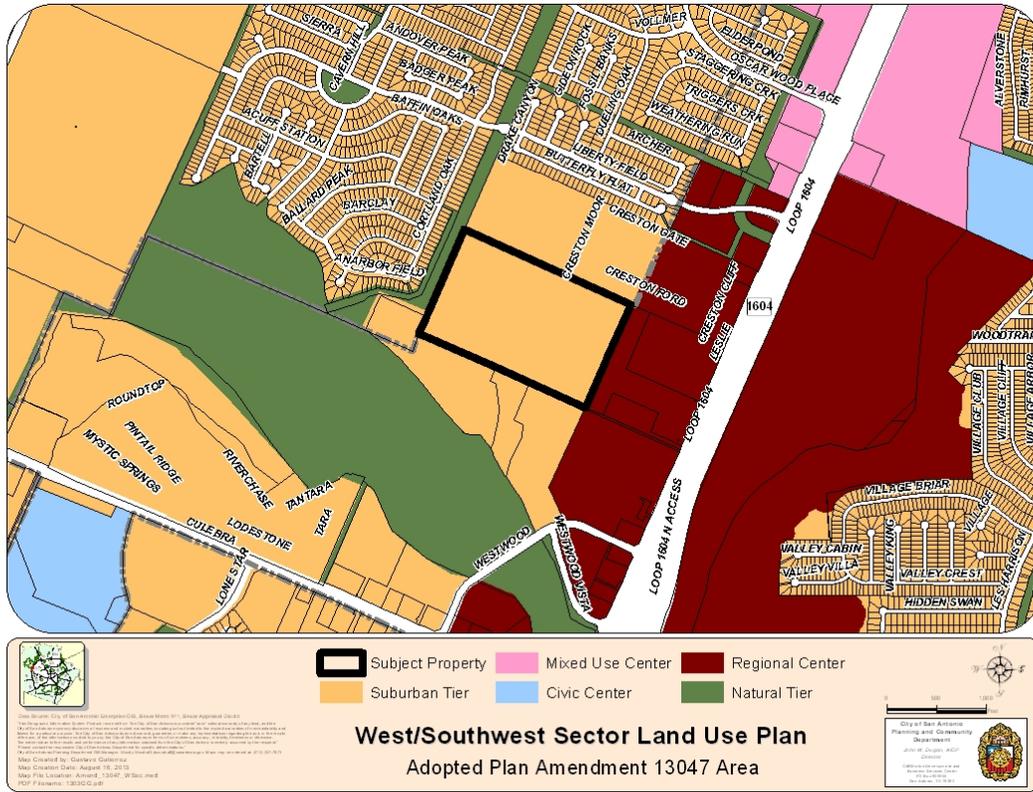
## **III. RECOMMENDATION**

The amendment will not significantly alter existing land use patterns. This location is suitable for Civic Center land use as recommended by the West/Southwest Sector Land Use Plan, as it results in a pattern that emphasizes compatibility and appropriateness between uses. Further, adoptive reuse of a decommissioned and vacant wastewater treatment plant site as a service center is considered as a sound planning practice.

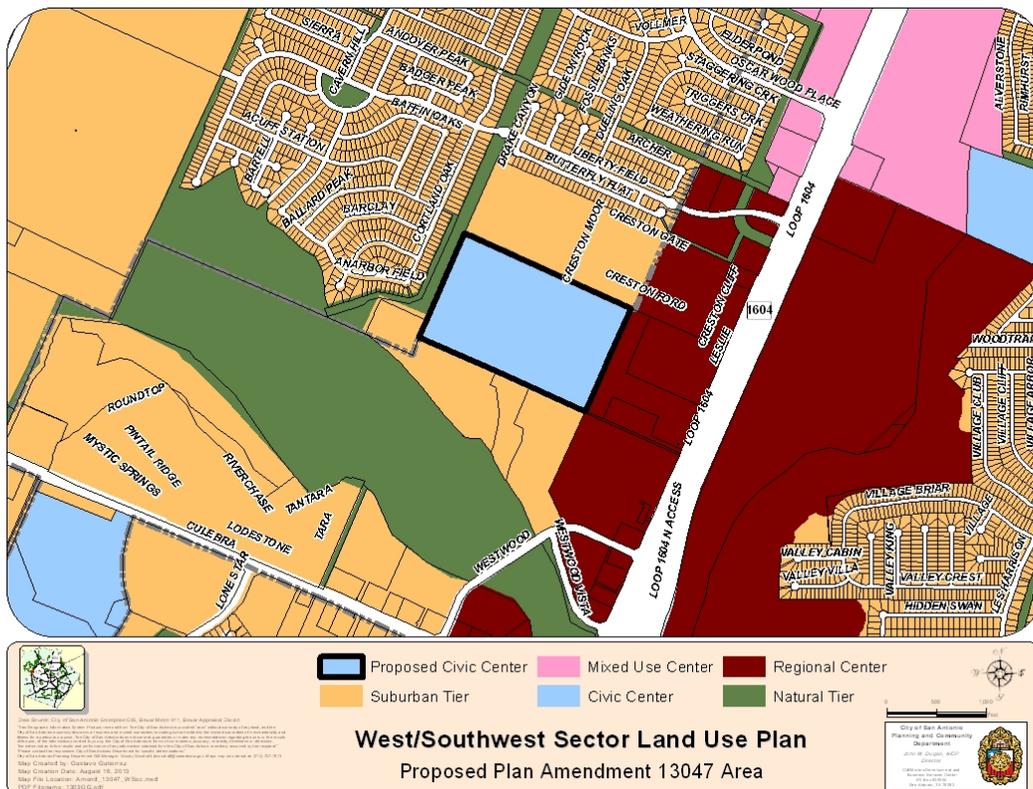
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

Map Source: City of San Antonio Geographic GIS, Base Map 011, Base Aerial Data  
 This map was prepared by the City of San Antonio. It is provided as a service to the public and is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions in this map. All rights reserved. City of San Antonio, 2012. All rights reserved. No part of this map may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of San Antonio. Please contact the City of San Antonio at (210) 202-7676 for more information.  
 Map Created by: Gustavo Gutierrez  
 Map Creation Date: August 16, 2013  
 Map File Location: Amand\_13047\_WSec.mxd  
 PDF File Name: 13047-G.pdf

## West/Southwest Sector Land Use Plan Proposed Plan Amendment 13047 Area

City of San Antonio  
 Planning and Community  
 Department  
 John M. Dugan, AICP  
 Director  
 2013-08-16 10:00 AM  
 13047-G.pdf  
 13047-G.pdf

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/ SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO CIVIC CENTER FOR AN AREA OF APPROXIMATELY 48.842 -ACRES LOCATED 1600 FEET NORTHEAST OF THE INTERSECTION OF LESLIE ROAD AND WESTWOOD LOOP ROAD, MORE SPECIFICALLY DESCRIBED AS LOT 10, BLOCK 4449, NCB 34449.**

**WHEREAS**, City Council approved the West/ Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 September 11, 2013 and **APPROVED** the amendment on September 11, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive 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 West/ Southwest Sector 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 11<sup>th</sup> DAY OF SEPTEMBER 2013.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

# AGENDA ITEM No. 21

## PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE ESTABLISHMENT AND GOVERNANCE September 2013

### FUNCTION:

The Planning Commission Technical Advisory Committee (~~“Committee”~~)—(PCTAC) is established to advise the Planning Commission (PC) on matters relating to the Unified Development Code, Major Thoroughfare Plan, and Transportation Plan.

### MEMBERSHIP:

1. The Committee shall consist of eighteen members. Three members shall be appointed from the Planning Commission, one member shall be appointed from the following boards: Zoning Commission, Board of Adjustment and the Parks and Recreation Board. The other twelve members who shall be considered non-City Official voting members, shall consist of:
  - two (2) development or real estate professionals
  - three (3) registered professional engineers
  - one (1) planning professional (AICP certification must remain current during the term of office)
  - one (1) registered architect
  - one (1) member specifically representing environmental and/or historic preservation interests, and
  - four (4) representatives of the community at-large who shall not qualify under any of the active professional membership categories (real estate/development, engineering, planning, architectural) nor have an economic interest in land development activities.

The members shall be appointed by resolution of the Commission for overlapping two-year terms. Appointees must reside within the City of San Antonio or its extraterritorial jurisdiction, with the exception of one voting Ex officio Appointee, which may reside in Bexar County, provided that at least nine reside within the corporate limits of San Antonio.

2. In appointing members to the Planning Commission Technical Advisory Committee, the Planning Commission shall strive for a balance between members with and without economic interests in the development process regulated by the City of San Antonio. The Planning Commission will make every effort to appoint members in those aforementioned categories who have technical background, expertise or understanding of the Unified Development Code.
3. Members may be given Performance Evaluations to ensure quality participation in the PCTAC and to assist the Planning Commission in the reappointment process. The evaluation will be made by the Sub-Committee on actual attendance record and active participation in PCTAC discussions. ~~The TAC Chair will be responsible for assessing evaluations and reporting to the Planning Commission Chair.~~

4. All members shall be responsible for informing organizations which they represent and the citizens in general of the Committee's activities.
5. The Planning Commission, from its own membership, shall appoint the Chair of the Committee.
6. Should a member have two or more unexcused absences in the course of a year, the Chair of the ~~Planning Commission Technical Advisory Committee~~ PCTAC may recommend to the Planning Commission that the Commission remove the member and appoint a replacement. Furthermore, it is the responsibility of the committee member to contact the chairperson of the Planning Commission Technical Advisory Committee or City staff liaison if they are unable to attend any particular meeting for the absence to be excused.
7. Due to the size of the City of San Antonio and its ETJ, there may be additional individuals who may bring valuable insight to PCTAC meetings and therefore, in ~~in~~ addition to the regular members of the Committee, the Planning Commission may, at their discretion, appoint up to three (3) additional non-voting "Experience" members regardless of residency or professional background that the Commission deems appropriate consisting of:
  - ~~such up to 3~~ one (1) ex-officio members from its membership, and
  - two (2) at-will members as it deems appropriate. ~~The ex-officio members may or may not be voting members of the Committee as designated by the Planning Commission.~~
8. The Commission may appoint up to one (1) Alternate members for each non-City Official Category voting member(s) who may ~~will~~ take the place of an appointed non-City Official ~~be~~ voting members at a PCTAC meeting only when the non-City Official voting primary member is not in attendance at the PCTAC meetings.
9. Unless membership is based upon a position on a specific City board or commission, members of the Planning Commission Technical Advisory Committee shall be appointed for a term of two (2) years and shall serve no more than three (3) consecutive terms. Members can reapply to serve on the TAC after a one year absence in any formal capacity of PCTAC membership (i.e. voting or non-voting members). Exceptions to the term limits can be made by the Commission to accommodate the needs of the TAC and only if there are no available qualified appointees willing to serve.
10. Any non-City Official voting member who ceases to meet the qualifications for which they were appointed or is otherwise removed from PCTAC membership, that member shall immediately be removed from the PCTAC. If the member in question has an alternate, that alternate member shall immediately be promoted to replace said removed member and assume the remainder of the removed member's term. In these instances, the Planning Commission may, at the next available meeting, decide whether to replace the alternate member or to wait to the next session of PCTAC appointments to address the vacancy.

## APPLICATION PROCESS:

1. Outreach to solicit qualified candidates to serve as a Community at Large member shall include at a minimum: posting on COSA TV Channel (Channel 21) and the COSA web page. In addition, email notification with a link for additional information and a copy of the application shall be sent to the various Chambers of Commerce, Land Entitlement's Stakeholders, Civic Organizations (such as the Rotary Club, Lions Club, the Kiwanis Club, and the Conservation Society) Neighborhood Resource Center, City Council members, local colleges and universities and registered Neighborhood Associations.
2. The application process shall be open for at least two weeks, with any additional time being specified by the Planning Commission. A reminder notice shall be sent to the aforementioned agencies at the halfway point.
3. Candidates for PCTAC members (excluding Planning Commissioners, Zoning Commissioners, Board of Adjustment, and Park appointments) will be interviewed by the Planning Commission Nominating Committee. ~~Selection will be based on expertise and skills level applicable to membership area.~~
4. There shall be a Planning Commission Nominating Committee ("Nominating Committee") composed of three (3) members who shall be elected periodically by the Planning Commission at a regular meeting at least 10 business days prior to the election of members to the PCTAC. ~~One~~ At least one (1) of the three (3) members will also be a PCTAC member. The Nominating Committee shall elect its own chair, who shall serve as the liaison back to the Planning Commission. Should the Planning Commission expand the membership of the Nominating Committee the total membership of the committee shall always be an odd number. A voting alternate will need to be elected by the Planning Commission to serve in the event a member of the Nominating Committee is unable to attend, but such member should only attend and participate provided the original member is unable to do so.
5. The Nominating Committee will review and recommend from the applications, eligible persons for each category to be filled and report its nominees, in writing, to the PC at its next scheduled meeting. The Nominating Committee may also state that they have no recommendation and instead recommend that the time period for application submittal be extended so that additional applications may be reviewed. The nomination in writing shall be signed by the chair of the Nominating Committee on behalf of the committee, provided that any Nominating Committee member not in favor of the written recommendation may submit an additional written explanation of their views to the PC prior to the next PC meeting. Additional nominations may be made from the floor at the election meeting by PC members of the ~~committee~~-Nominating Committee or other PC members, though such nominations shall be viewed as individual nominations and not reflective of the committee.
6. The committee shall be provided the applications of the potential candidates for PCTAC nomination by the Director of Development Services or the designee, along with a list of open vacancies on the PCTAC. The committee shall then meet, review the list of candidates

and prepare a written recommendation for the Planning Commission based on the applications, vacancy, and eligibility.

7. The **Nominating** Committee shall be a standing committee, which shall serve for a period of one year.
8. Once the recommendation from the nominating committee has been reviewed by the PC, the Chair of the PC shall call for a motion to either hold interviews or elections. Voting shall be by voice vote. The Chair shall call for nominations (for interview or election) for each vacancy, taking the vote on the vacancy of each nomination in the order in which it was received. Once all nominations have been received, the Chair shall close the nomination process. If a motion was approved for interviews, such interviews shall be scheduled at the next regular PC meeting. At the conclusion of interviews the chair shall close the interview process and shall then call for a motion regarding elections, additional interviews, or a request to extend time for more applications. If a motion for elections is approved such elections may take place at the same meeting, or at the next regularly scheduled meeting of the PC.
9. Categories shall be voted on in the order listed under ~~section~~ **Section 1** Membership above. In cases where the PC is voting on more than one nomination per category PC members shall rank candidates according to their preference and the candidates shall be assigned a point value based on the preference stated. If a tie results in more candidates than positions, the candidate(s) with the least number of votes shall be eliminated and another vote for the balance of vacancies shall be taken. This process shall continue until a candidate is chosen or a motion is passed to reschedule the vote for that category to the next regular PC meeting. Once a nominee or nominees have been chosen, the Chair shall call for a motion to ratify the results of the nomination election, which vote must receive the minimum votes required for PC action under Chapter 35 of the city code (Unified Development Code). If ratification is not approved, the nomination election shall automatically be scheduled for the next meeting and the process shall begin again as if the previous un-ratified portions had not taken place.

#### RESPONSIBILTIES:

1. Maintain working knowledge of the Unified Development Code; and, the City's Comprehensive Master Plan, including but not limited to the Master Plan Policies, Neighborhood, Community and Perimeter Plans, other land use plans, the Major Thoroughfare Plan and other transportation plans, and the manner in which these plans are administered.
2. Prepare recommendations to the Planning Commission for proposed changes to the Unified Development Code.

3. Undertake such other tasks or studies related to transportation, or the regulation of subdivisions, as may, from time to time, be directed by the Planning Commission and prepare recommendations for the Commission's consideration.

#### PCTAC PROCEDURES:

1. The provisions of the Texas Open Meeting Act shall be observed at all times.
2. The Committee shall meet on a quarterly basis or as often as necessary. Official notice may be given to members by electronic mail, fax or other method deemed appropriate.
3. Reasonable effort will be made to ensure that at least nine members of the Committee are present at a meeting during which the Committee takes an action. However, at the discretion of the Chair, the Committee may proceed to an action with at least ~~six~~ seven (7) members being present.
4. Actions of the Committee shall take the form of recommendations to the Planning Commission. Approval of the recommendations shall require a majority affirmative vote of the Committee members present and voting. A minority report may be included with recommendations to the Planning Commission.
5. Minutes and tape recordings shall be made of each meeting and retained within the Development Services Department. The minutes and tapes shall be made available for public review.
6. Participation by interested citizens in the deliberations of the Committee shall be encouraged. Individuals and/or organized groups may register with the Development Services Department for the purpose of receiving notice of meetings. A fee may be charged for this service.

#### STAFF SUPPORT AND LIAISON:

1. Staff support shall be provided to the Committee by the Director of the Development Services Department within limitations imposed by budgetary and personnel considerations. The Director shall appoint one or more technical advisors to the Committee.
2. The Committee may request advice and assistance from other City departments, public agencies, and private individuals with expertise in areas under consideration by the committee. In all instances, such requests shall be made through the Director of Development Services.