

SAN ANTONIO PLANNING COMMISSION AGENDA



September 12, 2012



2:00 P.M.

Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
Andrea Rodriguez
Lynda Billa Burke
Jody R. Sherrill
Daniel D. Kossl
Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

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, 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 intérpretes 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)

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. Briefing on proposed amendments to the Unified Development Code resulting from the Infill Task Force. (Development Services Department by Andrew Spurgin)

6. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 120122 **San Miguel Subd., Unit-2 (PUD) *** **OCL 483 A-1**
(On the north side of the intersection of Via Positano and Via Se Villa)

B. 120172 **Provident Centre Phase 1** **4 681 C-1**
(Southwest of the intersection of I.H. 35 South and State Highway 16)

* Project is located in the Camp Bullis Notification Area.

C. 120275	Triple "W" Estates (East of the intersection of Broadway and Lawndale Drive)	9	551 C-8
D. 120328	Timberwood Park Unit 47 BSL* (North of the intersection of Shady Acres and Cedro)	OCL	450 E-6
E. 120329	Timberwood Park Unit 48 BSL* (At the intersection of Cedro and Epcot)	OCL	450 E-6
<u>PLANNED UNIT DEVELOPMENT (PUD) PLANS:</u>			
F. 03-027B	Century Oaks (North of Evans road, east of Angostura Boulevard)	OCL	485 B-5
G. 12-005	Howell at the Dominion Phase 1* (Northeast of the intersection of West Tejas Trail and Brenthurst Lane)	8	480 C-6

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

RESCIND PLAT:

7.	090091	Provident Centre, Unit 3 (Southwest of the intersection of I.H. 35 south and State Highway 16)	4	681 C-1
-----------	---------------	--	----------	----------------

PUBLIC HEARINGS FOR ITEMS 8-14 HELD ABOVE:

8.	120122	San Miguel Subd., Unit-2 (PUD) * (On the north side of the intersection Via Positano and Via Se Villa)	OCL	483 A-1
9.	120172	Provident Centre Phase 1 (Southwest of the intersection of I.H. 35 south and State Highway 16)	4	681 C-1
10.	120275	Triple "W" Estates (East of the intersection of Broadway and Lawndale Drive)	9	551 C-8
11.	120328	Timberwood Park Unit 47 BSL* (North of the intersection of Shady Acres and Cedro)	OCL	450 E-6
12.	120329	Timberwood Park Unit 48 BSL* (At the intersection of Cedro and Epcot)	OCL	450 E-6

- | | | | | |
|-----|---------|---|-----|---------|
| 13. | 03-027B | Century Oaks
(North of Evans road, east of Angostura Boulevard) | OCL | 485 B-5 |
| 14. | 12-005 | Howell at The Dominion Phase 1*
(Northeast of the intersection of West Tejas Trail and Brenthurst Lane) | 8 | 480 C-6 |

PLATS:

- | | | | | |
|-----|--------|--|-----|---------|
| 15. | 110268 | Howell at the Dominion Phase 1 P.U.D.*
(Northeast of the intersection of West Tejas Trail and Brenthurst Lane) | 8 | 480 C-6 |
| 16. | 110328 | Tacara Apartments at Stone Oak*
(On the west side of U.S. Highway 281 N., north of Stone Oak Parkway) | 9 | 483 D-4 |
| 17. | 120059 | Children's Lighthouse Grosenbacher
(On the west side of Grosenbacher Road, south of Potranco Road) | OCL | 611 D-4 |
| 18. | 120069 | Wolf Creek Unit 6A
(The extension of Big Wolf Creek, west of Gray Fox Creek) | OCL | 612 B-7 |
| 19. | 120070 | Wolf Creek Unit 6C
(East of Loop 1604 and the extension of Falcon Wolf) | OCL | 612 B-7 |
| 20. | 120121 | Ogden Court (IDZ)
(At the intersection of East Myrtle Street and Ogden Street) | 1 | 616 E-2 |
| 21. | 120133 | Solana Ridge Unit 8R
(Southeast of the intersection Radiant Star and Galileo Line) | 4 | 647 E-8 |

TIME EXTENSION:

- | | | | | |
|-----|--------|---|-----|---------|
| 22. | 090180 | Stillwater Ranch Unit 15C
(Extending Silver Pointe, east of Stillwater Parkway) | OCL | 545 E-7 |
|-----|--------|---|-----|---------|

LAND TRANSACTIONS:

23. **SP 1456** - Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.2066 acre tract of land out of NCB 7034 located at 2903 South New Braunfels Avenue. (Capital Improvements Management Services, by Martha Almeria)
24. **SP 1585** - Request to close, vacate, and abandon a portion of Villita Street Public Right of Way between Navarro Street and South Presa Street. (Capital Improvements Management Services, by Martha Almeria)
25. **SP 1621**- Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.106 acre tract of land out of NCB 6623 located at 2103 Burnet Street. (Capital Improvements Management Services, by Martha Almeria)
26. **SP 1666** - Request to declare as surplus to the needs of the City of San Antonio and sell 48.66 acres of land out of NCB 11379 located within SWBTP. (Capital Improvements Management Services, by Martha Almeria)

27. **SP 1670** - Request to declare as surplus and sell a City-owned property vacant parcel of land described as Lot 16, Block 12, NCB 7319 bounded by Zilla Street to the north, N. Main Avenue to the east, Horace Street to the south and the Rail Road Right of Way to the west in City Council District No.1 (Capital Improvements Management Services, by Jesse Quesada)
 28. Potential purchase of land to the Parks and Recreation Department. The land consists of 90.08 acres located outside of the 100 year floodplain, west of IH 10 West and north of Loop 1604 West in Council District 8. The properties abut Friedrich Park to the south and east. (Parks and Recreation Department by Sandy Jenkins)
 29. A request by the City of San Antonio for approval of a resolution recommending the acquisition of the 3.03 acres of 7353 Joe Newton Street (NCB 18081 P-33) located in Council District 6. (Department of Public Works by Faustino Benavidez)
-

INDIVIDUAL CONSIDERATION

LAND TRANSACTION:

30. Public hearing and recommendation for approval of the acquisition of real property for the Casa Bella Street Extension Project from its current dead-end location to Vance Jackson. (Department of Public Works, by Christina De La Cruz)

COMPREHENSIVE MASTER PLANS:

31. **PA12034** - Public hearing and consideration of a resolution 1) Amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 71 acres of land, generally located at Dave Erwin Drive to the south, Boyle Road to the west and Challenge Drive to the east, and legally described as 70.882 acres of land out of NCB 10879 from "Regional Commercial" to "Light Industrial"; and 2) Amending the Recommended Zoning Districts component of Table 2: Land Use Categories/Zoning Matrix by including the "I-1" Industrial District as a recommended zoning district in the Light Industrial land use classification. (Department of Planning and Community Development by John Osten)
32. **PA12057** - [Item Continued from July 25, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.166 acres located at 3011 East Commerce Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)
33. **PA12058** - [Item Continued from July 25, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.80 acres located at 3363 Commerce

Street from Light Industrial to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)

34. **PA12059** - [Item Continued from July 25, 2012 meeting] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 7.55 acres located at 158 Coca Cola Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)
35. **PA12068** - Public hearing and consideration of a resolution amending the land use plan contained in the Midtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.388 acres located at 730 W. Summit from Low Density Residential to Mixed Use. (Planning and Community Development Department by Robert C. Acosta)
36. **PA12069** - Public hearing and consideration of a resolution amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.59 acres legally described as NCB 18449 Blk 9 Lot 8 from Medium Density Residential to Community Commercial. (Department of Planning and Community Development by Tyler Sorrells)
37. **PA12070** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 0.63 acres of land out of NCB 34732 (also known as Lot P-12F, NCB 34732) located at 24121 Boerne Stage Road from Rural Estate Tier to Suburban Tier. (Planning and Community Development Department by Robert C. Acosta)
38. **PA12072** - Public hearing and consideration of a resolution amending the future land use plan contained in the Camelot I Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 23.7388 acres located at 5722 Walzem Road from Low Density Mixed Use and Parks/Open Space to Business Park. (Department of Planning and Community Development by Tyler Sorrells)

OTHER ITEMS:

39. Approval of the minutes for the August 22, 2012 Planning Commission meeting
40. Director's report - City Council Action Update (Planning Commission Items sent to Council)
41. **ADJOURNMENT**

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.

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission and Zoning Commission members

FROM: Roderick Sanchez, AICP, CBO, Director
Development Services Department

COPY: David Ellison, Assistant City Manager; Lori Houston, Assistant Director Center
City Development Office

SUBJECT: Infill Task Force UDC Amendments

DATE: September 4, 2012

Summary:

The purpose of this memo is brief the both the Planning and Zoning Commissions on proposed amendments to the Unified Development Code (“UDC”) relative to infill development.

Background:

The concept of “infill” in the urban planning and development industries is the concept of using land within a built-up area for new construction as part of a broader scheme of civic regeneration. Infill focuses on the reuse and repositioning of obsolete or underutilized properties and is an important strategy in renewing neglected neighborhoods.

In February of 2011, the Center City Development Office (“CCDO”) hosted a Center City Developer Stakeholder Meeting. The purpose was to begin a dialogue between CCDO and the development community. As a result of this meeting, The Departments of Development Services and Planning & Community Development and CCDO met and recommended to City Management that an Infill Development UDC Technical Advisory Taskforce be created to assist with this effort.

The Taskforce is comprised of both public and private sector representatives, with the private sector representing technical and provide professional services associated with infill development – plus a representative from the TAC. The following stakeholders serve on this taskforce:

Public Sector

Rod Sanchez, Development Services Department, Co-Chair
Christopher Looney, Planning and Community Development
Shanon Peterson, Office of Historic Preservation
Mike Rogers, Public Works
Lori Houston, Center City Development Office

Private Sector

Tom Carter, Pape Dawson, Co-Chair
Irby Hightower, Alamo Architects

Brenda Kelly Rowe, Bury Partners
David Adelman, ULI President
John Beauchamp, Development Community
Rolando Briones, Planning Commission's Technical Advisory Committee
David Barnett, Weston Center

The Taskforce recognizes that the City of San Antonio reviews the UDC every five years but recommends that the code be revisited more frequently as it pertains to regulatory challenges to infill development. With resulting recommendations by the Taskforce and staff, a total of 86 proposed UDC amendments were provided. The goal was to minimize the challenges and promote efficiency within the infill development process.

The Planning Commission's Technical Advisory Committee ("TAC") reviewed the proposed amendments in a series of meetings in August 2012. With TAC recommendation, these recommendations are now forwarded to the Planning Commission and Zoning Commission for review and recommendation. With completed review by the Commissions, the proposed and accepted amendments and modifications will proceed to City Council for action with a target of October 2012.

In addition to the UDC changes, the taskforce made recommendations on review procedures for historic properties, amendments to the Electric and Fire Code relative to the use of Romex, aerial access and podium construction requirements. These other code changes were adopted by City Council in December 2011, leaving the UDC amendments as the final item requiring action in order to carry out the recommendations of the taskforce.

Issue:

The UDC amendments focus on three main themes: zoning regulations, procedures and development standards. On the issue of zoning regulations, the Taskforce had considerable discussions on Form Based Zoning ("FBZD") and potential conflicts between understandings that formed during preparation of the Code and the final adopted product. Discussions on FBZD during its initial enactment in 2009 focused on its application in a "greenfield" setting. Staff proposes a series of allowances to address the use of FBZD in an "infill" setting. These proposals include exemptions from: a) alley access requirements for infill lots; b) alternative building placement when adjacent building facades are not parallel to the frontage line; c) 25-50% increase in the maximum front setback when specific conditions are present and d) for primary use parking lots on A-Grid streets with a Specific Use Authorization. Other FBZD components include allowance for vegetative screens and expanded areas and lighting sources for signs in specific zones. The amendments to form-based zoning comprise approximately two-thirds of the total proposed amendments.

Other zoning amendments concentrate on increasing flexibility in infill development and relaxing the current prescriptive nature. First there is a proposal to create a new zoning district which allows more than 50 dwelling units per acre. This additional density is critical, as current provisions limit avenues (other than the geographically limited D and IDZ zoning districtz) to establish density higher than 50 units per acre. Due to limitations on the applicability of the district, the new district proposed is MF-65 (65 dwelling units per acre) with an allowable 10%

density bonus if on-site parking was structured. Similarly, staff has received interest from builders to allow 3 story residential structures which is permitted by the International Residential Code however current zoning provisions limit heights to 2 ½ stories. The proposal is to allow up to 3 stories the RM-4, -5, and -6 mixed residential districts which are intended to allow a range of densities and are tied to a site plan when 10 or more units are developed. Finally building size increases in the in the Neighborhood Commercial district are proposed to avoid unnecessarily intense zoning in areas appropriate for neighborhood-serving commercial land uses.

To ease accommodation of dense urban development, the Task Force recommends removal of the prescribed land use ratios for mixed-use buildings plus the addition of an allowance for ground floor residential in a live-work unit, (*per existing RID*). Also proposed is additional clarification to the procedures for designating IDZ districts. Also included are new allowances for cluster parking and decreased parking requirements for take-out/prepared food establishments (*per existing RID*).

For Development Standards, changes focus on simplifying the procedure for small construction projects. Specifics feature clarification of minimum thresholds triggering buffer and landscape requirements in order to facilitate small construction projects and relaxation of fence standards out of recognition that certain infill properties abut existing uses developed without setbacks and buffers. In regard to recently enacted tree preservation requirements, waivers are proposed for the additional environmentally sensitive requirements in RIO-2 and RIO-3 areas (*per existing RID*) and parkland dedication in CRAG area where development results in preservation of a historic landmark. Finally, Public Works has also proposed updates to the rainfall tables in the stormwater management section of the UDC.

A number of the proposed amendments increase staff discretion in decision-making and remove the need for action by the Board of Adjustment or City Council, which will improve certainty in the process and reduce delays in obtaining approvals. One example is a proposed allowance for and administrative exception process for up to 6 inches deviation from UDC setback and height requirements without requiring Board action. Also proposals to allow for administrative approval of minor site plan amendments are suggested for properties with IDZ, conditional use or specific use authorization.

Recommendation:

Staff will seek approval of the City Council upon receipt of recommendations of the Planning and Zoning Commissions.


Roderick Sanchez, AICP, CBO, Director
Development Services

Amendment 2-1

The intent of this amendment is to simplify an administrative process to achieve greater staff efficiency while maintaining a similar level of customer service.

35-209(a) General to All Plans

* * * * *

(2) Process.

- A. Sectors [defined geographically in subsection 35-209(b)] permit development patterns [defined by extent and intensity in subsection 35-209(c)], which are composed of transect zones [defined by the elements appropriate to them in subsection 35-209(e)].
- B. The City of San Antonio Department of Planning and Community Development shall include a consolidated review committee (CRC) comprised of a representative from each of the various regulatory agencies and departments that have jurisdiction over the permitting of a project. The CRC shall provide a single interface between the applicant and the agencies. The CRC coordinator shall schedule meetings as needed, but no later than ten working days after a request of an applicant unless additional time is requested by an applicant. ~~have regularly scheduled meetings held twice per month. Applicants shall request to be placed on CRC agenda at least one (1) week before the scheduled meeting date. The CRC coordinator may cancel meetings when there are no outstanding applications.~~

* * * * *

Amendment 2-2

The Infill Development Task Force (IDTF) requested that greater flexibility to be allowed through an administrative process. The intent of this amendment is to clarify that the special exception process is available.

(3) Variances and Special Exceptions.

- A. Variances shall be granted only by the board of adjustment or planning commission. Variances to subsections 35-209(b), 35-209(c)(1)(F), 35-209(c)(6), 35-209(c)(7), and 35-209(c)(8) shall be heard by the planning commission. All other variances shall be heard by the board of adjustment.
- B. The request for a variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under consideration.

C. The board of adjustment may approve an adjustment of ten (10) percent or less to any dimensional standard contained in subsections 35-209(c) and 35-209(e) and in the tables referenced [therein] [in subsections 35-209(c) and 35-209(e)] as a special exception pursuant to subsection 35-801(k), provided that the board of adjustment shall not increase the overall density, intensity, or height permitted by subsections 35-209(c) and 35-209(e). Such special exception shall only be approved after the board of adjustment makes specific findings as required in subsection 35-801(k).

Amendment 2-3

The intent of this amendment is to provide additional relief from the alley requirement for infill lots. The IDTF has requested that existing and new alleys not be required in T5 and T6; the proposed amendments would provide additional exceptions for lots that do not abut a pre-existing alley and for lots that abut a substandard pre-existing alley.

35-209(c)(8)B. Thoroughfares

8. Alleys.

a. All lots in T5 and T6 shall be accessed from an alley. Exemptions shall be made for lots in an infill development pattern that do not abut a pre-existing alley, if lots meet at least one (1) of the following conditions:

- 1.** Lot size is less than forty thousand (40,000) square feet.
- 2.** Lot has river frontage and lot size is less than ninety thousand (90,000) square feet.
- 3.** Lot size is less than one-quarter (1/4) of its block.
- 4.** Lot has vehicular access to two (2) or more streets.
- 5.** One (1) or more lots on the block are exempt.
- 6.** Pre-existing alley has been closed and vacated by official City Council action.

b. Temporary driveways may be constructed through the first and second lot layers to provide access to the third lot layer prior to

alley construction. Upon construction of alley, temporary driveway shall be closed to vehicular traffic.

- c. Alleys designated for emergency access must comply with additional standards set forth in the International Fire Code as amended and adopted by the City of San Antonio. Alleys designated for garbage collection must comply with additional standards set forth by the City of San Antonio Solid Waste Management Department.
- d. Alleys designated to provide access to industrial functions shall be built to the standards listed in subsection 35-506(4)(B)(p). Pavement standards based on the expected 18-kip ESAL loading on the alley.
- e. In order to accommodate existing right-of-way and building conditions in infill contexts, narrower alley dimensions than those listed in tables 209-6A and 209-6D may be approved upon review of an emergency access plan and finding by the fire department that an additional access road extends to within one hundred fifty (150) feet of all buildings, as described in section 503.1.1 of the International Fire Code.
- f. Where lots in an infill development pattern abut pre-existing alleys, alleys shall be used to provide vehicular access to the side or rear of property, including parking, utilities, solid waste disposal, and/or emergency access: unless one (1) or more of the following conditions is present:
 - 1. Width of pre-existing alley right-of-way is less than width required by tables 209-6A and 209-6D.
 - 2. Pre-existing alley right-of-way does not extend through the entire block.
 - 3. Pre-existing alley does not meet the minimum standards set forth in the International Fire Code as amended and adopted by the City of San Antonio and/ or the minimum standards set forth by the City of San Antonio Solid Waste Management Department.
 - 4. Pre-existing alley has been closed and vacated by official City Council action.

The intent of this amendment is to clarify the public frontage requirements in the Specialized District (SD).

35-209(c)(8)F. Specific to Specialized Districts

- F. **Specific to Specialized Districts.** The standards for thoroughfares and public frontages within specialized districts shall be indicated on the zoning site plan. When the boundaries of a specialized district and a transect zone meet within a thoroughfare right-of-way, the thoroughfare and public frontage standards for the abutting transect zone shall apply to the portion of the thoroughfare and the public frontage in the specialized district.

* * * * *

Amendment 2-5 (Related to Amendment 2-45)

The intent of this amendment is to clarify the manner in which river lot layers are measured.

35-209(c)(10) Specific Designations

- A. A zoning site plan and master development pattern plan may designate one (1) or more of the following designations:

* * * * *

- 9. River Frontage. Designation of mandatory river frontage requiring that lots that abut the San Antonio River meet the following standards:
 - a. Lots shall designate one of the rear or side lot lines that abuts the river as the river frontage lot line.
 - b. A river lot layer shall be identified on each lot. The river lot layer shall extend from the river frontage lot line to the nearest façade of the principal building or outbuilding ~~rear building elevation~~. For lots with river lot layers, the third lot layer shall be defined as the area between the second lot layer and the river lot layer.

* * * * *

Amendment 2-6

The intent of this amendment is to provide basic standards for building disposition, building configuration, building function, parking, architectural, landscape, and sign standards for the SD district by adding SD to the general requirements for T2-T6

35-209(e) Building-Scale Plans

* * * * *

- (2) **General to T2—T6 and SD.**

- A. **Building Disposition.**

1. Newly platted lots shall be dimensioned as shown graphically on the master development pattern plan or on an addendum per subsection 35-357(h)(3) and shall be platted or re-platted according to the standards of table 209-18.
2. One (1) principal building, one (1) back building, and one (1) outbuilding may be built on each lot as shown in table 209-10B.
3. Rear setbacks for outbuildings shall be as indicated on table 209-18.
4. Buildings shall be disposed in relation to the boundaries of their lots according to table 209-11 and table 209-18.
5. Lot coverage by building shall not exceed that shown in table 209-18.

Amendment 2-7 (Related to Amendments 2-48 and 2-50)

The intent of this amendment is to 1) clarify when a façade should be parallel to the primary frontage line and when it should be tangent, 2) allow facades to be built parallel to existing facades on the same side of the street or opposite side of the street instead of being built parallel to the primary frontage line in an infill situation (as requested by IDTF), and 3) reference the buildout percentage requirement.

6. Facades shall be built parallel to a rectilinear primary frontage line or tangent to a curved ~~the~~ primary frontage line. Facades in an infill development pattern may instead be built parallel to adjacent building facades to create a uniform street wall. Facades shall be built along a minimum percentage of the primary frontage width between the minimum and maximum setback as prescribed by the Primary Frontage Buildout standard in Table 209-18 or 209-18A1. For lots having two (2) frontages, ~~the~~ one (1) shall be designated the primary frontage. The other shall be designated the secondary frontage.
7. Buildings shall have their principal entrance facing the primary frontage.

Amendment 2-8

The intent of this amendment is to provide flexibility to the maximum setback requirement for principal buildings by-right if certain conditions are present on the lot. These conditions were identified specifically by the IDTF. Additional analysis reveals a greater increase in the maximum front setback is needed to accommodate the root protection zones of significant or heritage trees located in setback areas.

8. Setbacks for principal buildings shall be as shown in table 209-18. Maximum setbacks for principal buildings shall be increased in

accordance with the following provisions:

a. A maximum setback for a principal building shall be increased by 50% if one or more of the following conditions is present:

- i. Recorded easement held by the City of San Antonio, Bexar County, Texas Department of Transportation, City Public Service Energy, San Antonio Water System or other utility provider (including telephone or cable television) is present between the minimum and maximum setbacks and the easement holder has provided written verification that the easement cannot be relocated or removed,
- ii. Structure designated as a City of San Antonio historic landmark, National Register landmark, state historic landmark, or state archaeological landmark is present between the minimum and maximum setbacks and will be preserved,
- iii. An existing slope exceeding 10% is present between the minimum and maximum setbacks and will be maintained, or
- iv. An existing pedestrian connection to the river is present and will be retained or a new pedestrian connection to the river will be constructed between the minimum and maximum setbacks.
- v. If a significant or heritage tree is present between the minimum and maximum setbacks and will be preserved.

C. Building Function.

- 1. Buildings in each transect zone shall be dedicated to the functions listed in tables 209-13A and 209-13B.
- 2. Intensity of building functions shall be limited by the requirements in table 209-13A.

Amendment 2-9

The intent of this amendment is to provide flexibility in how primary functions masked by liner buildings are accessed by vehicles.

- 3. Primary functions masked by liner buildings ~~shall provide vehicular access through an alley, and~~ shall provide access by emergency vehicles as required by the latest adopted version of the International Fire Code.

D. Parking Standards.

1. Vehicular parking shall be provided as required by the minimum and maximum parking requirements in tables 209-14A and 209-14B. Table 209-14A establishes minimum parking requirements for all parking types (surface, structured, underground). Table 209-14B establishes maximum parking standards for surface parking only. The quantity of required parking spaces shall be adjusted for sharing in accordance with table 209-14C.

Amendment 2-10

The intent of this amendment is to clarify that on-street parking counts toward the minimum, but not the maximum, parking requirement of the building on the lot.

2. On-street parking immediately adjacent to the frontage lines of a lot shall count toward the [minimum \(not maximum\)](#) parking requirement of the building on the lot.
3. The required parking may be provided within one-quarter mile of the site that it serves. A form based parking plan for the area must be provided to exercise this option.
 - a. A form based parking plan shall include the location of public or private surface or structured parking facilities. The number of automobile and bicycle spaces provided by the facility shall be indicated.
 - b. A form based parking plan shall be submitted with the master development pattern plan. The form based parking plan must be approved and the parking facilities built prior to issuance of building permits or certificates of occupancy for uses that intend to utilize the facilities to meet parking requirements.

Amendment 2-11

The intent of this amendment is to clarify that all parking lots must be masked at the frontage. Landscape screens are added as an option for T2-T4. New subsection 8 (below) applies specifically to primary use parking lots.

4. [Parking lots](#) ~~Primary use parking lots~~ shall be masked at the frontage(s) by a ~~liner~~-building or streetscreen. [In lieu of a building or streetscreen, parking lots in T2, T3, and T4 may be masked at the frontage\(s\) by dense native landscaping that will achieve a minimum height of three \(3\) feet and form an opaque visual barrier at maturity.](#)
5. Exemptions from required parking.

- a. Nonresidential. The first one thousand five hundred (1,500) square feet of nonresidential space shall be exempt from required parking calculation.
 - b. Rehabilitated building. Building that has been rehabilitated or retrofitted by an investment greater than fifty (50) percent of the building's value prior to rehabilitation or retrofit. Only the rehabilitated or retrofitted square footage is eligible for the parking exemption.
 - c. Small properties. Lots under ten thousand (10,000) square feet in size are exempt from required parking.
6. Bicycle Parking.
- a. May be shared within the pedestrian shed if demonstrated in a form based parking plan.
 - b. Shall be required in T3, T4, T5 and T6.
 - c. Shall be convenient, secure and visible.
 - d. Shall consist of short term and long term parking as specified in tables 209-14D and 209-14E.
7. Underground Parking. Underground structured parking is allowed in all lot layers.

Amendment 2-12 (Related to Amendment 2-43)

The intent of this amendment is to allow primary use parking lots with an SUA on A-grid streets to facilitate the development of surrounding lots and provide standards to reduce the impact of the primary use parking lot on adjacent properties and the district overall.

- [8. Primary use parking lots may be permitted on A-Grid streets with a Specific Use Authorization in accordance with table 209-13B if the primary use parking lot would facilitate the development of surrounding lots where parking placement is limited due to lot size, shape, configuration, location, or access. Primary use parking lots permitted by a Specific Use Authorization shall comply with the following requirements as well as any standards, conditions, or requirements imposed by City Council in the zoning ordinance or required by this Chapter to protect the public interest and welfare.](#)

- a. Parking areas shall not be located within ten (10) feet of the primary frontage or within the minimum front building setback, whichever is greater.
- b. Primary use parking lots shall be masked along the primary, secondary, and river frontages by a streetscreen.
- c. Parking lot shading and screening shall be required and shall be installed in accordance with the standards outlined in 35-511(c)(7) and (e)(3).
- d. Exterior lighting shall conform to the following criteria:
 - i. Lighting fixtures are shielded with a cutoff of less than ninety (90) degrees. All structural parts of the fixture providing the ninety (90) degree cutoff angle are permanently affixed to the general light structure.
 - ii. Fixtures with a lamp or lamps rated at a total of more than one thousand eight hundred (1,800) lumens, and flood lamps rated at a total of more than nine hundred (900) lumens, do not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the fixture.
 - iii. All lighting is aimed, located, designed, shielded, fitted and maintained so as not to project light into a neighboring use or property.
 - iv. Flood lamps and the light source they emit are not visible from the thoroughfare.

Amendment 2-13

The intent of this amendment is to remove a development pattern landscaping standard from the building-scale plan section of the code. The point requirement for elective criteria is replaced with the mandatory citywide landscaping criteria in 35-511(c) plus the mandatory streetscape tree planting requirements in 35-209 and the mandatory parking lot screening requirements in 35-209.

F. Landscape Standards.

1. Mandatory Criteria. See Section 35-511 (c).

~~A minimum of seventy (70) points are required for each development pattern per point system below:~~

~~**a. —Landscaping point system:**~~

~~i. General Options.~~

~~Street trees—twenty-five (25) points~~

~~Parking lot screening—twenty-five (25) points~~

~~Preservation of existing native trees—up to forty (40) points~~

~~Native understory preservation—fifteen (15) points~~

~~Native understory installation—fifteen (15) points~~

~~Other non-lawn native vegetation—up to twenty (20) points~~

~~ii. Mandatory Landscaping.~~

~~Parking lot shading minimum thirty (30) percent shading)~~

~~Public frontage streetscape trees~~

~~b. Tree mitigation options.~~

~~Landscaped roofs~~

~~Wildlife enhancement~~

~~Native landscaping along bike, pedestrian network to promote "green corridor"~~

~~Native landscaping in civic space or park~~

~~Native vegetated best management practice (bmp) for natural stormwater features~~

2. Streetscape trees shall be provided in accordance with the public frontage requirements in Section 35-209(c)(8)E. Street and streetscape trees shall be of a type illustrated in table 209-21.

~~a. Street trees are on private frontage at minimum ratio of one (1) per thirty (30) linear feet of lot frontage.~~

~~b. Streetscape trees are mandatory in public frontage at average of thirty (30) feet on center.~~

3. Landscaped areas shall be prepared to no more than fifty (50) percent compaction, must include no less than one (1) percent organic material, and shall be a minimum depth of twenty-four (24) inches (two (2) feet).

G. Sign Standards.

1. One (1) address number no more than six (6) inches vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.

2. One (1) blade sign for each business may be permanently installed perpendicular to the facade. Such a sign shall not exceed a total of four (4) square feet unless otherwise specified.
3. Encroachment. Freestanding signs including monument signs shall have a minimum five-foot setback from frontage lines or a fifteen-foot setback from lot lines (see table 209-10C) and shall not exceed six (6) feet in height.
4. Address Numbers. Numbers (not letters spelling numbers) shall be placed near the front door or front porch steps. Numbers shall be mounted to the door, the wall beside the door, the entablature, a porch column or the top riser.
5. Directional Signs. Parking directional signs shall not exceed four (4) square feet in area per side and three (3) feet in height.
6. Lighting.
 - a. In T1, T2, and T3, signs shall not be illuminated.

Amendment 2-14

The intent of this amendment is to provide greater flexibility in the manner in which signs may be illuminated.

- b. In T4, T5, and T6, signs may be illuminated. If illuminated, signs shall only be illuminated by an [internal or external lighting source](#) that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties.
7. Configuration. The following sign configurations are allowed in all transect zones except T3 and T4:

Amendment 2-15

The intent of this amendment is to provide greater flexibility in the design, placement, and illumination of band signs and differentiate a band sign from a plaque sign (previously called a board sign) and provide criteria for the size and placement of plaque signs.

- a. Band Signs. Band signs consist of a band of lettering across the ~~entire~~ width of the building, [building wall plane, or tenant space](#). [Band signs may include stylized fonts and logos affixed directly to the exterior façade of the building](#). Band signs shall be a maximum of thirty-six (36) inches tall, ~~and the bottom of the band sign shall~~

~~not be installed more than twelve (12) feet or less than eight (8) feet above the sidewalk.~~ and shall be installed between the top of the first story openings and the top of the exterior wall for a single story building or between the top of the first story openings and the bottom of the second story openings for a multi-story building. Band signs may be installed directly above the openings of an upper story of a multi-story building if there are tenants with exterior entries on the upper story. ~~Band signs shall be front lit.~~

- b. Plaque Board Signs. A plaque sign ~~Board signs consist of painted or vinyl graphics on~~ is a signboard attached flush with a building wall or streetwall adjacent to an entry. Plaque signs shall be a maximum size of six (6) square feet.
- c. Window Signs. Window signs may be neon behind the glass, or, paint or vinyl applied directly to the glass. Neither shall be mounted on opaque sign boards. The area of any window sign is limited to one-third (1/3) of the glass in the sash where the sign is installed, excluding muntins.

Amendment 2-16

The intent of this amendment is to provide a more precise area standard for painted wall signs.

- d. Painted Wall Signs. Painted wall signs shall be rectangular, oriented horizontally or vertically, and no larger in area than twenty-five (25) percent of the area of the building façade on which the sign is located ~~area two (2) by two (2) times the building width.~~
- e. Home-Based Business Signs. Signs advertising a home-based business shall be wood, painted, and a maximum size of four (4) square feet. Signs may have engraved, gold leaf letters and symbols. Signs may be mounted to a freestanding post, hung below a porch roof, or mounted to a building wall. Alternately, brass may be used for signs mounted to masonry building walls. One (1) sign advertising a home-based business is permitted at each frontage.
- f. Real Estate Sign. One (1) real estate sign advertising a property for sale or rent may be displayed at each frontage, not to exceed six (6) square feet.
- g. Monument Signs. Monument signs are permanent freestanding signs mounted on a solid base with no more than two (2) sign faces, and are limited to a landscaped area. Signs shall not exceed four (4) feet in height, including the base, four (4) feet in width,

and eight (8) square feet per sign face.

- 8. Exceptions.** The following signs shall be exempt from the sign standards:
 - a. Transit Stops.** Signs or markers installed by a public transit agency to designate transit stops.
 - b. Government Signs.** Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic.
 - c. Noncommercial or Political Speech Signs.** Must not exceed fifteen (15) square feet of facing composed of durable material, situated wholly upon private property and securely affixed to a building, fence, or wall, and having a frame or trim not more than three (3) inches wide. Noncommercial or political speech signs may be used for a maximum of ninety (90) days.
 - d. Public Utility Signs.** Informational signs of a public utility regarding its lines, pipes, poles, or other facilities.
 - e. Temporary Signs.** Temporary signs shall include: cloth banners extending over public right-of-way; A-boards and other portable sidewalk signs; emergency warning signs erected by a government agency, a public utility company or a contractor doing authorized work within the public right-of-way; and balloons less than one (1) foot in diameter. Temporary signs may be used for a maximum duration of thirty (30) days each six (6) months.
- 9. Prohibited Signs.**
 - a. Inflatable Figures/Devices.** Three-dimensional wind powered or air-filled figures other than balloons one (1) foot in diameter or less.
 - b. Off-Premises Signs.** A sign which is a primary use and advertises businesses, commodities, activities, services or persons which are not usually available or present upon the premises upon which such sign is located, or which directs persons to any location not on the premises. Any sign with more than ten (10) percent of the sign devoted to such use shall be deemed to be an off-premises sign.

- c. Pole Signs. Freestanding pole signs, not including flag poles.
 - d. Roof Signs. Signs painted on or mounted on a building roof.
 - e. Signs that simulate in color, size, or design, any traffic control sign or signal or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic.
10. All signs shall comply with Chapter 28 if not expressly addressed in this section and the standards of any overlay zone and the standards of Chapter 35.

Amendment 2-17

The intent of this amendment is to provide compatibility standards and prevent the disfigurement of existing buildings for the purpose of accommodating a sign.

11. No sign shall be placed in a manner that disfigures, damages, or conceals any window opening, door, or architectural feature or detail.

Amendment 2-18

The intent of this amendment is to allow for alternative sign configurations on historic landmark buildings.

12. The Historic Preservation Officer, upon recommendation from the Historic and Design Review Commission, may approve alternative configurations for contributing and non-contributing signs on properties with “historic, landmark” (HL), “historic, exceptional” (HE), or “historic, significant” (HS) zoning designations provided the height and area of new non-contributing signs do not exceed that which would be allowed absent the historic designation.

* * * * *

35-209(e)(4) Specific to General Urban Zones (T4)

* * * * *

D. (T4) Parking Standards.

1. All parking areas shall be located in the second and/or third lot layers.

Amendment 2-19

The intent of this amendment is to provide greater flexibility in the placement of parking in parking structures above the first story.

2. Parking areas in the second lot layer are only allowed as follows:
 - a. At mid-block locations (~~not corner lots~~), Mid-block locations shall be a minimum of sixty (60) feet from either street intersection and shall be masked at the frontage by a liner building or streetscreen; or
 - b. In parking structures above the first story.
3. Garages shall be located in the third lot layer as illustrated in table 209-10D and table 209-10E.
4. Parking may be accessed from the primary frontage by means of a driveway.

Amendment 2-20

The intent of this amendment is to provide relief to properties with primary, secondary, and river frontages by requiring a liner building only on the primary and river frontages and provide an alternative to the liner building by allowing a parking structure to be enclosed on the 1st and 2nd stories in lieu of constructing a separate liner building.

5. Parking structures shall have a liner building of at least two (2) stories in height and 25 feet in depth on the primary and secondary frontages, or the primary and river frontages for properties with river frontage. In lieu of a liner building, at least the first and second stories of a parking structure shall be enclosed. The first story shall be enclosed to a minimum depth of 25 feet and the façade detailed as a shopfront. The second story shall be enclosed and the façade detailed in accordance with the (T4) Architectural Standards.

* * * * *

Amendment 2-21 (Related to Amendment 2-14)

The intent of this amendment is to eliminate a redundant standard and eliminate material requirements that would prevent the use of internally illuminated signs.

G. (T4) Sign Standards.

- ~~1. Signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto~~

~~adjacent properties. Additionally, signs visible through a window.~~

~~2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows.~~

* * * * *

35-209(e)(5) Specific to Urban Center Zones (T5)

A. (T5) Building Disposition.

1. Stoops, lightwells, balconies, bay windows and terraces may encroach one hundred (100) percent of the depth of the first lot layer.
2. Awnings, arcades, and galleries may encroach the sidewalk to within two (2) feet of the curb but must clear the sidewalk vertically by at least eight (8) feet.

Amendment 2-22

The intent of this amendment is to provide greater flexibility in the way in which loading docks, service entrances, and service yards are accessed.

3. Loading docks, service entrances, and service yards shall be located in the third lot layer and shall only be accessed through the ~~third lot layer~~ ~~or~~ alley when an abutting alley is provided on the MDPP. If an alley is not provided on the MDPP or the alley is pre-existing and meets one (1) or more of the conditions in 35-209(c)(8)B.8.f., loading docks, service entrances, and service yards may be accessed from the primary or secondary frontage by means of a driveway.

Amendment 2-23 (Related to Amendment 2-7)

The intent of this amendment is to replace clause 4 with the minimum buildout percentage requirement to avoid conflicts and confusion (See Amendment 2-7).

~~4. A minimum of seventy (70) percent of the facade shall be built parallel to the primary frontage line. In the absence of a building along the remainder of the frontage line, a streetscreen shall be built parallel to the primary frontage line.~~

* * * * *

D. (T5) Parking Standards.

1. All parking areas shall be located in the second and/or third lot layer as

illustrated in table 209-10D and table 209-10E.

Amendment 2-24

The intent of this amendment is to 1) provide greater flexibility in the placement of parking in parking structures above the first story, and 2) correct a non-material error.

2. Parking areas in the second lot layer are only allowed [as follows](#):
 - a. ~~At mid-block locations (not corner lots).~~ [Mid-block locations](#) shall be a minimum of sixty (60) feet from either street intersection and shall be masked at the frontage by a liner building or streetscreen; [or](#)
 - b. [In parking structures above the first story.](#)
3. Garages shall be located in the third lot layer.

Amendment 2-25

The intent of this amendment is to clarify the way in which parking is accessed when an alley is not provided on the MDPP.

4. Parking shall be accessed from an alley [when an abutting alley is provided on the MDPP. If an alley is not provided on the MDPP or the alley is pre-existing and meets one \(1\) or more of the conditions in 35-209\(c\)\(8\)B.8.f., parking may be accessed from the primary or secondary frontages by means of a driveway.](#)

Amendment 2-26

The intent of this amendment is to allow for access to parking structures directly from the principal building while also requiring that a pedestrian entrance be provided from a frontage line.

5. [Primary pedestrian](#) ~~Pedestrian~~ entrances to all parking lots and parking structures shall be directly from a frontage line. [Parking Only](#) ~~underground parking~~ structures may [also](#) be entered by pedestrians directly from a principal building.

Amendment 2-27

The intent of this amendment is to clarify that the 30 foot width limit is for the access drive whether it be used as an entrance, exit, or entrance/ exit combined.

6. The vehicular entrance, [exit, or entrance/ exit](#) of a parking lot or garage

shall be no wider than thirty (30) feet at the frontage line.

7. When a form based parking plan is provided within the long pedestrian shed of a regional center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty (30) percent without increasing parking requirements cited in table 209-14.

Amendment 2-28

The intent of this amendment is to provide relief to properties with primary, secondary, and river frontages by requiring a liner building only on the primary and river frontages and provide an alternative to the liner building by allowing a parking structure to be enclosed on the 1st and 2nd stories in lieu of constructing a separate liner building.

8. Parking structures shall have a liner building of at least two (2) stories in height and 25 feet in depth on the primary and secondary frontages, or the primary and river frontages for properties with river frontage. In lieu of a liner building, at least the first and second stories of a parking structure shall be enclosed. The first story shall be enclosed to a minimum depth of 25 feet and the façade detailed as a shopfront. The second story shall be enclosed and the façade detailed in accordance with the (T5) Architectural Standards.

E. (T5) Architectural Standards.

1. The facades on retail frontages shall be detailed as shopfronts.
2. The exterior finish materials on all facades shall be limited to stone, brick, masonry, corrugated metal, composite aluminum panel, and/or stucco. Clapboard and cement fiber siding may be used, but are not permitted on the first story of the primary facade. For accent, external insulation finishing system (EIFS), river rock, glass block, ironwork and/or tile may be used on no more than twenty-five (25) percent of each elevation.
3. Balconies, galleries and arcades shall be made of concrete, painted wood/wood composite or metal.
4. Buildings may have flat roofs enclosed by parapets or sloped roofs.
5. Streetscreens shall be located parallel to a frontage line as shown in table 209-10D.

Amendment 2-29

The intent of this amendment is to provide greater flexibility in the location from which disposal

receptacles may be accessed.

6. Disposal receptacles shall be stored in the second or third lot layer, ~~and shall only be accessible from the back of the building or the alley.~~
7. Disposal receptacles shall be screened completely from public view at ground level.
 - a. Screening shall consist of a solid wall and be a minimum of six (6) feet in height, or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.
 - b. Screening materials shall conform to transect zone standards as prescribed in subsection 35-209(e)(5)(E)(2).

* * * * *

Amendment 2-30

The intent of this amendment is to eliminate the requirement that trees be planted in the 1st lot layer since streetscape trees are already required. Providing trees in the 1st lot layer would require deeper front building setbacks that detract from an urban setting.

F. (T5) Landscape Standards.

~~1. A minimum of one (1) street tree shall be planted within the first lot layer for each thirty (30) feet of primary frontage line.~~

1.2. The first lot layer shall be landscaped or paved to match the adjacent public frontage as shown in tables 209-6E and 209-6F.

2.3. Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.

3.4. The landscape installed shall consist of eighty (80) percent native species that are drought tolerant and established by drip irrigation.

* * * * *

Amendment 2-31 (Related to Amendment 2-14)

The intent of this amendment is to eliminate redundant standards and eliminate material requirements that would prevent the use of internally illuminated signs.

G. (T5) Sign Standards.

~~1. Signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties. Additionally, signs visible through a window may be neon lit.~~

~~2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows.~~

1.3. Address Numbers. Numbers shall be metal, ceramic or paint.

2.4. Configuration. The following configurations are allowed in T5 in addition to the configurations allowed in subsection (e)(3)(G)(6).

a. Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of five (5) feet. The top of the blade sign shall be between nine (9) feet and twelve (12) feet above the sidewalk. The blade sign shall be thirty-two (32) inches tall maximum. Blade signs shall be no more than four (4) feet wide nor project more than five (5) feet from the wall. No blade sign shall exceed six (6) feet square feet. Brackets and other suspension devices shall match the sign style and shall not be computed as part of the allowable size of the sign.

b. Vertical Corner Signs. Vertical corner signs are permitted at the corners of blocks. They may project perpendicular from one side of the building or at a forty-five (45) degree angle to the corner. Vertical corner signs shall be constructed of either signboards or metal, and they may be lit either with gooseneck lights or with surface neon. Vertical corner signs shall be mounted a minimum of twelve (12) feet from the sidewalk, measured to the bottom of the sign. The height of the sign shall not exceed ten (10) feet in height. Vertical corner signs shall be mounted twelve (12) feet maximum away from the exterior wall of the building and shall be a maximum of three (3) feet wide.

~~5. A single external sign band may be applied to the facade of each building, providing that such sign not exceed three (3) feet in height by any length.~~

* * * * *

35-209(e)(6) Specific to Urban Core Zones (T6).

A. (T6) Building Disposition.

1. Stoops, lightwells, balconies, and bay windows may encroach one hundred (100) percent of the depth of the first lot layer.
2. Awnings, arcades, and galleries may encroach the sidewalk to within two (2) feet of the curb but must clear the sidewalk vertically by at least eight (8) feet.

Amendment 2-32

The intent of this amendment is to provide greater flexibility in the way in which loading docks, service entrances, and service yards are accessed.

3. Loading docks, service entrances, and service yards shall be located in the third lot layer and shall only be accessed through the ~~third lot layer or~~ alley when an abutting alley is provided on the MDPP. If an alley is not provided on the MDPP or the alley is pre-existing and meets one (1) or more of the conditions in 35-209(c)(8)B.8.f., loading docks, service entrances, and service yards may be accessed from the primary or secondary frontage by means of a driveway.

Amendment 2-33 (Related to Amendment 2-7)

The intent of this amendment is to replace clause 4 with the minimum buildout percentage requirement to avoid conflicts and confusion (See Amendment 2-7).

- ~~4. A minimum of eighty (80) percent of the facade shall be built parallel to the primary frontage line. In the absence of building along the remainder of the frontage line, a streetscreen shall be built parallel to the primary frontage line.~~

* * * * *

D. (T6) Parking Standards.

Amendments 2-34 and 2-35

The intent of these amendments is to provide greater flexibility by allowing parking in the second lot layer in T-6 subject to the conditions in subsection 2.

1. All parking areas shall be located in the second and/or third lot layer as illustrated in table 209-10D and table 209-10E. ~~All parking areas shall be located in the third lot layer.~~
2. Parking areas in the second lot layer are only allowed as follows:

- a. At mid-block locations. Mid-block locations shall be a minimum of sixty (60) feet from either street intersection and shall be masked at the frontage by a liner building or streetscreen; or
- b. In parking structures above the first story.

Amendment 2-36

The intent of this amendment is to clarify the way in which parking is accessed when an alley is not provided on the MDPP.

- 3.2. Parking shall be accessed from an alley ~~when an abutting alley is provided on the MDPP.~~ If an alley is not provided on the MDPP or the alley is pre-existing and meets one (1) or more of the conditions in 35-209(c)(8)B.8.f., parking may be accessed from the primary or secondary frontages.

Amendment 2-37

The intent of this amendment is to allow for access to parking structures directly from the principal building while also requiring that a pedestrian entrance be provided from a frontage line.

- 4.3. ~~Primary pedestrian~~ ~~Pedestrian~~ entrances to all parking lots and parking structures shall be directly accessed from a frontage line. ~~Parking~~ ~~Only underground parking~~ structures may also be entered by pedestrians directly from a principal building.

Amendment 2-38

The intent of this amendment is to clarify that the 30 foot width limit is for the access drive whether it be used as entrance, exit, or entrance/ exit combined.

- 5.4. The vehicular entrance, ~~exit, or entrance/ exit~~ of a parking lot or garage shall be no wider than thirty (30) feet at the frontage line.
- 6.5. When a form based parking plan is provided within the long pedestrian shed of a regional center, the effective parking available for calculating the intensity on each lot may be increased by a multiplier of thirty (30) percent without increasing parking requirements cited in table 209-14.

Amendment 2-39

The intent of this amendment is to provide relief to properties with primary, secondary, and river frontages by requiring a liner building only on the primary and river frontages and provide an alternative to the liner building by allowing a parking structure to be enclosed on the 1st and 2nd stories in lieu of constructing a separate liner building.

7. Parking structures shall have a liner building of at least two (2) stories in height and 25 feet in depth on the primary and secondary frontages or the primary and river frontages for properties with river frontage. In lieu of a liner building, at least the first and second stories of a parking structure shall be enclosed. The first story shall be enclosed to a minimum depth of 25 feet and the façade detailed as a shopfront. The second story shall be enclosed and the façade detailed in accordance with the (T6) Architectural Standards.

E. (T6) Architectural Standards.

Amendment 2-40

The intent of this amendment is to eliminate conflict with the glazing requirement included in the definition of shopfront (70%).

1. The facades on retail frontages shall be detailed as shopfronts ~~and glazed no less than eighty (80) percent on the sidewalk level story.~~
2. The exterior finish materials on all facades shall be limited to stone, brick, masonry, composite aluminum panel, and/or stucco. Clapboard and cement fiber siding may be used, but are not permitted on the first story of the primary facade. For accent, external insulation finishing system (EIFS), river rock, glass block, ironwork and/or tile may be used on no more than twenty-five (25) percent of each elevation.
3. Balconies, galleries and arcades shall be made of concrete, painted wood/wood composite or metal.
4. Buildings may have flat roofs enclosed by parapets, or sloped roofs.
5. Streetscreens shall be located parallel to a frontage line as shown in table 209-10D.

Amendment 2-41

The intent of this amendment is to provide greater flexibility in the location from which disposal receptacles may be accessed.

6. Disposal receptacles shall be stored in the second or third lot layer, ~~and shall only be accessible from the back of the building or the alley.~~
7. Disposal receptacles shall be screened completely from public view at ground level.
 - a. Screening shall consist of a solid wall and be a minimum of six (6) feet in height, or a height sufficient to obscure the area or

equipment requiring the screening, whichever is less.

- b. Screening materials shall conform to transect zone standards as prescribed in subsection 35-209(e)(6)(E)(2).

* * * * *

Amendment 2-42(Related to Amendment 2-14)

The intent of this amendment is to eliminate redundant standards and eliminate material requirements that would prevent the use of internally illuminated signs.

G. (T6) Sign Standards.

~~1. Signs may be illuminated. If illuminated, signs shall only be illuminated by an external lighting source that is shielded and positioned in a manner that illuminates only the sign and prevents any glare or spillover onto adjacent properties. Additionally, signs visible through a window may be neon lit.~~

~~2. Sign Materials. Signs shall be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows.~~

1.3. Address Numbers. Numbers shall be metal, ceramic or paint.

2.4. Configuration. The following configurations are allowed in T5 in addition to the configurations allowed in subsection 35-209(e)(3)(G)(6):

- a. Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of five (5) feet. The top of the blade sign shall be between nine (9) feet and twelve (12) feet above the sidewalk. The blade sign shall be thirty-two (32) inches tall maximum. Blade signs shall be no more than four (4) feet wide nor project more than five (5) feet from the wall. No blade sign shall exceed eight (8) square feet. Brackets and other suspension devices shall match the sign style and shall not be computed as part of the allowable size of the sign.

- b. Vertical Corner Signs. Vertical corner signs are permitted at the corners of blocks. They may project perpendicular from one (1) side of the building or at a forty-five (45) degree angle to the corner. Vertical corner signs shall be constructed of either signboards or metal, and they may be lit either with gooseneck lights or with surface neon. Vertical corner signs shall be mounted a minimum of twelve (12) feet from the sidewalk, measured to the

bottom of the sign. The height of the sign shall not exceed ten (10) feet in height. Vertical corner signs shall be mounted twelve (12) feet maximum away from the exterior wall of the building and shall be a maximum of three (3) feet wide.

~~5. A single external sign band may be applied to the facade of each building, provided that such sign not exceed three (3) feet in height by any length.~~

* * * * *

35-209(g) Definitions.

* * * * *

Amendment 2-43

The intent of this amendment is to provide a terms and definitions consistent with amendments 2-20, 2-23, 2-28, 2-39, 2-44, 2-45

A-Grid Street: a primary street that by virtue of its pre-existing pedestrian-supportive qualities, or its future importance to pedestrian connectivity, is held to the highest standards prescribed by this section.

* * * * *

Lot Layer: a range of depth of a lot within which certain elements are permitted (see table 209-10D and table 209-10E). The first lot layer is measured from the primary frontage property line to the front building facade. The second layer extends twenty (20) feet behind the first layer. The third layer extends from the rear of the second layer to the rear lot line.

* * * * *

Monument Sign: a permanent, freestanding sign mounted on ~~set onto~~ a solid base with no more than two (2) sign faces and located in a landscaped area. ~~or other supports where the bottom of the sign face is located within three (3) feet of ground level.~~

* * * * *

Parking Structure: a structure used for the temporary storage of motor vehicles. ~~a building containing two (2) or more stories of parking. Parking structures shall have liner buildings of two (2) stories or more on the primary and secondary frontages.~~

* * * * *

Shopfront: a retail frontage with seventy (70) percent of the primary facade glazed no less than seventy (70) percent in clear glass on the sidewalk-level story and an awning overlapping the sidewalk.

~~Storefront: a retail frontage with seventy (70) percent of the primary facade glazed no less than seventy (70) percent in clear glass on the sidewalk-level story and an awning overlapping the sidewalk.~~

* * * * *

Amendments 2-44 and 2-45 (Related to Amendment 2-7 and 2-43)
The intent of this amendment is to clarify the manner in which lot layers are measured.

(h) Standards and Tables.

* * * * *

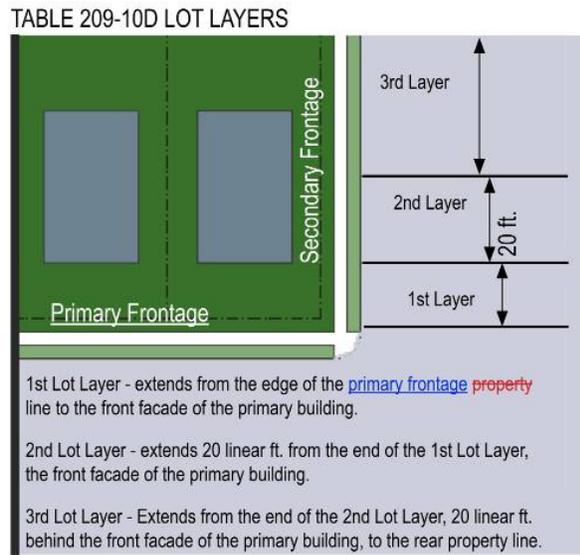
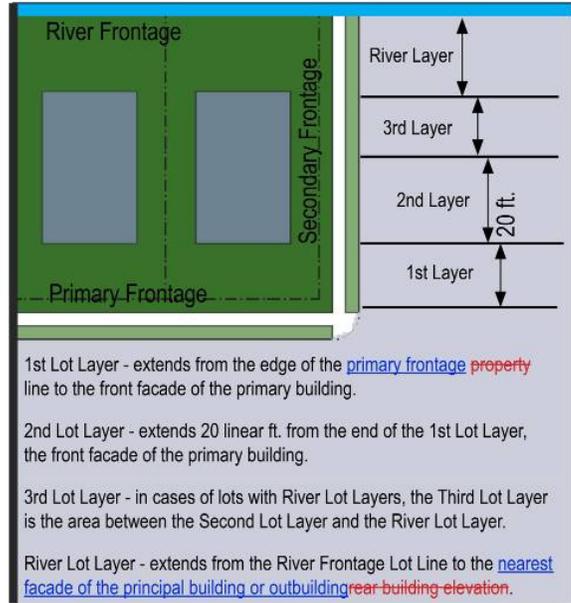


TABLE 209-10E LOT LAYERS WITH RIVER FRONTAGE



* * * * *

Amendments 2-46 (Related to Amendment 2-12) and 2-47 (Related to Amendments 2-20, 2-28, 2-39)

The intent this amendment is to allow primary use parking lots on non B-Grid streets with a specific use authorization. This is in response to the request by the IDTF and other property owners to provide an avenue to permit primary use parking lots. Amendment 2-12 provides standards for primary use parking lots on non B-Grid streets where they are permitted by a specific use authorization to reduce the impact on adjacent properties and the district overall. The intent of amendment 2-47 is to enhance usability by removing a requirement from the tables section and placing it in the body of 35-209.

TABLE 209-13B SPECIFIC FUNCTION BY TRANSECT (CONTINUED)

FORM BASED DEVELOPMENT

Use Pattern

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	■	■					
Livestock Pen	■	■					
Nursery/Greenhouse	■	■	■				
Stable	■	■					
Outdoor Kennel	■	■					

KEY
■ Permitted By Right
□ Permitted on B-Grid Streets only
S Specific Use

f. OTHER: AUTOMOTIVE

Gasoline Station		■	■	■	□	□	
Automobile Service / Repair				□	■		
Truck Maintenance							■
Drive-Through Facility					□	□	
Rest Stop	■	■					
Outdoor Vehicle Sales							■
Shopping Center							■
Primary Use Parking Lot				□, S*	□, S*	□, S*	
Parking Structure ²				■	■	■	
Truck Depot							■

f. OTHER: CIVIL SUPPORT

Fire Station			■	■	■	■	
Police Station			■	■	■	■	
Cemetery		■					■
Funeral Home				■	■	■	
Hospital					■	■	■
Medical Clinic				■	■	■	

f. OTHER: EDUCATION

College/University				■	■	■	■
High School			■	■	■	■	■
Trade School				■	■	■	■
Elementary School			■	■	■	■	■
Other-Childcare Center		■	■	■	■	■	

f. OTHER: INDUSTRIAL

Heavy Industrial Facility							■
Light Industrial Facility					■	■	■
Wireless Facilities		S	S	S	S	S	
Ancillary Light Industrial Use				■	■	■	

* Permitted by right on B-Grid Streets, permitted on non B-Grid Streets with a Specific Use Authorization.

²All parking structures shall have a liner building of at least two stories and 25 ft. depth on the primary and secondary frontages.

Amendment 2-48 (Related to Amendment 2-7)

The intent of this amendment is to clarify that the buildout percentage requirement applies to the primary frontage only.

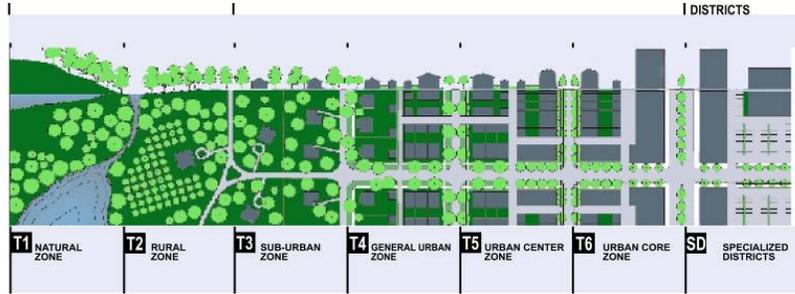


TABLE 209-18 TRANSECT ZONE SUMMARY

A. ALLOCATION OF ZONES							
Hamlet (H)	50 % min.		10 - 40 %	10 - 40 %	not permitted	not permitted	not applicable
Village (V)	no minimum	no minimum	10 - 40 %	20 - 60 %	10 - 45 %	not permitted	not applicable
Regional Center (R)	no minimum	no minimum	not permitted	10 - 40 %	10 - 60 %	20 - 70 %	not applicable
Infill Village	not permitted	not permitted	10 - 80%	10 - 80%	10 - 80%	not permitted	not applicable
Infill Regional Center	not permitted	not permitted	not permitted	10 - 80%	10 - 80%	10 - 80%	not applicable
B. OVERALL DENSITY							
By Right	not applicable	not applicable	2 unit / ac. gross max.	4 units / ac. gross max.	6 units / ac. gross max.	12 units / ac. gross max.	9 units / ac. gross max
By Density Bonus	not applicable	not applicable	4 units / ac. gross min.	8 units / ac. gross min.	12 units / ac. gross min.	no min. ¹	not applicable
Other Functions	not applicable	not applicable	0 - 20 %	10 - 30 %	30 - 60 %	30 - 70 %	not applicable
Infill Option	not applicable	not applicable	2 unit / ac. gross min.	4 units / ac. gross min.	6 units / ac. gross min.	no min.	not applicable
C. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max ²	3400 ft. max
Block Face Length	no maximum	no maximum	700 ft. max	700 ft. max	600 ft. max	600 ft. max	850 ft. max
D. PUBLIC FRONTAGES (see Table 209-9E and 209-9F)							
PW	permitted	permitted	not permitted	not permitted	not permitted	not permitted	permitted
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
RR	permitted	permitted	permitted	not permitted	not permitted	not permitted	permitted
RS	not permitted	not permitted	permitted	permitted	not permitted	not permitted	permitted
SS & AV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
CS & AV	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted
Alley	not permitted	not permitted	permitted	permitted	required	required	permitted
E. CIVIC SPACE (see Table 209-9A)							
Park	permitted	permitted	permitted	not permitted	not permitted	not permitted	permitted
Green	not permitted	not permitted	permitted	permitted	permitted	not permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted
F. LOT OCCUPATION							
Primary Frontage Width	not applicable	720 ft. min.	35 ft. - 120 ft.	25 ft. - 200 ft.	18 ft. - 300 ft.	no min - no max	50 ft. - 850 ft.
Lot Coverage ³	not applicable	by variance	60% max	70% max	80% max	90% max	90% max
G. SETBACKS - PRINCIPAL BUILDING							
Front Setback (Primary)	not applicable	48 ft. min.	20 ft. min.	6 ft. min. 18 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0ft min.
Front Setback (Secondary)	not applicable	48 ft. min.	0 ft. or 12 ft. min.	6 ft. min. 18 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0ft min.
Side Setback ⁴	not applicable	96 ft. min.	12 ft. min.	0 ft. min.	0 ft. min. 24 ft. max	0 ft. min. 24 ft. max	0ft min.
Rear	not applicable	96 ft. min.	12 ft. min.	3 ft. min.	3 ft. min.	0 ft. min.	0ft min.
Primary Frontage Buildout	not applicable	not applicable	40% min.	60% min.	80 % min.	80% min	40% min.
H. SETBACKS - OUTBUILDING							
Front Setback	not applicable	20 ft. min. +bidg setback	20 ft. min. +bidg setback	24 ft. min. +bidg setback	40 ft. max from rear prop. line	3" lot layer	20-30 ft + bidg setback
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft or 3 ft.	0 ft. min	no max, no min.	0 ft. - 10 ft.
Rear Setback ⁵	not applicable	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. max	no max, no min.	3 ft. min.
I. BUILDING DISPOSITION (see Table 209-11)							
Edge Yard	permitted	permitted	permitted	permitted	not permitted	not permitted	permitted
Side Yard	not permitted	not permitted	permitted	permitted	permitted	not permitted	permitted
Rear Yard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
Court Yard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
J. PRIVATE FRONTAGES (see Table 209-12)							
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	not applicable
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	not applicable
Terrace or L.C.	not applicable	not permitted	not permitted	permitted	permitted	not permitted	not applicable
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	not applicable
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	not applicable
K. BUILDING HEIGHT							
Principal Building	not applicable	2 stories max.	2 stories max.	4 stories max.	6 stories max., 2 min. ⁶	15 stories max., 2 min. ⁶	8 stories max
Outbuilding	not applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	3 stories max	2 stories max
L. FUNCTION (see Tables 209-13A & 209-13B) ⁷							
Residential	see table 209-13B	see table 209-13B	restricted use	limited use	open use	open use	see table 209-13B
Lodging	see table 209-13B	see table 209-13B	restricted use	limited use	open use	open use	see table 209-13B
Office / Service	see table 209-13B	see table 209-13B	restricted use	limited use	open use	open use	see table 209-13B
Retail	see table 209-13B	see table 209-13B	restricted use	limited use	open use	open use	see table 209-13B

DISPOSITION

CONFIGURATION

FUNCTION

FORM BASED DEVELOPMENT Use Pattern

SECTION (e)
SECTION (b) & (c)

1. For purposes of calculating other functions use 16 ac/ gross min.
2. 3000 ft. max. for blocks with parking structure
3. Refers to the percentage of the lot that can be covered by the structure
4. For sidyard buildings, see section 209(e)(2)(A)(1)

Amendments 2-49 and 2-50 (Related to Amendment 2-48)

The intent of amendment 2-49 is to ensure there is not a conflict with the newly amended RIO setback requirements (which are measured from the top of bank). The amendment will also ensure that the RIO river setback requirements apply if the zoning on a property is changed to a different T-zone. The intent of amendment 2-50 is to clarify that the buildout percentage requirement applies to the primary frontage only.

	T4-1	T4-2	T5-1	T6-1	T6-2	SD-1
	NEIGHBORHOOD STABILIZATION WEST ZONE	NEIGHBORHOOD STABILIZATION EAST ZONE	NEIGHBORHOOD REGENERATION ZONE	RIVER NORTH CORRIDOR ZONE	RIVER NORTH CENTER ZONE	SPECIALIZED DISTRICT

A. ALLOCATION OF ZONES see section 35-209(c)						
Infill Regional Center						

B. OVERALL DENSITY see section 35-209(c)						
Infill Option						

C. BLOCK SIZE						
Block Perimeter	1600 ft. max	1600 ft. max	1600 ft. max	1600 ft. max	2000 ft. max	3400 ft. max
Block Face Length	400 ft. max	400 ft. max	400 ft. max	400 ft. max	600 ft. max	650 ft. max

D. PUBLIC FRONTAGES (see Table 209-4E and 209-4F)						
PW	not permitted	permitted				
BV	permitted	permitted	permitted	permitted	permitted	permitted
RR	not permitted	permitted				
RS	permitted	permitted	not permitted	not permitted	not permitted	permitted
SS & AV	permitted	permitted	permitted	permitted	permitted	permitted
CS & AV	not permitted	not permitted	permitted	permitted	permitted	permitted
Alley	permitted	permitted	required*	required*	required*	permitted

E. CIVIC SPACE (see Table 209-8A)						
Park	not permitted	permitted				
Green	permitted	permitted	permitted	permitted	permitted	permitted
Square	permitted	permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted

F. LOT OCCUPATION						
Primary Frontage Width	25 ft. min. 200 ft. max	25 ft. min. 200 ft. max	16 ft. min. 300 ft. max	no min - no max	no min - no max	50 ft. - 850 ft.
Lot Coverage ¹	70% max	70% max	80% max	85% max	90% max	90% max

G. SETBACKS - PRINCIPAL BUILDING						
Front Setback (Primary)	10 ft. min. 15 ft. max	10 ft. min. 15 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min.
River Setback	see 35-672(d) min	see 35-672(d) min	see 35-672(d) min	see 35-672(d) min	see 35-672(d) min 30 ft. max	see 35-672(d) min
Front Setback (Secondary)	6 ft. min. 10 ft. max	6 ft. min. 10 ft. max	5 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max	0 ft. min.
Side Setback ²	0 ft. min. 7 ft. max	0 ft. min. 7 ft. max	0 ft. min. 12 ft. max	0 ft. min. 12 ft. max	0 ft. min. 10 ft. max	0 ft. min.
Rear	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	0 ft. min.
Primary Frontage Buildout	60% min.	60% min.	80% min.	80% min.	80% min.	40% min.

H. SETBACKS - OUTBUILDING						
Front Setback	24 ft. min. + bldg setback	24 ft. min. + bldg setback	40 ft. max from rear prop. line	3" lot layer	3" lot layer	20-30 ft. + bldg setback
Side Setback	0 ft. or 3 ft.	0 ft. or 3 ft.	0 ft. min.	no max, no min.	no max, no min.	0 ft. - 10 ft.
Rear Setback ³	3 ft. min.	3 ft. min.	3 ft. max	no max, no min.	no max, no min.	3 ft. min.

I. BUILDING DISPOSITION (see Table 209-11)						
Edge Yard	permitted	permitted	not permitted	not permitted	not permitted	permitted
Side Yard	permitted	permitted	permitted	not permitted	not permitted	permitted
Rear Yard	permitted	permitted	permitted	permitted	permitted	permitted
Court Yard	permitted	permitted	permitted	permitted	permitted	permitted

J. PRIVATE FRONTAGES (see Table 209-12)						
Common Yard	not permitted	not applicable				
Porch & Fence	permitted	permitted	not permitted	not permitted	not permitted	not applicable
Terrace or L.C.	permitted	permitted	permitted	not permitted	not permitted	not applicable
Forecourt	permitted	permitted	permitted	permitted	permitted	not applicable
Stoop	permitted	permitted	permitted	permitted	permitted	not applicable
Shopfront & Awning	permitted	permitted	permitted	permitted	permitted	not applicable
Gallery	permitted	permitted	permitted	permitted	permitted	not applicable
Arcade	not permitted	not permitted	permitted	permitted	permitted	not applicable

K. BUILDING HEIGHT						
Principal Building	3 stories max.	4 stories max.	2 stories min., 4 max. ⁴	2 stories min., 6 max. ⁴	2 stories min., 10 max. ⁴	3 stories max.
Outbuilding	2 stories max.	2 stories max.	2 stories max.	3 stories max.	3 stories max.	2 stories max.

L. FUNCTION (see Tables 209-13A & 209-13B)**						
Residential	limited use	limited use	open use	open use	open use	see table 209-13B
Lodging	limited use	limited use	open use	open use	open use	see table 209-13B
Office / Service	limited use	limited use	open use	open use	open use	see table 209-13B
Retail	limited use	limited use	open use	open use	open use	see table 209-13B

SECTION (e)						
SECTION (b) & (c)						

1. Refers to the percentage of the lot that can be covered by the structure
 2. For sitelot buildings, see section 209-100(A)(1)
 3. The rear setback shall be measured from the rear lot line as defined on table 209-10C
 4. Single story buildings are permitted if they follow all of the following requirements:
 a. The buildings are no more than 40% of a linear block face
 b. The buildings are not located on street corners
 * See Section 209-100(B)
 ** For specific function, see table 209-13B

TABLE 209-18A1 TRANSECT ZONE SUMMARY
RIVER NORTH CALIBRATION
FORM BASED DEVELOPMENT
Use Pattern

Amendment 3-1 (related to amendment 5-2)

The intent of this amendment is:

1. To allow three-story structures within the RM-6, RM-5, and RM-4 districts. The International Residential Code (IRC) allows three story structures but currently all single family zoning districts in the UDC limit height to 2 ½ stories.
2. Establish a new multifamily district to allow more than 50 dwelling units per acres, with a further 10% density bonus where structured parking is created.
3. Increase the maximum allowable building size in the “NC” and “C-1” districts.

35-303 Establishment of Districts.

(a) Base Zoning Districts.

In accordance with the requirement of V.T.C.A. Local Government Code § 211.005 that zoning regulation be by districts, the city, as shown on the official zoning map accompanying this chapter and incorporated herein by this reference, is hereby divided into the following base zoning districts, the overlay and special zoning districts established in subsections (b) and (c) hereto, and the conditional zoning districts established pursuant to section 35-321 of this article, which shall be governed by all of the uniform use and area requirements of this chapter, the respective symbol for each type of district being set forth opposite its title:

Residential Base Zoning Districts

"RP"	Resource Protection
"RE"	Residential Estate
"R-20"	Residential Single-Family
"R-6"	Residential Single-Family
"R-5"	Residential Single-Family
"R-4"	Residential Single-Family
"R-3"	Residential Single-Family
"RM-6"	Residential Mixed
"RM-5"	Residential Mixed
"RM-4"	Residential Mixed
"MF-18"	Limited Density Multi-Family
"MF-25"	Low Density Multi-Family
"MF-33"	Multi-Family
"MF-40"	Multi-Family
"MF-50"	Multi-Family
" <u>MF-65</u> "	<u>Urban Multi-Family</u>

35-310.01 Generally

**Table 310-1
Lot and Building Dimensions Table**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
Zoning District	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) * ***	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/# of stories)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)

R-3 ¹	3,000 ⁷		--	15	20	--	10	35	5	10	35/3	70% of lot area	--
RM-6 ¹	6,000		7	15	15	150	10	--	5	20	<u>35/3</u> 35/2-1/2	--	--
RM-5 ¹	5,000		9	15	15	100	10	--	5	10	<u>35/3</u> 35/2-1/2	--	--
RM-4 ¹	4,000		11	15	15	80	10	--	5	10	<u>35/3</u> 35/2-1/2	--	--
MF-18 ^{1,4}	--		18	50	50	--	--	20 ^{3,4,6}	5	10	35	--	--

<u>MF-65^{1,4}</u>	--		<u>65</u>	<u>50</u>	<u>50</u>			<u>20^{3,4,6}</u>	<u>5</u>	<u>10</u>	--	--	--

<u>NC</u> “NC”	--		--	20	--	--	--	15	10	30	25	3,000	<u>5,000</u>
C-1	--		--	50	50	--	--	20	10	30	25	5,000	15,000

Rules for Interpretation of Table 310-1:													

Column (M): Dimensions are in square footage. See sections 35-310.17 and 35-310.18 for specific rules of interpretation. Additional square footage may be available if a specific use authorization permit is approved, in accordance with these provisions.													

35-310.07 “MF-18”, “MF-25”, “MF-33”, “MF-40”, and “MF-50” and “MF-65” Multi-Family

“MF-50” Urban Multi-Family.

STATEMENT OF PURPOSE

Multi-family residence urban “MF-50” district is the designation for a multi-family use with a maximum density of up to 50 units per acre, depending on unit size. An “MF-50” district designation may be applied to a use in a centrally located area near supporting transportation and commercial areas, an area adjacent to the central business district or a major institutional or employment center, or an area for which very high density multi-family use is desired.

“MF-65” Urban Multi-Family.

STATEMENT OF PURPOSE

Multi-family residence urban “MF-65” district is the designation for a multi-family use with a maximum density of up to 65 units per acre, depending on unit size. An “MF-65” district designation may be applied to a use in a centrally located area near supporting transportation and commercial areas, an area adjacent to the central business district or a major institutional or employment center, or an area for which very high density multi-family use is desired.

General Provisions. See subsection 35-517(d) relating to additional setback for building height increases. An increase of up to 10% of the allowable gross units per acre shall be permitted in the MF-40, MF-50 and MF-65 districts where all on-site visitor and resident parking is provided in a structured parking garage in accordance with Section 35-384(c) .

35-310.08. - "NC" Neighborhood Commercial.

(a) Lot and Building Specifications.

(1) In addition to the provisions set forth below, the following restrictions shall apply to the scale of buildings in each "NC" district. Individual buildings shall not exceed the following:

A. Three thousand (3,000) square feet of gross floor area for a single-use building; or

B. A ~~five three~~ thousand ~~(3,000)~~ (5,000) square foot of gross floor area building footprint for a multiple tenant, mixed-use building or a live-work unit, so long as the building does not exceed two (2) stories.

(2) Buildings shall conform to the design standards established in subsection (b)(2) of this section.

35-310.10. “C-1”, “C-2”, “C-2P”, and “C-3” Commercial Districts.

(a) Commercial.

Table 310.10-1

(A) District	(B) Maximum Building Size (sf) (Individual)	(C) Maximum Building Size (sf) (Aggregate)	(D) Design Standards
C-1	5,000	15,000	RP, F
C-2	N/A	N/A	N
C-2P	N/A	N/A	RP, F
C-3	N/A	N/A	N

Amendment 3-2 (related to amendment 3-7 and A-1)

The intent of this amendment is to correct the use matrix:

1. To ensure dwelling related uses are in alphabetical order
2. Clarify mixed use ratios in accordance in 35-381, also proposed for amendment
3. Clarify construction contractor uses in accordance with RID 101
4. Implement RID 103 relative to animal care uses
5. Relate LBSC function codes to permitted uses listed
6. Implement RID 108 relative to Radio-TV Station uses

35-311 Use Regulations.

35-311-1 Residential Use Matrix

TABLE 311-1 RESIDENTIAL USE MATRIX																					
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LBSC FUNCTION	LCBS STRUCTURE	

Dwelling - Multi-Family (50 Units/Acre Maximum in MF-50; 65 Units/Acre Maximum in MF-65)																	P	P	1000	1250	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	LBSC Function)

Alcohol	Alcohol – Microbrewery						P	P	P	P	S	3110

Amusement	Museum – public or private		P	P	P	P	P	P	P	P	P	5200

Animal	Animal Clinic			P	P	P	P	P	P		S	2418
Animal	Animal and pet services (no outdoor training, boarding, runs, pens or paddocks)			P	P	P	P	P			P	2720
Animal	Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted)								P	P	S	2720

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Animal	Animal – Equestrian Center and Riding Trails (see also 35-348)				S		S		S			S	
Animal	Animal - Pound Or Shelter								P	P		S	2418
Animal	Breeder - Small Animal Only								S	P		N A	2140
Animal	Cemetery – Pets (Limited to Small Animals)					P	P		P	P		S	6730
Animal	Dog Training—Indoor						P		P	P		P	2100
Animal	Dog Training—Outdoor Permitted						S		P	P		S	
Animal	 kennel—Boarding And Breeding								S	P		S	2418
Animal	Pet Grooming—Small Animals Only			P	P	P	P	P	P			P	2136
Animal	Stockyard										S	N A	9300 9200
Animal	Veterinary Hospital - Large And Small Animal (Outside Runs, Pens And Paddocks Permitted)									P		S	2418
Animal	Veterinary Hospital—Large And Small Animal (No Outside Runs, Pens And Paddocks Permitted)						S		P	P		S	
Animal	Veterinary Hospital - Small Animal (Outside Runs, Pens And Paddocks Permitted)								P	P		S	2418
Animal	Veterinary Hospital—Small Animals (No Outside Runs, Pens And Paddocks Permitted)						S	S	P	P		S	

Auto	Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)						P		P			NA	2110

Dwelling	Dwelling- 1 Family (single-family)							P				P	1100
<u>Dwelling</u>	<u>Dwelling – 1 Family Attached (townhome), see 35-373</u>							P				P	1100
Dwelling	Extended Stay, Group Day Care, Hotel (see Service Category)												
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization)use authorization)			P	P	P	P	P				P	
Dwelling	Attached Single Family Units (townhome)							P					
Dwelling	Dwelling – Attached Apartments/Condominiums With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square					P	P	P				P	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
	foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization)											
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization)						P	P				P
Dwelling	Dwelling - Attached Apartments/Condominiums							P				
<u>Dwelling</u>	<u>Live-Work Units, subject to 35-381</u>			P	P	P		P				P
Dwelling	Loft (<u>see definition of Dwelling, Loft 35-A101</u>)	S	S		P	P	P	P	S	S		

Industrial	<u>Construction Contractor Facility – screening required for outdoor storage from public ROWs and adjacent property except in “I-2” (see also Service category, construction trades contractors)</u>						S		S	P	P	S 7100

<u>Industrial</u>	<u>Water Well Drilling Contractor</u>									S	P	S 7230

Manufacturing	Well Drilling Contractor									S	P	S 7230

Retail	Appliance and Electronics – Retail (<u>Appliance Sales Incidental To Other Onsite Retail Items in “C-1” and “D”</u>)				P	P	P	P				P 2125

<u>Retail</u>	<u>Computer and Software- Retail</u>			P	P	P	P	P				P 2131
Retail	Convenience Store – Limited to Maximum 3,000 Square Foot Total Floor Area in “I-1”			P	P	P	P	P	P	P		2152

Retail	Dry Goods – Retail			P	P	P	P	P	P			P 2133 2130

Retail	Grocery Store – Limited to Maximum 3,000 Square Foot Total Floor Area in “NC” “C-1”			P	P	P	P	P				P 2151
Retail	Hardware Sales – Retail (Limited to to Maximum 3,000 Square Foot Total Floor Area in “NC” “C-1”)			P	P	P	P	P				P 2122
Retail	Headshop, <u>see also Section 35-377</u>						S					P 2143 2,000
Retail	Hobby Store – Retail (Limited to to Maximum 3,000 Square Foot Total Floor Area in “NC” “C-1”)			P	P	P	P	P				P 2134 2140

Retail	Pet or pet supply store Shop—Retail			P	P	P	P	P	P			P 2710 2136

Retail	Variety Store - Retail				P	P	P	P				P 2130 2145

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)

Service	Construction Trades Contractors— <u>screening required for outdoor storage from public ROWs and adjacent property (see also Industrial category, contractor facility use)</u>									P	P	S	S 7300

Service	<u>Ice Machine (over 120 square feet)</u>					P	P		P	P		P	

Service	<u>Radio or Television Station Studio</u>	P	P		P	P	P	P	P	P		P	

Social	Club – Private (<u>see definition “Club” in 35-A101</u>)					S	P	P				P	6830 9900
Social	Clubhouse – <u>Civic And Fraternal Organizations, Private</u> -Including Lodges And Meeting Halls				P	P	P	P				P	6830 9900

Utilities	Radio or Television Station Without Transmission Tower												
Utilities	<u>Radio/Television Antenna , subject to §35-385(b)</u>	P	P	P	P	P	P	P	P	P	P	P	
Utilities	<u>Radio/Television Antenna, unable to comply with §35-385(b)</u>	S	S	S	S	S	S	S	S	S	S	S	

Warehouse	Office Warehouse (Flex Space) – Outside Storage Not Permitted <u>except in the I-2 district (warehouse/wholesaling use not to exceed 25% of the gross floor area in C-3 district) (office/showroom/retail uses not to exceed 25% of the gross floor area in the I-2 district)</u>							P		P	P	P	S 3600

**Table 311-2a
Nonresidential Use Matrix**

	PERMITTED USE	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2

Amusement	<u>Museum – public or private</u>	P	P	P	P	P	P	P	P	P			P

Animal	<u>Animal Clinic</u>	P	P	P	P	P	P	P	P	P			P
Animal	<u>Animal and pet services (no outdoor boarding, runs, pens or paddocks)</u>	P	P	P	P	P	P	P	P	P			P

	PERMITTED USE	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
Animal	Animal and pet services (outdoor boarding, runs, pens or paddocks permitted)					P	P	P					
Animal	Animal – Equestrian Center and Riding Trails					S		S					
Animal	Animal - Pound Or Shelter							P					
Animal	Breeder - Small Animal Only					P		S					
Animal	Cemetery – Pets (Limited to Small Animals)					P		P					
Animal	Dog Training—Indoor	P		P		P		P					
Animal	Dog Training—Outdoor Permitted					P		P					
Animal	Kennel—Boarding And Breeding					P		S					
Animal	Pet Grooming—Small Animals Only	P	P	P	P	P	P	P	P	P	P	P	
Animal	Stockyard							S					
Animal	Veterinary Hospital - Large And Small Animal (Outside Runs, Pens And Paddocks Permitted)					P		P					
Animal	Veterinary Hospital—Large And Small Animal (No Outside Runs, Pens And Paddocks Permitted)					P	P	P					
Animal	Veterinary Hospital - Small Animal (Outside Runs, Pens And Paddocks Permitted)					P		P					
Animal	Veterinary Hospital—Small Animals (No Outside Runs, Pens And Paddocks Permitted)	S		S		P	P	P					

Auto Manufacturing	Auto Manufacturing Assembly Operations (< 5 acres in MI-1)							P				P	
Auto Manufacturing	Electronic Component Manufacturing (< 5 acres in MI-1)							P				P	
Auto Manufacturing	Metal Fabrication (< 5 acres in MI-1)							P				P	
Auto Manufacturing	Plastics Manufacturing (< 5 acres in MI-1)							P				P	
Auto Manufacturing	Plating Manufacturing											P	

	PERMITTED USE	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
Auto Manufacturing	Plating Manufacturing (< 5 acres)							P			P		
Auto Manufacturing	Auto Parts Sequencing And Assembly										P		
Auto Manufacturing	Auto Parts Sequencing And Assembly (< 5 acres in MI-1)							P			P		

Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization)	P	P										
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization)	P	P										
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization)	P	P										

	PERMITTED USE	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 50 Dwellings Per Gross Acre, see also 35-381 (Allowed Ratio Of 1 Square foot Of Residential Floor use To 1 Square foot Of Nonresidential Floor use) (City council may alter ratios by approval of a specific use authorization) authorization)	P											

Dwelling	Live-Work Units, subject to 35-381	P	P										

Industrial	Construction Contractor Facility – screening required for outdoor storage from public ROWs and adjacent property (see also Service category, construction trades contractors)							S			P		

Industrial	Water Well Drilling Contractor							S			P		

Manufacturing	Well-Drilling Contractor							S			P		

Retail	Appliance and Electronics – Retail (Appliance Sales Incidental To Other Onsite Retail Items in “UD and “RD”)	P		P						P			P

Retail	Computer and Software - Retail	P	P	P	P				P	P		P	P

Retail	Pet or Pet Supply Store Shop –Retail	P	P	P	P				P	P		P	

Service	Construction Trades Contractors– screening required for outdoor storage from public ROWs and adjacent property (see also Industrial category, contractor facility use)							P			P		

	PERMITTED USE	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2

<u>Service</u>	<u>Ice Machine (over 120 square feet)</u>	P		P			P	P		P			

<u>Service</u>	<u>Radio or Television Station Studio</u>	P		P		S	S	S			S		

<u>Utilities</u>	<u>Radio/Television Antenna, subject to §35-385(b)</u>	P	P	P	P	P	P	P	P	P	P	P	P
<u>Utilities</u>	<u>Radio/Television Antenna, unable to comply with §35-385(b)</u>	S	S	S	S	S	S	S	S	S	S	S	S
<u>Utilities</u>	<u>Radio or Television Station Without Transmission Tower</u>	P		P		S	S	S			S		

Amendment 3-3

The intent of this amendment is to help make people aware of existing Neighborhood Conservation Districts and Corridor Districts that have been adopted by City Council.

35-335. - "NCD" Neighborhood Conservation District.

(c) **Zoning Authority.** Separate ordinances are required to designate each "NCD" neighborhood conservation district. Ordinances designating each district shall identify the designated boundaries, applicable designation criteria and design standards for that district, and be consistent with any existing neighborhood and/or community plans. Adopted neighborhood conservation district plans referenced herein by their title and date of adoption are:

- A. South Presa/South St. Mary's Sts. "NCD-1", November 14, 2002.
- B. Alta Vista "NCD-2", May 8, 2003.
- C. Ingram Hills "NCD-3", September 9, 2004.
- D. Whispering Oaks "NCD-4", February 24, 2005.
- E. Beacon Hill Area "NCD-5", December 15, 2005.
- F. Mahncke Park "NCD-6", January 17, 2008.
- G. Jefferson "NCD-7", August 16, 2009.
- H. Woodlawn Lake Area "NCD-8", November 18, 2010.
- I. Westfort Alliance "NCD-9", October 6, 2011.

35-339.01. - Corridor Districts.

(c) Initiation Procedures and Zoning Classification.

- (1) Zoning changes to establish specific corridor districts shall be initiated by city council resolution.
- (2) The department of planning and community services shall undertake land use and other background studies necessary to establish a corridor district. All property owners within the proposed corridor district and adjacent areas shall be afforded an opportunity to participate in drafting the proposed regulations through public hearings and meetings.
- (3) The corridor districts are established as overlays to the regular base zoning districts established by this chapter.
- (4) The zoning designation for the corridor district shall consist of a base zone symbol and the overlay district symbol "GC" gateway corridor, "MC" metropolitan corridor and "PC" preservation corridor as a suffix. Corridor districts shall be numbered sequentially to distinguish among different districts, i.e., "GC-1", "GC-2", etc. Adopted corridor districts referenced herein by their title and date of adoption are:
 - A. Hill Country Gateway Corridor "GC-1"; May 19, 2003.
 - B. Highway 151 Gateway Corridor "GC-2"; April 28, 2005.
 - C. [Roosevelt Metropolitan Corridor "MC-1"; October 1, 2009.](#)
 - D. [Bulverde Road Preservation Corridor "PC-1"; June 17, 2010.](#)
 - E. [South Presa Metropolitan Corridor "MC-2"; May 19, 2011.](#)
 - F. [Austin Highway/Harry Wurzbach \(TAPS Memorial Boulevard\) Metropolitan Corridor "MC-3"; March 15, 2012.](#)

Amendment 3-4 (related to amendment 4-3)

The intent of this amendment is to:

1. Increase the number areas eligible for IDZ designation
2. Clarify site plan requirements
3. Clarify standards for residential versus nonresidential infill
4. Provide cross references to other UDC provisions relative to infill development sites
5. To provide an IDZ urban design option that will allow a property owner to include the site and building design standards from a physical master plan, such as the MidTown Brackenridge Master plan, as part of the rezoning request.
6. Implement RID # 92, 93, 97 and 102 relative to setbacks, density allowance, MDP requirement and trees respectively.

35-343. - "IDZ" Infill Development Zone.

(a) Locational Criteria.

(1) Generally.

(A) An "IDZ" may be located within Community Revitalization Action Group (CRAG) target area as [defined in 35-A101](#), ~~designated on the effective date of~~

~~this chapter~~, which area generally includes the territory located inside the corporate boundaries of the city as they existed in 1940.

~~(B) An "IDZ" may also be located in a Census Tract inside of Interstate Loop 410, an area subject to a neighborhood plan adopted pursuant to section 35-420 of this chapter, or other area designated by the city council pursuant to an ordinance establishing an "IDZ" zone~~, in which at least two (2) of the following factors are present:

- ~~1.A.~~ At least ten (10) percent of the structures are abandoned; or
- ~~2.B.~~ At least ten (10) percent of the platted lots are vacant; or
- ~~3.C.~~ At least ten (10) percent of the lots or structures are subject to tax liens.

(C) An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one of the following:

1. Within the boundaries of a Community Development Reinvestment Plan adopted by the City Council;
2. Within the boundaries of a Neighborhood or Community Plan adopted by City Council at a location designated by the Plan that is suitable for "IDZ" designation;
3. On properties currently owned by the federal, state, county or city government;
or
4. On properties previously owned by the federal, state, county or city government on or after June 4, 2001.

~~(2) Mapping. The department of planning and development may prepare a map of infill development zones "IDZ"s which meet the criteria set forth above.~~ The "IDZ" district may be considered approved by the city council as an amendment to part of the official zoning map when it meets one of the location criteria established by subsection (1) above.

(b) Use Regulations. The "IDZ" may be approved as either a base zoning district or an overlay zoning district. The standards provided in this section shall apply whether "IDZ" is requested as either a base district or as an overlay except where otherwise specifically stated.

(1) Overlay District. When the ordinance designates the "IDZ" as an overlay zoning district:

- A.** A proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located.
- B.** A conditional use may be permitted utilizing the provisions authorized by Section 35-422, Table 422-1 and payment of the condition use fee pursuant to 35-C102. ~~A proposed infill development located on a collector street or higher classification may be approved with the base zoning district and any use permitted in the following zoning districts: any residential zoning district, "O" office, "NC" neighborhood commercial, "C-1" commercial, "C-2" commercial, "C-3" commercial, or~~

~~"D" downtown.~~

~~C.-An Each~~ additional ~~individual~~-use approved as a conditional use must be identified on a site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as an overlay zoning district. The site plan shall include the minimum contents prescribed in subsection (2) below. The site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" overlay zoning district boundary.

D. When "IDZ" is adopted as an overlay district, the base zoning district standards and the standards for conventional subdivision, in accordance with Section 35-202, shall remain in effect where not specifically provided alternative standards within this section.

(2) Base District and Site Plan Requirements. When the ordinance designates the "IDZ" as a base zoning district it shall be accompanied by a list of permitted uses and a zoning site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as a base zoning district. The zoning site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" district. A Master Development Plan is not required where "IDZ" is established as a base zoning district that has filed the requisite site plan. A zoning site plan for an "IDZ" shall include:

A. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "IDZ".

B. The location of all comprehensive land use categories as defined in Section 35-A101. Multi-family uses shall include an indication of gross density as defined in §35-A101 in units per acre, provided there is no limit on the level of density. For example, a 2.5-acre site with a 65,000 square foot building footprint consisting of 275 units in a three-story building with the balance of the site used for amenities and off-street loading facilities shall be considered 110 dwelling units per acre. (275/2.5 = 110) ~~Categories may include single-family residential, mixed residential (one (1) to four (4) residential units per structure), multi-family residential, retail, service, office, institutional, industrial, and parks/open space. Multiple categories may be designated where a building is sited to include two (2) or more categories of uses.~~

C. The location of all streets and, if applicable, ingress/egress facilities in accordance with subsection (c)(1) below.

D. When "IDZ" is adopted as a base zoning district, the standards for conventional subdivision, in accordance with Section 35-202, shall remain in effect where not specifically provided alternative standards within this section.

E. A site plan shall not be required for city-initiated "IDZ" rezoning cases.

(3) Amendments to "IDZ" Site Plan.

A. Initiation. Revisions to a previously approved "IDZ" site plan shall be classified as minor or major changes. The applicant for site plan amendment shall submit a site plan that is consistent with the requirements of Section 35-343(b) (2) above. The submittal shall include the site plan approved with the original application and a revised copy with annotation of the requested changes. The revised site plan shall be prepared to scale and shall include a block for a signature by the property owner and the Development Services Director to indicate acceptance of the revised site plan and, if applicable, shall include appropriate signature and seals of the design professional (i.e. architect, engineer, surveyor) that prepared the site plan. The site plan shall be processed only upon payment of the plan amendment fee indicated in 35-C103.

B. Completeness Review. Development Services will conduct a completeness review within five (5) working days of submittal. Within five (5) working days after filing the proposed site plan amendment, including all required items and information, the director of development services shall provide a written response to the applicant indicating whether or not the submitted revised "IDZ" site plan has been accepted as a minor or major amendment.

C. Major amendments. A major amendment shall require a new application for rezoning pursuant to the procedures of 35-421. A major amendment to an "IDZ" site plan shall include:

- 1. Any increase in the number of dwelling units per acre within the "IDZ" plan area.**
- 2. Any increase in the total commercial acreage within the "IDZ" plan area.**
- 3. Any increase in the total industrial acreage within the "IDZ" plan area.**
- 4. Any decrease above ten (10) percent in the total open space acreage within the "IDZ" plan area.**
- 5. Any decrease in perimeter buffers between the "IDZ" plan area and adjacent properties.**
- 6. Any amendment to the location previously identified in the "IDZ" site plan from residential to an office, commercial or industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.**

C. Minor Amendments. Any other revision to an "IDZ" site plan not described in subsection (2), above, shall be deemed a minor change. After the 5 day completeness review process, a site plan revision deemed by the Director as a minor amendment shall undergo a technical review by staff not to exceed thirty-five (35) days and shall not require review by the Zoning Commission nor approval by the City Council. If approved, the Director shall sign the amendment indicating official acceptance in the required signature block.

(c) **Lot and Building Specifications.**

(1.) Lot layout

a. Minimum lot size. When “IDZ” is established as a base zoning district lots for the uses permitted on the zoning site plan may be platted without a minimum lot area requirement, provided that detached single family uses shall have a minimum lot size of 1,500 square feet.

b. Frontage. When “IDZ” is established as a base zoning district lots may be platted without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means indicated on the subdivision plat for the area with the “IDZ” designation. Approximate locations of ingress/egress facilities shall be shown on the zoning site plan. The provisions of this subsection regarding lots shall supersede the requirements of subsection 35-515(c)(4) titled “Frontage.” Minimum fire access requirements shall apply.

c. See §35-515 (d) (1), table 515-1 relative to front yard design.

(2). Building location. The requirements of this subsection shall apply to the construction of new buildings within the “IDZ” district whether used as an overlay or a base district. The provisions of this subsection shall not apply to the reuse and/or rehabilitation of existing structures provided however that these requirements shall apply to any additions, expansion or enlargement of any existing buildings.

A. Nonresidential. The side, front and rear setback provisions of the zoning regulations (Article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900 series lot, as defined in Section 35-A101, may be provided in lieu of the required five (5) foot setback from the rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

B. Residential. On blocks where over fifty percent of the blockface is occupied with existing single-family, duplex, triplex, and/or quadraplex residential units, the front setback within IDZ for uses zoned for single-family, duplex, triplex, and quadraplex uses shall be within ten (10) percent of the median setback of existing buildings on the block face. No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. If there is a public street right-of-way, the front facade shall front the street. A 900 series lot, as defined in 35-A101, may be provided in lieu of the required front or rear setbacks provided that the 900 series lot provides a lot width at least equivalent to the minimum required setback distance.

~~With the exception of infill in residential areas, the side, front and rear setback~~

~~provisions of the zoning regulations (article III) shall not apply to an approved infill development provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right of way or within five (5) feet of the rear lot line.~~

~~In a master development plan or development plat with an area of five (5) or more contiguous acres located within an approved infill development zone, lots may be platted without a minimum lot area requirement and/or without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means of private drives with perpetual access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means dedicated on the plat or simultaneously recorded by separate instrument.~~

~~On blocks with single family, duplex, triplex, and quadplex detached residential units, the front setback shall be within ten (10) percent of the median setback of existing buildings on the block face. No new or existing building shall be erected, constructed or expanded to extend within the public right of way or within five (5) feet of the rear lot line. If there is a public street right of way, the front facade shall front the street.~~

(d) Adequacy of Public Facilities. The [traffic impact and roughly proportionate determination](#) ~~adequate public facilities regulations~~ (section 35-502 of this chapter) do not apply to an application for development approval within an "IDZ" [district](#).

(e) [Street Construction Standards](#) ~~Transportation~~.

(1) Standards Not Applicable. The [street construction](#) ~~transportation~~ standards shall not apply to infill development which involves the activities listed in subsections A and B below, except as provided in subsection (2) below. The [street construction](#) ~~transportation~~ standards shall apply to all other infill development not listed below:

- A.** The reuse of an existing building; or
- B.** The development of an existing parcel or lot of less than twenty thousand (20,000) square feet.

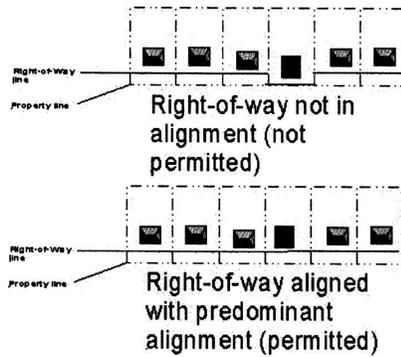


Figure 343-1

(2) **Standards Which Are Applicable.** The following provisions of the [street construction transportation](#) standards shall apply to all infill development, including that listed above:

A. Standards relating to sidewalks, subsection 35-505(q) provided, however, that the applicant shall not be required to provide a sidewalk width exceeding that of any existing sidewalks adjoining the site, [provided that minimum ADA standards shall be met in accordance with 35-506\(d\)\(9\)C. In single family locations see also §35-506 \(q\)\(2\)F.](#)

B. If the lot adjoins a street in which the right-of-way is not aligned with the adjoining parcels, the standards relating to the dedication of right-of-way (subsection 35-505(g)) shall apply (see Figure 343-1).

(f) **Stormwater Management.** Infill development shall comply with the stormwater management standards, section 35-504 of this chapter, except as otherwise provided herein. The stormwater management standards shall not apply to the following:

(1) The reuse of an existing building; or

Public Works Recommendation (retain current code provision):

(2) *The development of an existing parcel or lot of less than ten thousand (10,000) square feet.*

TAC Recommendation (amend):

(2) *The development of an existing parcel or lot of less than ~~ten~~ twenty thousand ~~(10,000)~~ (20,000) square feet.*

The stormwater management standards shall apply to all other infill development not listed above. [Low Impact Development \(LID\) measures are authorized by §35-504 and may be used to meet landscaping and tree ordinance requirements.](#)

(g) **Utilities.** The utilities standards shall apply to infill development.

(h) Parks and Open Space. The parks and open space standards (section 35-503 of this chapter) shall not apply to infill development.

(i) ~~Reserved. Natural Resource Protection.~~ ~~The natural resource protection standards (article V, division 5 of this chapter) shall not apply to infill development.~~

(j) Buffers, Landscaping, and Streetscape Streetside Planting and Tree Preservation. The buffering standards (section 35-510) shall not apply to infill development. The landscaping standards (section 35-511) and streetscape planting standards (section 35-512) shall apply. Only twenty-five (25) points shall be required under subsection 35-511(d) (elective criteria), for landscaping on lots within the "IDZ" district, see also §35-511 (e)(7).

(k) Parking. The minimum vehicle parking requirements of the parking standards shall not apply to infill development. All other provisions of the parking standards shall apply to infill development.

(l) Outdoor Storage. The outdoor storage standards shall apply to infill development.

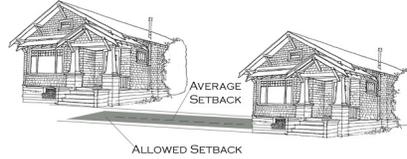
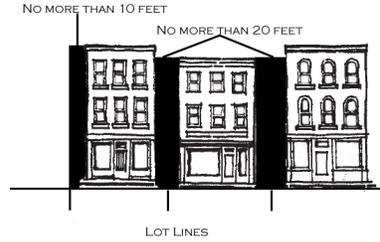
(m) Urban Design.

(1). Compatible design. Any new building shall be compatible in massing to buildings on abutting lots and abutting block faces.. Any extension or enlargement of an existing building shall be compatible in "massing" to the building from which it is being added onto. For purposes of this section, the term "massing" refers to the shape and form of a building provided by all, or a combination of, architectural elements such as roof configuration, spacing between buildings, setbacks from the street right-of-way, proportion of fenestration and entryways, building form, exterior building materials, building scale, architectural styles, and landscaping. For the purpose of this subsection only the term "abutting" refers to being located next to or bordering and "adjacent" refers to lying near or close. See Richard Hedman, Fundamentals of Urban Design (Chicago: American Planning Association, APA Planner's Press, 1985), at 11-19, for reference. A building or site plan shall be considered to be compatible in massing" to buildings on abutting lots and adjacent block faces, or uses if at least two (2) of the following five (5) elements are provided:

SETBACKS AND SPACING BETWEEN BUILDINGS.

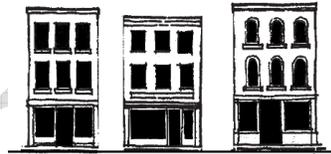
A narrow side setback (not exceeding 10 feet) shall be provided between building facades facing the street public right-of-way in order to frame the structure and to provide spacing and rhythm between the structures.

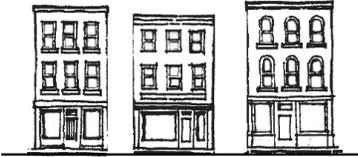
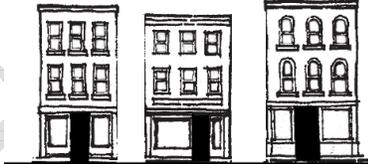
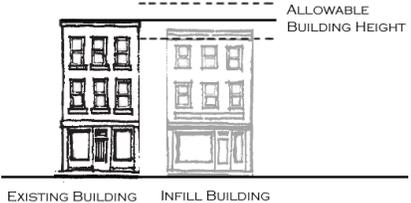
The side setback provisions of this section shall not apply to Single-Family Detached Dwellings or lots abutting a Single-Family Detached Dwelling.



PROPORTION OF WINDOWS, BAYS, AND DOORWAYS.

Windows, doorways, bays, and pediments meet the following criteria: (1) windows, doorways, bays, and pediments do not vary more than ten percent (10%) in area from windows, doorways, bays, and pediments in the facade of abutting buildings on abutting lots or if the subject property is the only lot on a block, the windows, doorways, bays, and pediments do not vary more than ten percent (10%) in area from windows, doorways, bays, and pediments of buildings on adjacent block faces, and (2) vertical or horizontal elements tied together in bands across facade lengths.



<p>PROPORTION OF PRIMARY FACADE. The size of facades facing the street public right-of-way are similar in area and height to width ratios to buildings on abutting and/or adjacent lots. The size of the facade shall be considered “similar” if the proposed facade does not vary by more than thirty percent (30%) in area from any façade on a building of an abutting lot or, if the subject property is the only lot on the block, the façade shall not vary by more than thirty percent (30%) in area from building facades on adjacent block faces. If this standard cannot be met because of the variation in size of two facades on abutting lots or facades on adjacent block faces in the case of a single lot on a block, the proposed building shall not vary by more than thirty percent (30%) from one of the facades on abutting lots or adjacent blocks, at the discretion of the applicant.</p>	
<p>LOCATION AND TREATMENT OF ENTRYWAY. At least one (1) entryway shall be provided along the front façade, which is the façade that faces the street public right-of-way. In order to create visual commonality between structures, the following criteria shall apply: (1) the size of entryways in building facades facing the street public right-of-way shall not vary by more than thirty percent (30%) in area from entryways on a building of an abutting lot or, if the subject property is the only lot on the block, the entryway shall not vary by more than thirty percent (30%) from entryways on building from adjacent block faces, and (2) the height of entryways for abutting buildings shall not vary more than thirty percent (30%) as measured from grade.</p>	
<p>BUILDING SCALE. Building height and footprint shall not vary by more than ten percent (10%), from buildings on abutting lots or, if the subject parcel is the only property on the block, the height shall not vary by more than ten percent (10%) from building heights on adjacent block faces. Building height may vary by more than ten percent (10%) only in order to maintain continuity between the ground floor elevations of adjoining buildings on the site.</p>	

(2). Alternative designs.

A. As an alternative to compatible design requirements in subsection (1) above, an applicant requesting “IDZ” designation as a base or as an overlay district on blockfaces that are not occupied by 50% or greater residential uses as established in §35-343(c)2 B above may submit alternative building design plans that demonstrate substantial conformance to the requirements of §35-204(o) for recommendation by the Zoning Commission and consideration by the City Council as part of a request to rezone property to “IDZ” as a base or as an overlay district. Where properties are located within a historic district or a River Improvement Overlay Districts building designs require approved of the Office of Historic Preservation and Historic and Design Review Commission, as applicable.

B. As an alternative to the compatible design requirements in subsection (1) above, an applicant, including the city for city-initiated large area rezoning cases, requesting “IDZ” designation as a base or as an overlay district may submit an alternative site and building design plan that conforms to the design guidelines from a physical master plan adopted as a component of the City’s Comprehensive Plan as part of a request to rezone property to “IDZ” as a base or as an overlay district for recommendation by the Zoning Commission and consideration by the City Council. To qualify under this provision, the alternative site and building design plan must at a minimum include building height, build-to-zone, percent of façade in build-to-zone, building and tenant entrance location, parking location, building material, and landscape standards that conform to the physical master plan guidelines that are applicable to the property subject to the rezoning request.

* * * * *

Amendment 3-5

The intent of this amendment is to eliminate the requirement that the location and dimension of all lots be shown on the MDPP. Typical diagrams for each category of proposed functions must still be provided.

35-357(h) Master Development Pattern Plan Required.

* * * * *

G. The following general application requirements included on the site plan or as a separate exhibit as necessary:

* * * * *

4. Site Conditions.

- a.** Existing topography with maximum contour interval of two (2) feet, except where existing ground is on a slope of less than five (5) percent then either one-foot contours or spot elevation shall be provided where necessary.
- b.** All existing easements or right-of-way with street names impacting the development area, their nature and width.
- c.** The location of all entrances onto existing and/or proposed adjacent roadways, whether existing or proposed.
- ~~**d.** The location and dimension of all proposed or existing lots.~~
- d.e.** A delineation of EARZ, wetlands, floodplains and woodlands.

e.f. Utilities plan.

~~g.~~ Location of proposed fire hydrants, as part of a request for LOC.

f.h. A stormwater management plan.

* * * * *

(3) The applicant may elect to omit certain eligible items from the initial master development pattern plan application. If these items are omitted from the initial application, they shall be submitted in a subsequent application or subsequent applications as an addendum to the master development pattern plan. The addenda shall not be considered an amendment to the MDPP. These items shall be submitted according to a phasing schedule included with the initial application and shall be approved through the process described in subsection 35-357(f)(1). The following items from subsection 35-357(f)(2) are eligible for deferred submittal:

A. Mandatory and recommended frontage designations.

B. Cross block passage designations.

C. Terminated vista designations.

~~D.~~ The location and dimension of all proposed or existing lots.

~~E.~~ The location of proposed fire hydrants, as part of a request for LOC.

D.F. Housing mix for sustainable development option.

Amendment 3-6

Clarification of existing Code Enforcement interpretation that accessory structures in residential areas may not be constructed in the front yard area.

35-370. Accessory Use and Structure Regulations.

* * * * *

(b) Accessory Structures.

(1) Accessory structures exceeding thirty (30) inches in height shall be located a minimum distance of five (5) feet from any side or rear property line. In residential districts, however, if an accessory structure has no sills, belt courses, cornices, buttresses, eaves, or similar projecting architectural features, then the minimum distance from any side or rear property line may be reduced to three (3) feet.

(2) Accessory structures on reverse corner lots shall maintain a minimum distance from the side street lot line equal to the depth of the front setback required on the lot to the

rear.

(3) The maximum lot coverage of all accessory structures shall not exceed fifty (50) percent of the total area of the side and rear yards, provided that in residential districts the total floor area does not exceed a maximum of two thousand five hundred (2,500) square feet.

(4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear setback areas of lots adjacent to residential district. The total floor area of all accessory structures shall not exceed two thousand five hundred (2,500) square feet.

(5) Accessory structures intended for use as accessory dwelling units shall also conform to the provisions of §35-371.

(6) Accessory structures shall only be permitted within the side or rear yard area within all single family and mixed residential districts, as identified in Section 35-303, with the exception of carports and garages permitted pursuant to Section 35-516(g). Subsection (6) shall not apply to residentially zoned property when the primary use is a church, school or other permitted nonresidential use.

Amendment 3-7 (related to Amendment 3-2)
 The intent of this amendment is to implement RID 90 relative to live-work units and to interpret the mixed use ratios in the code.

35-381. - Mixed-Use Buildings and Live-Work Units.

(a) Mixed-use buildings or live-work units shall be subject to the following criteria:

(A) Development Standards	(B) Mixed-use Building	(C) Live-Work Units
Locational Criteria	> Where permitted by the Use Matrix > In any PUD, MPCD, or "MXD", <u>or</u> D district > In any TND, "TOD" or Commercial Retrofit use Pattern > In any "IDZ" <u>district Zone</u> where <u>indicated on the site plan required by §35-343(b).</u> at least one adjoining lot is devoted to nonresidential uses.	> Where permitted by the Use Matrix > In any PUD, MPCD, or "MXD", <u>or</u> D district > In any TND, "TOD" or Commercial Retrofit Use Pattern > In any "IDZ" <u>district Zone</u> where <u>indicated on the site plan required by §35-343(b).</u> at least one adjoining lot is devoted to nonresidential uses.
Types of Land Uses Allowed	Residential, Retail, Office, Industrial	Residential, Retail, Office
Permitted Density or Intensity	No density restrictions apply.	See subsection (b), below. The

	except as provided in subsection (b) . The building is subject to the setback and dimensional requirements of the Dimensional Matrix, table 310-1 .	building is subject to the setback and dimensional requirements of the Dimensional Matrix, table 310-1 .
Distribution of Uses	By floor (see below)	By floor (see below)
• uses permitted on first floor	Retail, Office, Industrial	Commercial or Office only. Residential may be permitted when shared with common commercial or office space in accordance with the International Building Code .
• uses permitted on second floor	Residential, Retail, Office, Industrial	Residential only
• uses permitted above second floor	Residential, Office	Residential only

(b) The density of mixed-use buildings or live-work units shall not exceed the following, at locations where the building is listed as a permitted use in the Nonresidential Use Matrix (Table 311-2 - see listing under category "dwelling" and permitted use "dwelling - attached apartments"):

Maximum Density (dwelling units per gross acre)	Ratio of Residential Floor Space to Nonresidential Floor Space (square footage)	Zoning Districts
6	1:1	NC , C-1, C-2, C-3 , D, UD , ERZD
10	1:1	C-2, C-3 , D, UD , ERZD
20	2:1	C-3 , D, UD , ERZD
50	4:1	D, UD – major node only, ERZD

Amendment 3-8 (related to amendments 2-12 and 2-46)

The intent of this amendment is to allow temporary event parking in nonresidential locations and locations with unique zoning districts, such as FBZD, which may not normally permit parking lots.

35-391. Temporary Uses.

- (i) **Event parking.** [The Director may permit temporary event surface parking in nonresidential zoning districts and special zoning districts in accordance with the following criteria:](#)
 - (1) [No structure, tent, or equipment shall be located within two hundred \(200\) feet of property used for residential purposes.](#)

- (2) The site shall be a minimum of 20,000 square feet in size.
- (3) The maximum permitted time period of event parking shall be ten (10) days. No more than thirty (30) total days per calendar year may be permitted at the same location.
- (4) The hours of operation shall be limited from 8:00am to 10:00pm where abutting single family land uses.
- (5) An improved surface shall be provided in accordance with the definition of “all weather surface (temporary access)” in Appendix A.
- (6) The parking shall comply with “EP” Facility Parking District, if applicable, and any other overlay zoning district requirements that exist on the property, as applicable.
- (7) Any lighting facilities shall comply with §35-392.
- (8) Any signage shall comply with Chapters 28 and 35 of the City Code.

* * * * *

Amendment 4-1 (related to amendment 4-4)

The intent of this amendment is codify Information Bulletin #544 (dated April 9, 2012) allowing administrative approval of minor changes to site plans required by “CD”, “S”, “IDZ” and other zoning districts with site plan requirements. The second part of this amendment clarifies the zoning range requiring renotification.

35-403. - Notice Provisions.

(d) Minor Application and Zoning Site Plan Amendments Not Requiring Renotification.

(1) The provisions of this subsection (d) shall govern to the extent not inconsistent with provisions relating to minor amendments for a specific category of development permits ~~or of~~ development orders. ~~Minor~~ ~~The reviewing body may allow minor~~ amendments to the application ~~or previously approved zoning site plan may be made~~ without requiring resubmission of the entire application. For purposes of this subsection, "minor amendments" are amendments which:

- A. Permit equal or fewer dwelling units, floor area, lot coverage or impervious surface than that requested on the original application;
- B. Reduce the impact of the development; or
- C. Reduce the amount of land involved from that indicated in the notices of the hearing.

(2) A minor amendment ~~The reviewing agency~~ shall not, in any case, permit ~~as a minor amendment~~:

- A. An increase in the number of dwelling units, floor area, lot coverage or impervious surface development;
- B. A different land use than that requested in the application;
- C. A larger land area than indicated in the original application; or
- D. A greater variance than that requested in the application.

(3) A minor amendment ~~In addition, the reviewing agency~~ shall not reduce or

eliminate conditions [adopted in this Chapter or otherwise adopted by City Council ordinance](#) for a specific use authorization or conditional zoning district unless a new notice [of Zoning Commission recommendation and City Council action](#) is provided prior to the final decision thereto.

(4) (3) Zoning Intensity. For purpose of notification the following table of intensity of zoning shall be used. The intensity ranges shall constitute all districts on the following table that lie between the existing zoning district of the subject property and the requested zoning district for the subject property. Consideration of such a recommendation shall not require renotification. [Upon request of the property owner, imposition of a “NA” or “R” suffix on a request for a rezoning to the “C-2” or “C-3” districts shall not require renotification.](#) An applicant may not amend a rezoning request to multi-family without renotification. Flex districts ([UD, RD, FR MI-1 and MI-2](#)), overlay districts and special districts shall require renotification.

Table 403-2
Intensity Ranges

"RP"
"RE"
"R-20"
"R-6"
"R-5"
"R-4"
"R-3"
"RM-6"
"RM-5"
"RM-4"
[“MF-18”](#)
"MF-25"
"MF-33"
"MF-40"
"MF-50"
[“MF-65”](#)
"NC"
"O-1"
"C-1"
[“O-1.5”](#)
"C-2NA", "C-2P"
"C-2"
"O-2"
"C-3NA"
"C-3R"
"C-3"

"D"
"L"
"I-1"
"I-2"

Example an applicant with a property presently zoned "R-6" and requesting "C-3" could receive a recommendation for approval of any of the following districts "R-5", "R-4", "R-3", "NC", "O-1", "O-1.5", "C-1", "C-2NA", "C-2P", "C-2", "O-2", "C-3NA", "C-3R OR "C-3" without requiring renotification. Rezoning to a "MF" district would require renotification.

* * * * *

Amendment 4-2

The intent of this amendment is to clarify existing business practice of notification relative to zoning and PUD plan cases. Notice is not sent for Master Development Plan cases.

35-408. Neighborhood Registration

(c) **Effect of Neighborhood Registry.** When a neighborhood association has been registered as provided herein, the department of ~~planning and community~~ development services shall notify the neighborhood association of any application for rezoning or planned unit development plan ~~or master development plan approval application~~ filed within the boundaries of a registered neighborhood association or within 200 feet of the site boundary. Individual citizens who reside outside the two hundred-foot notice required by this chapter, but within the boundaries of a registered neighborhood association are considered notified when any such notification is sent to the neighborhood association within two hundred (200) feet of the subject site. This notice is a courtesy and hearings may proceed despite claims of a lack of notice.

* * * * *

Amendment 4-3 (related to amendment 3-4)

The intent of this amendment is to: 1) resume previous business practices allowing use of conditional uses or specific use authorization where the base zoning does not allow the use and 2) Clarify the process for allowing Conditional Uses in the IDZ district.

35-422. - Conditional Zoning.

(e) Criteria.

(1) Permitted Uses. Notwithstanding any provisions of this chapter to the contrary, a conditional zoning district may be permitted as provided in this section so long as the criteria for approval of a rezoning are met (see subsection 35-421(d)). A conditional use permitted in a "UD", "RD", "MI-1", or "MI-2" district shall meet all development standards of that district, including location criteria. Any use which requires a specific use authorization as set forth in

Tables 311-1 and 311-2 ~~may~~ shall not be permitted in a less intense zoning district (as specified in the Intensity Ranges Table 403-2) pursuant to a conditional zoning district. Uses permitted by right in the districts set forth in column (A) of Table 422-1 below, may be permitted pursuant to a conditional zoning district approved within the zoning districts set forth in column (B) of Table 422-1, as follows:

Table 422-1

(A) Use authorized by right in:	(B) May be permitted pursuant to a conditional zoning district in:
RM-4, RM-5, RM-6, O-1, NC, C-1	Any residential district
O-1, C-1, C-2, UD	NC, C-1, UD
O-1, O-1.5 , O-2, C-2, C-3, UD	C-1, C-2, UD, RD
L, I-1, QD	C-2, C-3, UD, RD, MI-1
O-1, NC, C-1	Any IDZ district with frontage on a Local Street
O-1, O-1.5, O-2, NC, C-1, C-2, C-3, L, I-1	Any IDZ district with frontage on a Collector Street or higher classification street.

* * * * *

Amendment 4-4 (related to Amendment 4-1)

The intent of this amendment is 1). to codify the process established in Information Bulletin #544 for administrative approvals of minor changes to “CD” and “S” site plans and to clarify inconsistent language in 35-423 relative to processing specific use authorization requests 2). To clean up section 35-423 so that terminology is used that is consistent with other UDC provisions

35-422. - Conditional Zoning.

(g) Amendments. [After City Council approval of the conditional use, the Director may approve up to three amendments to the conditional zoning site plan in accordance with the minor amendment criteria established in §35-403 \(d\)\(1\) except as otherwise provided below:](#)

(1) New or Different Uses. An amendment to a conditional zoning district to authorize a new or different use shall require a new application for a rezoning to a conditional zoning district and shall be processed as set forth in subsections (b) through (e) of this section.

(2) Expansion. Expansion of the building area, land area or intensity of the conditional zoning district for a property granted conditional zoning shall not be allowed unless so authorized by the city council after consideration of an application for a new conditional zoning district and payment of appropriate fees.

[Further a minor amendment shall only be approved where:](#)

[\(1\) No more than two \(2\) minor modification have previously been](#)

granted pursuant to this subsection;

(2) Nothing in the currently valid conditional zoning precludes or otherwise limits such modification; and

(3) The proposal conforms to the provisions of article V and is in keeping with the spirit and intent of any adopted comprehensive plan.

The applicant for minor amendment shall submit a site plan that is consistent with the requirements of 35-422(b) (2) for conditional uses. The submittal shall include the site plan approved with the original application and a revised copy with annotation of the requested changes. The revised site plan shall be prepared to scale and shall include a block for a signature by the property owner and the Development Services Director to indicate acceptance of the revised site plan and, if applicable, shall include appropriate signature and seals of the design professional (i.e. architect, engineer, surveyor) that prepared the site plan. The site plan shall be processed only upon payment of the plan amendment fee indicated in 35-C103. In accordance with Section 35-402(c)(3), the Development Services Department will conduct completeness review within five (5) working days of submittal. After the 5-day completeness review process, the site plan will undergo a technical review by staff not to exceed thirty-five (35) days.

* * * * *

35-423. - Specific Use Authorization.

STATEMENT OF PURPOSE

The purpose of this section is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. These uses are permitted only through the issuance of a specific use authorization ~~permit~~ by the city council after ensuring that the use can be appropriately accommodated on the specific property, will be in conformance with the comprehensive plan, can be constructed and operated in a manner which is compatible with the surrounding land uses and overall character of the community, and that the public interest and general welfare of the citizens of the city will be protected. No inherent right exists to receive a specific use authorization; such authorizations ~~permits~~ are a special privilege granted by the city council under a specific set of circumstances and conditions, and each application and situation is unique. Consequently, mere compliance with the generally applicable requirements may not be sufficient and additional measures may be necessary to mitigate the impact of the proposed development. Specific use authorizations are authorized by V.T.C.A. Local Government Code §§ 211.005 through 211.007.

* * * * *

(d) Decision. When the director has certified that the application is complete, it shall be deemed received and shall be referred to the zoning commission for its review and decision.

* * * * *

(1) Type of Hearing. The public hearing before the zoning commission and city council shall be conducted as a legislative hearing in accordance with subsection 35-404(d), above.

(2) **Zoning Commission.** The zoning commission, after public notice in accordance with V.T.C.A. Local Government Code § 211.007(c), shall hold at least one (1) public hearing on such application and as a result thereof shall transmit its final report to the city council. A public hearing shall be conducted, and a recommendation shall be submitted, by the zoning commission in accordance with the requirements of V.T.C.A. Local Government Code § 211.007. All applications for [consideration of a specific use authorization](#) ~~and change in zoning~~ which have been considered by the zoning commission shall be presented by the applicant to the city council within six (6) months from the date of the commission's final consideration. The application shall be accompanied by the filing fee specified in Appendix "C". In the event the applicant fails to present the application for [a specific use authorization](#) ~~rezoning~~ to the city council within the prescribed period, a new original application and fees shall be required. The new application may be submitted to the zoning commission for consideration after the six-month time period specified in subsection (f), below, is met.

(3) **City Council.** After receipt of the recommendations of the zoning commission, the city council shall approve or deny the specific use authorization application in accordance with V.T.C.A. Local Government Code § 211.007. Should an applicant request that a zoning hearing be postponed after notice thereof has been given, the hearing will not be rescheduled until the applicant pays the postponement request fee specified in Appendix "C". When a specific use authorization application is accompanied by an application for subdivision approval, such dual applications may be processed and reviewed concurrently in accordance with section ~~35-423~~ [35-422](#) of this article. If the [base zoning district](#) proposed [with the](#) specific use authorization is inconsistent with the master plan, an application for an amendment to the master plan shall be submitted by the applicant. Amendments to the master plan may be considered concurrent with an application for ~~rezoning a specific use authorization~~.

(4) **Conditions.** In approving any specific use authorization, the city council may by [ordinance](#) ~~resolution~~:

A. Impose such reasonable standards, conditions or requirements, in addition to or which supersede any standard specified in this chapter, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to, special setbacks, yard requirements, increased screening or landscaping requirements, area requirements, development phasing, and standards pertaining to traffic, circulation, noise, lighting, hours of operation, [number of occupants](#) and similar characteristics.

B. Require that a performance guarantee, acceptable in form, content and amount to the city, be posted by the applicant to ensure continued compliance with all conditions and requirements as may be specified.

C. At the time of granting special approval for athletic fields in residential, office or light commercial zones, the council may limit the duration of such use to a time period of not less than two (2) years. Upon completion of such period as so established by the council, the use of

property for such purpose must cease, unless a new special approval is granted by the council after following the same procedures involving notices and hearings as was followed originally and after receipt of recommendations from the zoning commission and a report from city staff concerning violations of any conditions or detrimental effects the use has had on adjacent property.

(e) **Approval Criteria.** As may be specified within each zoning district, uses permitted subject to specific use authorization review criteria ~~may shall~~ be ~~considered~~ ~~permitted~~ only if the applicant demonstrates that:

(1) The proposed specific use authorization shall be in compliance with all regulations of the applicable zoning district, the provisions of article V of this chapter, and any applicable supplemental use regulations as set forth in article III, division 7 of this chapter.

* * * * *

(g) **Amendments.** An amendment is a request for any enlargement, expansion, increase in intensity, relocation, or modification of any condition of a previously approved and currently valid specific use authorization. Amendments shall be processed as follows:

(1) **Non-Material And Insignificant (Minor) Modifications.** Shifts in on-site location and changes in size, shape, intensity, or configuration in accordance with the minor amendment criteria established in §35-403 (d)(1) ~~of less than five (5) percent, or a five (5) percent or less increase in either impervious surface or floor area over what was originally approved,~~ may be authorized by the director upon submittal of a revised site plan, provided that such minor changes comply with the following criteria:

a. No more than two (2) ~~previous~~ minor modification have previously ~~has~~ been granted pursuant to this subsection;

~~b. There will be no detrimental impact on any adjacent property caused by significant change in the appearance or the use of the property or any other contributing factor;~~

b. Nothing in the currently valid specific use authorization precludes or otherwise limits such modification ~~expansion or enlargement;~~ and

c. The proposal conforms to the provisions of this article and is in keeping with the spirit and intent of any adopted comprehensive plan.

The applicant for a minor amendment shall submit a site plan that is consistent with the requirements of Section 35-B111 for specific use authorizations. The submittal shall include the site plan approved with the original application and a revised copy with annotation of the requested changes. The revised site plan shall be prepared to scale and shall include a block for a signature by the property owner and the Development Services Director to indicate acceptance of the revised site plan and, if applicable, shall include appropriate signature and seals of the design professional (i.e. architect, engineer, surveyor) that prepared the site plan. The site plan shall be processed only upon payment of the plan amendment fee indicated in Section 35-C103. In accordance with Section 35-402(c)(3),

Development Services will conduct completeness review within five (5) working days of submittal. After the 5 day completeness review process, the site plan will undergo a technical review by staff not to exceed thirty-five (35) days. If approved, the site plan shall be recorded by the applicant in accordance with subsection (i) below.

(2) Major Amendments. Any proposed amendment other than those provided for in subsection (1) above shall be considered a major amendment of a previously approved and currently valid specific use authorization. A new specific use authorization ~~Authorization~~ shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original permit.

(3) Nonconforming Uses. For an existing and currently valid specific use authorization which is no longer allowed as a specific use authorization in the zoning district in which it is located, the city council, upon receipt of an application, may review and approve an amendment to said permit, provided such amendment does not allow the use to be enlarged, expanded, increased in intensity, relocated, or continued beyond any limitation specified in the existing use permit or established in article VII - Nonconforming Uses and Vested Rights.

(h) Scope of Approval. Once a specific use authorization is granted, such use may be enlarged, extended, increased in intensity or relocated only in accordance with the provisions of this section unless the city council, in approving the initial specific use authorization ~~permit~~, has specifically established alternative procedures for consideration of future expansion or enlargement. The provisions of article VII relative to expansion of nonconforming uses shall not be construed to supersede this requirement unless the conditionally permitted use for which the permit was initially granted is, in fact, no longer a use permitted as of right or as a specific use authorization in the zoning district in which located.

(i) Recording Procedures. A certified copy of all ordinances ~~resolutions~~ authorizing a specific use authorization pursuant to this section shall be recorded by and at the expense of the applicant in the name of the property owner as grantor in the office of the county clerk.

* * * * *

Amendment 4-5 (related to amendment B-1)

The intent of this amendment is to offer a cashiers check alternative to the performance agreement required for subdivision infrastructure improvements.

35-437 Performance Agreement.

(a) Guarantee of Performance

- (4) **Cash or Cashier's Check.** The subdivider shall provide to the city cash or a cashier's check in an amount equal to the cost estimate as approved by the director of development services, of all uncompleted and unaccepted site improvements (other than gas and electric lines) required by these regulations. Such cash or cashier's check shall be deposited and handled as per city policy. The cash or cashier's check shall be submitted along with a Cash Performance Deposit instrument. Such instrument shall be substantially in the same form as form "W" set out in Appendix "B", subsection 35-B121. ~~Any accrued interest may be utilized by the city to complete site improvements; however should such interest not be needed to complete site improvements it shall be returned to the subdivider.~~ Upon completion of the required improvements and the site improvements passing inspection by the director of development services, the amount will be refunded to the subdivider by the city.

35-501 General Provisions

(h) Extended Warranty Bond

(1) **General.** All subdivisions requiring public streets and/or drainage improvements within the City of San Antonio and the extraterritorial jurisdiction shall be subject to a minimum one-year maintenance bond.

Prior to acceptance of subdivision improvements, the developer shall provide the city, or county if within the ETJ, an extended warranty bond or cashier's check meeting the requirements and timeline set out below.

(2) **Bond Requirements.** An extended warranty bond submitted under this chapter shall meet the following requirements:

- A. Issued by a corporate surety listed at the time of bond submission on the United States Department of the Treasury's listing of Approved Sureties and be approved by the director of development services;
- B. The bond shall be of a form acceptable to the city, or county if within the ETJ;
- C. The amount of the bond shall be based on construction costs submitted by a license engineer in the State of Texas. Construction costs shall detail the specific improvements and amounts covered and shall bear the official seal and signature of the professional engineer attesting to the accuracy of the dollar amounts;
- D. The warranty bond amount submitted shall be a minimum ten(10) percent value of the construction costs, but no less than twenty-five thousand dollars (\$25,000.00);
- E. The expiration date of the bond shall be at least one year from the warranty start date specified in subsection 35-501(h) (5) ~~(4)~~;

(3) Cash or Cashier's Check. The Cash or Cashier's check shall be of a form acceptable to the city, or county if within the ETJ. The subdivider may provide to the city cash or a cashier's check in lieu of the warranty bond in an amount equal to a minimum ten percent (10%) value of the construction costs, but no less than twenty-five thousand dollars (\$25,000.00) and as approved by the director of development services. Such cash or cashier's check shall be deposited and handled as per applicable city policies. The cash or cashier's check shall be submitted along with a Cash Warranty Deposit instrument. Such instrument shall be substantially in the same form as form "V" set out in Appendix "B", subsection 35-B121. Upon completion of the warranty period and the site improvements passing the warranty inspection, the amount shall be refunded to the subdivider.

(4) ~~(3)~~ Final Inspection Requirements. Prior to the final inspection of subdivision improvements an extended warranty bond issued by a corporate surety company license to bond such improvements in the State of Texas shall be provided by the applicant to the city, or county if within the ETJ.

(5) ~~(4)~~ Warranty Start Date. The one-year warranty period shall begin on the later of the following dates:

~~The warranty period shall begin on the date the plat is recorded or the date of preliminary field approval of the improvements, whichever is later in time.~~

- a. the date plat is recorded provided that the warranty instrument has been submitted and approved by the Director by that date; or
- b. the date of preliminary field approval of the improvements provided that the warranty instrument has been submitted and approved by the Director by that date; or
- c. the date the warranty instrument has been submitted and approved by the Director provided the plat is recorded or preliminary field approval of the improvements has occurred.

Amendment 4-6

The intent of this amendment is to clarify thresholds for requiring a variance from the Zoning Board of Adjustment

Sec. 35-482. - Zoning Variances.

(a) Applicability. A request to the board of adjustment for permission to vary or depart from a requirement of article III or article V, sections 35-506(d)(5) and 35-506(r)(6) (to include Table 506-7), 35-510, 35-514, 35-515, 35-516, 35-517, 35-525, 35-526, and 35-527 of this chapter where, due to special conditions, a literal enforcement of the requirement will result in an unnecessary hardship. Due to inherent inconsistencies in measurements of property lines and heights from unlevel surfaces, an allowance of up to six inches (6") may be permitted by the Development Services Director subject to a request for an Administrative Exception on a single-lot basis from any required setback or maximum height limit established by this Chapter without requiring a zoning variance from the board of adjustment. This zoning allowance shall not supersede any

[requirements of the building code, fire code or any other applicable code.](#)

Amendment 5-0

The intent of this amendment is to incentivize preservation of historic landmarks in the CRAG area where dedication of new parkland is impractical.

35-503 Parkland Dedication Requirement.

(a) **Applicability.**

- (3) The provisions of this section do not apply to:
 - A. A proposed subdivision located within:
 - [1. An ~~an~~ Infill Development Zone,](#)
 - [2. Form Based Zoning District \(FBZD\), or](#)
 - [3. In the CRAG area, as defined, for a development that includes a designation and rehabilitation of an eligible historic landmark not previously designated;](#) or
 - B. A proposed subdivision located within a planning area which has a surplus of improved neighborhood parks/open space, as designated in the parks system plan unless the surplus has been eliminated by the subsequent approval of residential dwelling units within the planning area, as measured by the level of service standard established in Table 503-1, column (B).

Amendment 5-1

The intent of this amendment is to clarify standards for stormwater management.

35-504 Stormwater Management.

(c) Method of Computing Runoff

Table 504-2 Rainfall Intensities (inches/hour)

Time	Frequency						
Minutes	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
5	7.2	8.4	9.413	11.1	12.432	13.542	18.204
6	6.684	7.836	8.83	10.331	11.648	12.877	17.258
7	6.277	7.381	8.365	9.722	11.025	12.341	16.497
8	5.944	7.009	7.982	9.224	10.512	11.894	15.864
9	5.666	6.696	7.658	8.806	10.079	11.514	15.327
10	5.427	6.427	7.38	8.447	9.707	11.184	14.862
11	5.22	6.194	7.137	8.136	9.382	10.893	14.453
12	5.038	5.988	6.923	7.862	9.095	10.635	14.09

13	4.877	5.805	6.731	7.618	8.839	10.403	13.763
14	4.731	5.641	6.558	7.399	8.608	10.192	13.468
15	4.6	5.48	6.4	7.2	8.4	10	13.2
16	4.458	5.296	6.159	6.959	8.088	9.551	12.765
17	4.328	5.129	5.942	6.741	7.806	9.147	12.368
18	4.209	4.977	5.743	6.541	7.549	8.781	12.005
19	4.099	4.836	5.562	6.357	7.314	8.449	11.672
20	3.998	4.707	5.395	6.188	7.098	8.146	11.364
21	3.904	4.587	5.241	6.031	6.898	7.867	11.079
22	3.816	4.476	5.098	5.886	6.713	7.61	10.814
23	3.734	4.372	4.965	5.749	6.541	7.373	10.566
24	3.658	4.275	4.841	5.622	6.38	7.153	10.335
25	3.586	4.184	4.725	5.503	6.229	6.947	10.117
26	3.518	4.098	4.616	5.39	6.088	6.756	9.913
27	3.453	4.017	4.514	5.284	5.955	6.576	9.72
28	3.393	3.941	4.417	5.184	5.83	6.408	9.538
29	3.335	3.868	4.326	5.089	5.711	6.25	9.365
30	3.28	3.8	4.24	5	5.6	6.1	9.2
31	3.209	3.723	4.155	4.905	5.501	6.003	9.025
32	3.142	3.65	4.074	4.814	5.407	5.911	8.87
33	3.078	3.58	3.997	4.727	5.318	5.823	8.722
34	3.018	3.514	3.924	4.644	5.233	5.739	8.581
35	2.96	3.45	3.854	4.565	5.152	5.658	8.446
36	2.906	3.39	3.787	4.49	5.074	5.581	8.317
37	2.853	3.332	3.723	4.418	4.999	5.507	8.194
38	2.803	3.277	3.662	4.349	4.928	5.435	8.075
39	2.755	3.224	3.604	4.283	4.859	5.367	7.961
40	2.709	3.173	3.548	4.219	4.793	5.301	7.852
41	2.665	3.124	3.494	4.158	4.729	5.238	7.747
42	2.623	3.077	3.442	4.099	4.668	5.176	7.646
43	2.582	3.032	3.392	4.043	4.609	5.117	7.548
44	2.543	2.989	3.345	3.988	4.552	5.06	7.454
45	2.505	2.947	3.298	3.936	4.497	5.005	7.363
46	2.469	2.907	3.254	3.885	4.444	4.952	7.275
47	2.434	2.868	3.211	3.836	4.393	4.9	7.19
48	2.4	2.83	3.169	3.788	4.343	4.85	7.108
49	2.368	2.794	3.129	3.743	4.295	4.802	7.028
50	2.336	2.759	3.09	3.698	4.248	4.754	6.951
51	2.306	2.724	3.052	3.655	4.203	4.709	6.876
52	2.276	2.691	3.016	3.613	4.159	4.664	6.804
53	2.247	2.659	2.98	3.573	4.117	4.621	6.733
54	2.22	2.628	2.946	3.534	4.075	4.579	6.665
55	2.193	2.598	2.913	3.496	4.035	4.538	6.598
56	2.167	2.569	2.88	3.459	3.996	4.499	6.534
57	2.141	2.541	2.849	3.423	3.958	4.46	6.471
58	2.117	2.513	2.819	3.388	3.921	4.422	6.41
59	2.093	2.486	2.789	3.354	3.885	4.386	6.35
60	2.07	2.46	2.76	3.32	3.85	4.35	6.3

120	1.285	1.555	1.775	2.175	2.55	2.9	4.05
180	0.933	1.14	1.317	1.633	1.9	2.2	3.133
360	0.552	0.668	0.767	0.95	1.083	1.25	1.767
720	0.315	0.383	0.45	0.533	0.625	0.733	1.033
1440	0.185	0.223	0.25	0.313	0.375	0.417	0.571

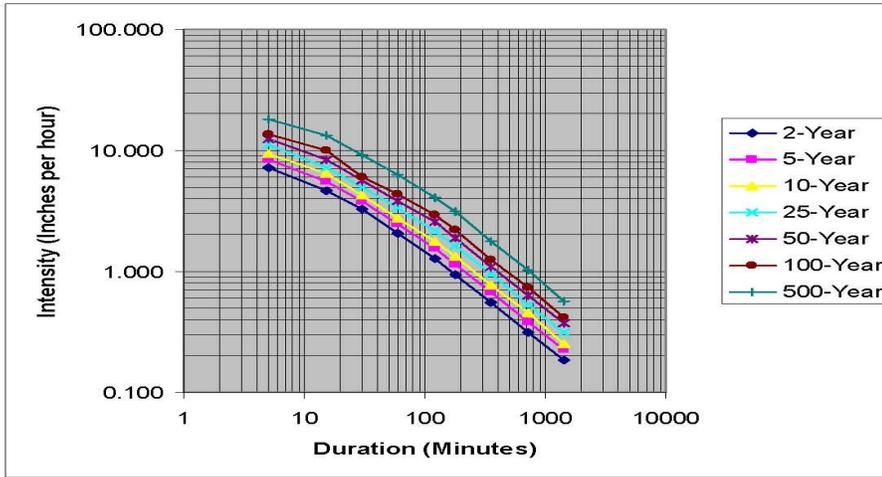


Figure 1. Rainfall Intensities plotted against Duration on Log-Log scale.

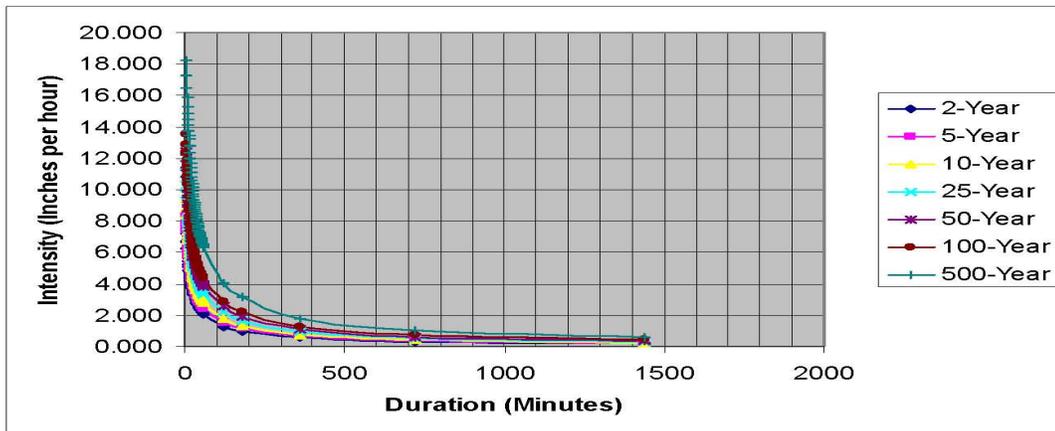


Figure 2. IDF Curves for Bexar County

[Figure 504-1](#)

TIME	FREQUENCY	3.24	3.68	4.37	4.88	5.40	6.69
MINUTES	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR	500-YEAR
41	2.08	2.00	2.87	2.99	4.789	5.1292	6.355
42	2.40	3.02	2.53	2.47	4.069	5.1193	6.3454
43	2.35	3.06	2.27	2.38	4.0631	5.1125	6.2373
44	2.22	2.97	3.43	2.08	2.93	5.0379	6.2202
45	2.00	2.92	3.88	2.02	2.50	4.0244	6.2230
46	2.29	2.88	3.31	2.98	2.23	4.0330	6.1198
47	2.22	2.88	3.27	2.92	2.48	2.88	6.1066
48	2.10	2.88	2.93	3.87	2.88	2.87	5.1994
49	2.26	2.08	2.70	3.89	2.27	2.78	5.1921
50	2.04	2.88	2.18	3.78	2.20	2.88	5.0858
51	2.88	2.89	2.23	3.71	2.89	2.63	5.0785
52	2.02	2.52	2.08	2.98	2.63	2.88	5.0702
53	2.08	2.85	2.87	2.76	2.30	2.58	2.68
54	2.05	2.69	2.02	2.52	2.08	2.88	2.58
55	2.02	2.04	2.86	2.58	2.02	2.68	2.88
56	2.02	2.94	2.98	2.85	2.88	2.83	2.89
57	2.02	2.87	2.96	2.52	2.94	2.32	2.78
58	2.03	2.35	2.97	2.08	2.88	2.33	2.88
59	2.00	2.56	2.92	2.96	2.88	2.20	2.88
60	2.88	2.58	2.08	2.88	2.88	2.09	2.20
220	3.78	4.88	4.99	2.77	2.58	2.98	2.38
220	0.88	4.39	4.40	2.68	4.28	2.88	2.88
230	0.30	0.90	4.82	2.59	4.58	4.88	2.98
240	0.51	0.72	0.83	2.98	4.09	4.68	2.84
250	0.28	0.34	0.45	2.85	2.88	2.58	0.84
2440	0.355	0.227	0.273	2.324	2.946	2.493	0.843
27	3.27	3.98	4.49	5.24	5.82	6.39	7.76
28	3.20	3.91	4.41	5.16	5.73	6.30	7.67
29	3.13	3.83	4.33	5.08	5.64	6.21	7.57
30	3.06	3.76	4.26	5.00	5.56	6.12	7.48
31	2.99	3.69	4.19	4.92	5.48	6.03	7.39
32	2.93	3.62	4.12	4.85	5.40	5.95	7.30
33	2.87	3.56	4.05	4.77	5.32	5.86	7.21
34	2.81	3.49	3.98	4.70	5.24	5.78	7.12
35	2.75	3.43	3.92	4.63	5.17	5.70	7.03
36	2.69	3.37	3.86	4.56	5.09	5.62	6.94
37	2.64	3.31	3.80	4.50	5.02	5.54	6.86
38	2.59	3.26	3.74	4.43	4.95	5.47	6.77

RAINFALL INTENSITIES FOR SAN ANTONIO, BEXAR COUNTY, TEXAS
 FOR VARIOUS FREQUENCIES AND DURATIONS
 CITY OF SAN ANTONIO, TEXAS, JANUARY 1997
 * REVISED JANUARY 1999

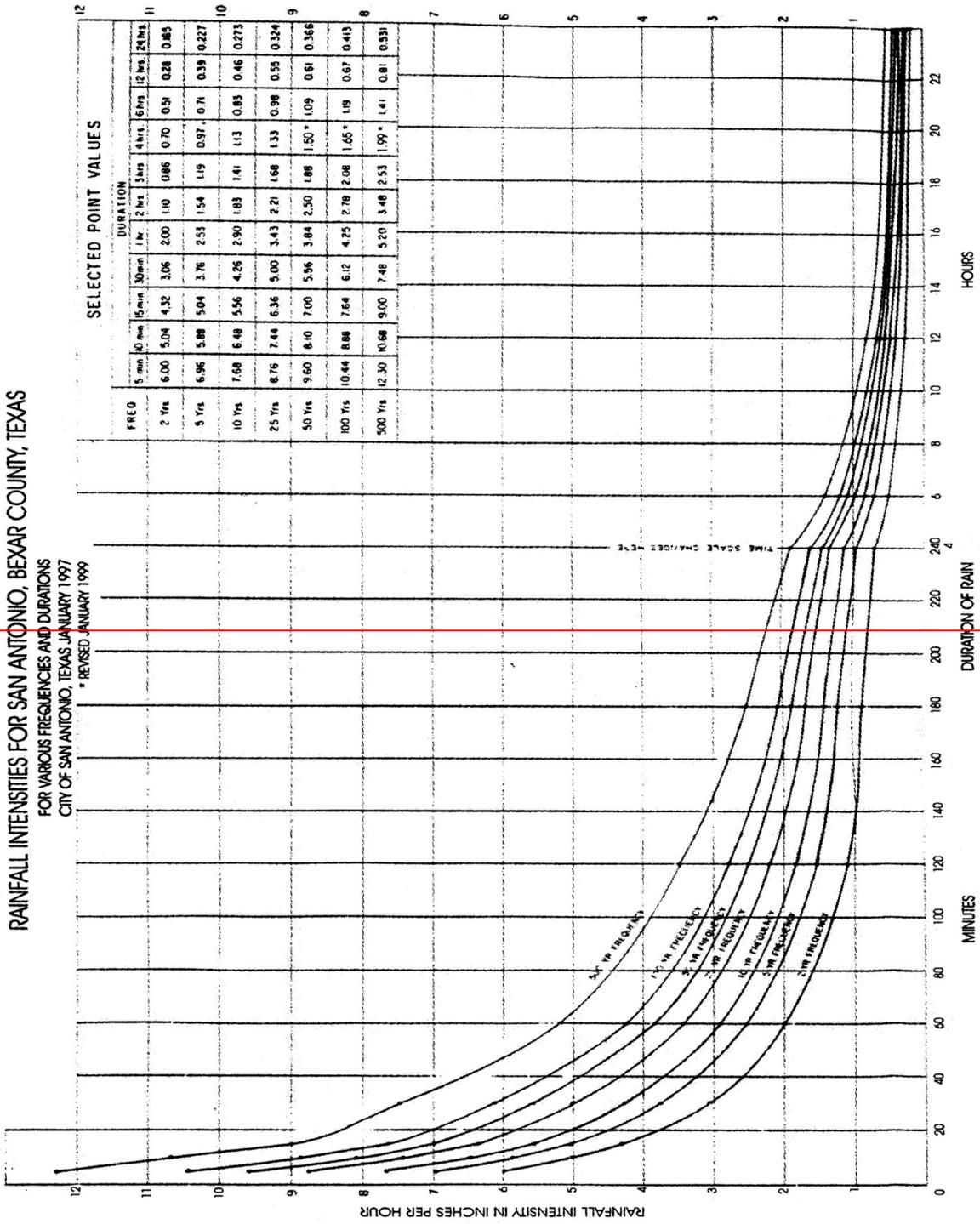


Figure 504-1

(d) Drainage Easements/Rights-of-Way.

* * * * *

Public Works Department recommendation (amend Code):

(3) Natural Watercourses or Floodplains. Easements for natural watercourses shall be ~~the 100-year floodplain or~~ the twenty-five-year plus freeboard (see Table 504-9 of this section) ~~whichever is greater~~. In floodplain areas where ongoing maintenance is required or the floodplain will be reserved for use by the public, the drainage easements shall be maintained by a public entity and the property will be dedicated to the city as a multi-use drainage easement. A drivable access way shall be provided in floodplain easements for the length of the easement when regular maintenance of the floodplain is required. Diversion of stormwater away from the natural watercourse will not be allowed except within the boundaries of the property controlled by the developer, provided that the diverted water is returned to the watercourse within which it would naturally have been flowing prior to leaving the developer's property. An analysis of the timing of the diverted hydrograph on watersheds greater than twenty (20) acres, as it reenters the receiving watercourse, must be performed to show that the peak flowrate in the receiving watercourse has not been increased as a result of the diversion.

TAC recommendation (retain current Code):

(3) Natural Watercourses or Floodplains. Easements for natural watercourses shall be the 100-year floodplain or the twenty-five-year plus freeboard (see Table 504-9 of this section) whichever is greater. In floodplain areas where ongoing maintenance is required or the floodplain will be reserved for use by the public, the drainage easements shall be maintained by a public entity and the property will be dedicated to the city as a multi-use drainage easement. A drivable access way shall be provided in floodplain easements for the length of the easement when regular maintenance of the floodplain is required. Diversion of stormwater away from the natural watercourse will not be allowed except within the boundaries of the property controlled by the developer, provided that the diverted water is returned to the watercourse within which it would naturally have been flowing prior to leaving the developer's property. An analysis of the timing of the diverted hydrograph on watersheds greater than twenty (20) acres, as it reenters the receiving watercourse, must be performed to show that the peak flowrate in the receiving watercourse has not been increased as a result of the diversion.

(h) Drainage Channels and Watercourses.

* * * * *

(2) Channel Modifications.

* * * * *

B. Natural Unimproved Waterways. Runoff that results from upstream development and is discharged to an unimproved waterway can cause flood damage to properties adjacent to the waterway. Natural undeveloped waterways do not receive regular maintenance. Design of natural waterways shall take into consideration fluvial geomorphologic principals and practices [and other erosion control measures](#). Consulting engineers and development review officials shall work to resolve potential downstream impact issues.

Public Works Department recommendation (amend Code to remove use of Bermuda grass):

(3) Maintenance. Design of new channels or alterations to existing channels shall consider future maintenance requirements. A maintenance schedule for any private channel shall be submitted to and approved by the director of public works prior to approval of construction plans. Maintenance requirements of concrete channels consist of de-silting activities, prevention of vegetation establishment in construction joints, and repair of concrete as necessary. Maintenance of earthen channels includes regular observation and repair, as necessary, of erosion, scouring, and removal of silt deposits, as necessary to maintain design parameters. Developers shall be responsible for maintaining newly planted channels until coverage is established throughout eighty-five (85) percent of the area. This area shall include slopes, floor, and any attendant maintenance easement. New earthen channels shall be planted with drought resistant, low growth (growth height no higher than 24 inches), native species grasses, which will allow unobstructed passage of floodwaters. Johnson grass, giant tagweed and other invasive species shall not be allowed to promulgate in channels. Suggested species shall include, but not be limited to, ~~common bermuda, coastal bermuda~~, buffalo grass, ~~sideoats grama~~, hairy grama, Texas wintergrass, whetgrass, blue grama, prairie wildrye, ~~seep muhly~~, little bluestem, and ~~indian grass~~. For full list of native seed mix refer to CIMS Standard Specifications. Mowing frequencies vary with the vegetation growth rates, but is required when the grass exceeds the design roughness coefficient of the channel.

TAC recommendation (retain current Code allowance for Bermuda grass):

(3) Maintenance. Design of new channels or alterations to existing channels shall consider future maintenance requirements. A maintenance schedule for any private channel shall be submitted to and approved by the director of public works prior to approval of construction plans. Maintenance requirements of concrete channels consist of de-silting activities, prevention of vegetation establishment in construction joints, and repair of concrete as necessary. Maintenance of earthen channels includes regular observation and repair, as necessary, of erosion, scouring, and removal of silt deposits, as necessary to maintain design parameters. Developers shall be responsible for maintaining newly planted channels until coverage is established throughout eighty-five (85) percent of the area. This area shall include slopes, floor, and any attendant maintenance easement. New earthen channels shall be planted with drought resistant, low growth (growth height no higher than 24 inches), native species grasses, which will allow unobstructed passage of floodwaters. Johnson grass, giant tagweed and other invasive species shall not be allowed to promulgate in channels. Suggested species shall include, but not be limited to, common bermuda, coastal bermuda, buffalo grass, ~~sideoats grama~~, hairy grama, Texas wintergrass, whetgrass, blue grama, prairie wildrye, ~~seep muhly~~, and little bluestem, ~~and indian grass~~. For full list of native seed mix refer to CIMS Standard Specifications. Mowing frequencies vary with the vegetation growth rates, but is required when the grass exceeds the design roughness coefficient of the channel.

Amendment 5-2

The intent of this amendment is implement RID 99 relative to parking lot construction and to clarify the thresholds for triggering buffer yard and landscaping requirements and to clarify alternatives available to reduce the buffer yard requirements.

35-510. - Buffers.

(a) Applicability.

(1) Activities Subject to Buffer Regulations. This section shall apply to any of the following, except where exempted pursuant to subsection (2), below.

A. The construction or erection of any new occupiable building or structure for which a building permit is required.

B. Any enlargement exceeding one thousand (1,000) square feet or ten (10) percent in area, whichever is greater, of the exterior dimensions of an existing building for which a building permit is required. When a building or parking lot is enlarged to the extent that a buffer of at least one hundred (100) feet in lineal footage is required, the requirements of this section shall be applied incrementally such that buffers shall be required only in proportion to the enlarged building area or off-street parking area to the existing development. For example, a ten (10) percent increase requires ten (10) percent of the required buffering that would otherwise be required for the entire development. No buffer is required if the incremental footage imposed by this section is less than one hundred (100) lineal feet.

C. Any construction of a new parking lot regardless of size or

D. Expansion ~~expansion~~ of an existing parking lot within the street yard by more than two thousand (2,000) square feet or ten (10) percent in area whichever is greater.

(2) Exemptions. This section shall not apply to the following situations:

A. Residential uses adjoining residential uses within any residential zoning district.

B. Agricultural uses.

C. Nonresidential uses adjoining other nonresidential uses of the same zoning classification.

D. The reconstruction of an existing building of which fifty (50) percent or less of the floor area was destroyed or ruined by flooding, fire, windstorm or act of God. This exemption shall apply only where reconstruction of that building will not result in an increase in building size or paving area of the parking facilities to be provided.

E. Interior finish work or remodeling in a portion of a building unless the work results in an increase in the paving area of the parking facilities within the street yard or in an enlargement of the exterior dimensions of an existing building.

F. Any use, building or structure for which only a change of use is requested, and which use does not increase the existing building square footage.

G. Single-family dwellings ~~located on an existing lot of record~~.

H. Contiguous commercial parcels or land areas under common ownership.

Commentary: Subsection H addresses situations where a parcel is rezoned with several different zoning districts, and one of the districts acts as a "buffer" for the other. For example, a landowner rezones part of a parcel to "L", with a strip adjoining a residential area zoned "O-1." A type "E" buffer is normally required between the "L" and "O-1" districts. No buffer is required between the portion of the parcel zoned "L" and "O-1" internal to the property in this situation.

I. Accessory structures less than 200 square feet in size such as decks, sheds, playhouses, gazebos, security guard huts and non-mobile food vending stands.

J. Non-occupiable buildings that provide only maintenance access to the interior of the structure such as ice and water vending machines, DVD kiosks and automated teller machines.

L. Non-occupiable buildings or structures regardless of size that serve a utility or infrastructure purpose such as flagpoles, retaining walls, above-ground backflow preventers, sign monuments and sign support structures, cellular and communication equipment and utility systems.

(3) Buildings Within Street Yard of Another Building. A building located within the street yard of another building shall be considered as a separate building site unless it has previously been included within an approved landscape plan.

(4) Reduction in Required Bufferyards. Table 510-2 indicates net minimum bufferyard widths. Such minimum widths shall be provided in a linear fashion along abutting properties where applicable. The width of the bufferyard at any point along its length may be greater or less than the minimum required by Table 510-2 provided that the total calculated area of the bufferyard must remain the same and further provided that the minimum width of the bufferyard at any point is not less than fifty percent (50%) of the minimum width indicated by Table 510-2. The net bufferyard area requirements for a property to be developed shall be reduced where:

A. A bufferyard exists on an abutting property, and the net bufferyard satisfies the minimum bufferyard requirements of this section; or

B. The adjoining property owners have provided a written agreement restricting the use of an established or proposed use triggering the bufferyard requirement bufferyard to the uses provided for in the current zoning district this-section. Should the property that was subject to the bufferyard requirement be rezoned after the date of the written agreement, the adjoining property owner's written agreement shall be null and void and the applicable bufferyard shall be required.

C. The required bufferyard area may be reduced in width up to twenty percent (20%) where a natural area is provided in accordance with Table 510-2 (Type N).

(e) Location of Bufferyard.

(1) A bufferyard required by this section shall be provided along the **side** lot line of abutting uses [as indicated by Table 510-1](#).

(2) Bufferyards are not required along the front property line [where streetscape planting is provided in accordance with §35-512](#).

(f) Permitted Uses Within the Bufferyard. No active recreation area, storage of materials, parking, or structures, except for necessary utility boxes and equipment [or retaining walls](#), shall be located within the bufferyard. The bufferyard may be included in the required building setback. Bufferyards may be used as a greenway as defined in the parks/open space standards. [Where there is no other alternative to provide vehicular access to a site no more than one driveway may traverse through a bufferyard provided the width of the bufferyard shall be increased to provide an equivalent net amount of bufferyard area.](#)

* * * * *

35-511. - Landscaping.

(a) Applicability.

(1) **Generally.** This section shall apply to any of the following, except where exempted pursuant to subsection (2), below:-

A. The construction or erection of any new [occupiable](#) building or structure for which a building permit is required.

B. Any enlargement exceeding one thousand (1,000) square feet or ten (10) percent in area, whichever is greater, of the exterior dimensions of an existing building for which a building permit is required.

C. Any construction of a new parking lot [regardless of size](#) or

[D. Expansion expansion](#) of an existing parking lot within the street yard by more than two thousand (2,000) square feet or ten (10) percent in area whichever is greater. Parking lots in residential zoning districts shall be subject to the requirements of subsection (e) of this section.

(2) **Expansion.** When a building or parking lot is enlarged, the requirements of this section shall be applied incrementally such that landscaping shall be required in the same proportion that the enlarged building area or off street parking area has to the existing development. For example, a ten (10) percent increase requires ten (10) percent of the required landscaping.

(3) **Exemptions.** This section shall not apply to the following situations:

A. Single-family, duplex, triplex or four-plex residential uses located within a residential zoning district.

B. Agricultural uses.

C. The reconstruction of an existing building of which fifty (50) percent or less of the floor area was destroyed or ruined by flooding, fire, windstorm or act of God. This exemption shall apply only where

reconstruction of that building will not result in an increase in building size or paving area of the parking facilities to be provided.

E. Interior finish work or remodeling in a portion of a building unless the work results in an increase in the paving area of the parking facilities within the street yard or in an enlargement of the exterior dimensions of an existing building.

F. Any use, building or structure for which only a change of use is requested, and which requires no structural modifications that would increase its volume or scale.

G. Single-family dwellings ~~located on an existing lot of record.~~

H. Non-occupiable buildings or buildings that provide only maintenance access to the interior of the structure such as ice and/or water vending machines, DVD kiosks and automated teller machines.

I. Accessory structures less than 200 square feet in size such as decks, sheds, playhouses, gazebos, security guard huts and non-mobile food vending stands.

J. Non-occupiable buildings or structures regardless of size that serve a utility or infrastructure purpose such as flagpoles, retaining walls, above-ground backflow preventers, sign monuments and sign support structures, cellular and communication equipment and utility systems.

(4) Buildings Within Street Yard of Another Building. A building located within the street yard of another building shall be considered as a separate building site unless it has previously been included within an approved landscape plan.

* * * * *

Amendment 5-3

The intent of this amendment is to clarify sport court fencing in accordance with the Building Code and to allow large lot single family to have 6 foot fences to reduce the number of cases requiring hearings before the Board of Adjustment.

35-514 Fences.

(b) Fencing Alternatives.

(1) Sport Court Fencing. Fencing, screening and/or back stops for sport courts such as basketball, tennis, batters cages, etc. shall be constructed only in the side or rear yard and shall be located no closer than twenty (20) feet to a side or rear property line of an adjacent single-family use or residential zoning district and/or a public or private street. The maximum height for sport court fencing shall be limited to 12 feet in height in accordance with section 6-2 of the building code.

(2) Large Lot Fencing. Predominantly open fencing at a maximum height of six (6) feet may be permitted in the front yard of single-family residential lots with at least

20,000 square feet in area ~~within "FR", "RD", "RE" and "R-20" single-family zoning districts~~ by right and on all other single-family zoned lots regardless of lot size by special exception pursuant to section 35-399.04. Where ~~Whether~~ permitted by right ~~or special exception~~ each of the following conditions must be met to construct a six-foot predominantly open fence in the front yard:

~~A. The lot is equal to or greater than twenty thousand (20,000) square feet in size;~~

~~A. B.~~ The primary building is located at least forty (40) feet from the front property line; and

~~B. C.~~ The lot has at least one hundred (100) feet of street frontage.

(3) Fencing of Vacant Lots or Parking Lots. A predominantly open fence not exceeding a height of six (6) feet may be constructed on a vacant lot or parking lot. However, at such time that a house or structure is constructed on the lot, that portion of the fence constructed in the front yard shall be removed or reduced in height to a maximum of three (3) feet in height for a solid fence and four (4) feet in height for a predominantly open fence unless said lot and fence meet the criteria of (2)A., B. and C. above.

(4) Combined Fence. As defined in §35-A101 "Fence (combined)" may be permitted in the front yard up to the height allowed for a predominantly open fence provided that the solid portion shall not exceed three feet in height.

(5) Planned Development. A Planned Unit Development (PUD) district may designate side and rear yard fence heights up to eight feet in height through a PUD plan adopted by the Planning Commission pursuant to Section 35-413.

(c) Fence Design

(1) No fence or wall, other than the wall of a permitted structure, shall be erected or altered in any front yard (that area which lies between the front lot line and that of the nearest principal structure) to exceed a height of four (4) feet with the fence or wall to be so constructed that vision will not be obscured above a height of three (3) feet. Except as otherwise permitted in this Chapter ~~provided in subsection (2), below~~, no fence or wall, other than the wall of a permitted structure, shall be erected or altered in any side or rear yard to exceed a height of six (6) feet. This subsection shall not apply to fences erected as required by Chapter 16, Article VII of this Code (Salvage Yards and Auto Dismantlers), or in § 35-510 of this chapter.

* * * * *

(d) Height Limitation.

(1) Except for the provisions in section (b) above no fence constructed shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted ~~permitted~~ fence height for the abutting property except as provided in section (d)(2). The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to

the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

TABLE OF HEIGHTS
Maximum Permitted Fence Heights

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family Use	3'0" solid fence 4'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514 (f) below)	3'0" solid fence 4'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence 4'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Parking Lots, Vacant Lots, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514 (b) (3) above)	6'0"	6'0"

Footnotes:

(1) This subsection shall not apply to fences erected as required by Chapter 16, Article VII of the Code (Salvage Yards and Auto Dismantlers), or in § 35-510, Buffers, of this chapter. Buffer fences shall be limited in height in accordance with §6-2 of the Building Code.

(2) Notwithstanding the provisions of subsection (d)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:

- A. The ground floor elevation within twenty (20) feet or less of the principal dwelling on either one of the two (2) adjoining lots is at least four (4) feet higher than the elevation at the adjoining lot line; or

- B. The fence is erected along a side or rear lot line which adjoins a collector street or arterial street (in which case streetscape planting shall be provided in accordance with section 35-512 of this chapter) as part of a multiple lot residential subdivision; or
- C. The fence is a sound barrier or fence required by TXDOT or a security fence required by the Department of Homeland Security for a public or institutional use; or
- D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or
- E. The fence is located on a side or rear **residential** lot line which abuts a "C-2", "C-3" or more intensive use that does not require a buffer yard.

Amendment 5-4 (related to amendment 3-1)

The intent of this amendment is to clarify the "wedding cake" provision of the code allowing additional height based on setback. This provision was never intended for use within single family zoning districts and is in conflict with the 2 ½ story height limit in single family districts (see amendment 3-1).

35-517 Building Height Regulations

(d) Setbacks for Height Increases.

- (1) With the exception of residential uses located in single-family residential zoning districts, any **Any** portion of a structure in any zoning district may be erected to exceed the height limit established in section 35-310.01, Table 310-1, provided that such portion is located back from the side and rear setback lines one (1) foot for each two-foot of height in excess of the height limit prescribed in such section unless otherwise prescribed in subsections (2) and (3), below or through a specific use authorization and further provided the height does not exceed the limitations of the airport hazard zoning regulations. Distance credits shall be allowed for space occupied by structures of conforming height extending from the setback lines, except as specified in Table 310-1(k). The requirements of subsection (2) and (3) shall only apply to permits for new construction submitted after December 31, 2010.

Amendment 5-5

The intent of this amendment is to implement RID 95 relative to trees in RIO-2 and -3.

35-523. - Tree Preservation.

- (h) 100-Year Floodplain(s) and Environmentally Sensitive Areas.** Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be

preserved at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas. The 100-year floodplain shall be determined by the floodplain administrator. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission. If trees are required to be removed by a governmental entity due to existing off-site conditions, then mitigation shall not be required by the applicant. The city arborist, the director of public works, the director of ~~planning and~~ development services, the Bexar County flood control division manager and one (1) representative from the Cibolo Creek Watershed, the Leon Creek Coalition, the Salado Creek Foundation, the San Antonio River Oversight Committee, and the Land Heritage Institute (for the Medina River) shall recommend a standard for treatment of drainageways, which standard shall be approved by the city council. Subsection (h) titled “100-year Floodplain(s) and Environmentally Sensitive Areas” shall not apply to properties located entirely within the boundaries of the RIO-2 and RIO-3 overlay zoning districts, provided however all other subsections of 35-523 shall apply in the RIO-2 and RIO-3 districts.

* * * * *

Amendment 5-6

The intent of this amendment is to clarify that cluster parking may be used for 2-family, 3-family and 4-family dwellings. Currently the UDC allows it for single family and multi-family but not for the in between densities of 2, 3 or 4 family dwellings.

35-526. - Parking and Loading Standards.

TABLE 526-3a
Parking in Residential Use Districts

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
* * * * *		
DWELLING - 1 FAMILY (Detached) cluster parking allowed	1 per unit	N/A
DWELLING - 2 FAMILY <u>cluster parking allowed</u>	1 per unit	2 per unit
DWELLING - 3 FAMILY <u>cluster parking allowed</u>	1. 5 per unit	2 per unit
DWELLING - 4 FAMILY <u>cluster parking allowed</u>	1. 5 per unit	2 per unit
DWELLING - ACCESSORY (Carriage houses, Granny flats, Echo homes) cluster parking allowed	1 per unit	N/A

Amendment 5-7

The intent of this amendment is to implement RID 100 relative to take out parking. RID 100 proposed a 12 seat limit for take out food, the Infill Task Force has recommended 15 occupants based on the Plumbing Code threshold of 16 occupants requiring separate mens/womens bathrooms.

TABLE 526-3b
Parking in Nonresidential Use Districts

	<i>Permitted Use</i>	<i>Minimum Vehicle Spaces</i>	<i>Maximum Vehicle Spaces</i>
Service	Delicatessen	1 per 300 sf GFA	1 per 200 sf GFA
Service	Food – fast food with drive through lane(s)	1 per 150 sf GFA	1 per 40 sf GFA
Service	Food – restaurant or cafeteria	1 per 100 sf GFA	1 per 40 sf GFA
<u>Service</u>	<u>Food - take out, maximum 15 occupants (including employees and customers)</u>	<u>1 per 300 sf GFA</u>	<u>1 per 200 sf GFA</u>

* * * * *

Amendment 8-1 (Related to Amendment 2-1)

The intent of this amendment is to add the form based code special exception to the list of authorized special exceptions.

35-801 Board of Adjustment.

* * * * *

(k) Findings of Fact. Every decision of the zoning board of adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the board is required to pass under this article or to affect any variance or special exception in this chapter shall be construed as limitations on the power of the board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific facts shall not be deemed findings of fact and shall not be deemed compliance with this article.

(1) Power to Make Exceptions. The zoning board of adjustment may make special exceptions to the terms of this chapter only as provided in section 35-209(a)(3) and division 8 7 of article III of this chapter; however, the board shall not grant a special exception unless it makes specific findings that:

- A. The exception will be in harmony with the spirit and purposes of his chapter.
- B. The public welfare and convenience will be substantially served.

- C. The neighboring property will not be substantially injured by such proposed use.
- D. The exception will not alter the essential character of the district and location which the property for which the exception is sought.
- E. The exception will not weaken the general purpose of this chapter or the regulations herein established for the specific district.

* * * * *

Amendment A-1 (related to amendments 3-2, 3-4, 5-7)

The intent of this amendment is to implement definitions to support the other code changes in this document.

35-A101. Definitions and Rules of Interpretation.

(b) Definitions.

Accessory structure. ~~In the office of historic preservation,~~ a building, structure or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or use. Examples ~~would~~ include garages or tool sheds. [See also Section 35-370\(b\).](#)

Alcohol Beverage Manufacture or Brewery. [This use may include the production of wines, spirits or a brewing facility for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat and barley, designed and managed to brew more than 75,000 barrels of beer per year. The following uses may be accessory to an alcoholic beverage manufacturer or brewery in conformance with §35-370:](#)

1. [Sampling for on-site consumption and the sale for off-site consumption of the products;](#)
2. [Meeting/Reception Facilities; and](#)
3. [Retail sales of items primarily associated with the use \(such as glassware, souvenirs, promotional items\) and conducted within the premises or a permitted accessory structure.](#)

[Neither a microbrewery nor a brewpub, as defined, shall be considered a beverage manufacture or alcohol brewery facility.](#)

Animal and pet services. [These establishments provide animal and pet care services \(except veterinary\), such as boarding, grooming, sitting, and training.](#)

Animal pound or shelter. [A facility used to house or contain stray, homeless, abandoned or unwanted animals. This use may include animal adoption, euthanization services, and veterinary services as defined. Outdoor runs, paddocks and pens are permitted.](#)

Brewpub. [A restaurant, bar or tavern that prepares handcrafted natural beer intended only for on-premises consumption. A brewpub shall be considered either a bar, tavern or food-service establishment, as applicable, for the purposes of zoning district permitted uses.](#)

Caretaker (for ~~nonresidential office or commercial~~ uses). An optional supportive function for a permitted use in a ~~nonresidential commercial or office~~ zoning district that allows for the management, upkeep and protection of a ~~commercial or office~~ property by a person, and with an immediate family in residence if so desired. For the purposes of caretaking, a separate single family dwelling structure or living quarters incorporated in the primary structure is permitted. The caretaker shall be a property owner or a tenant of the property owner. A caretaker residence may be requested concurrently with the primary use at the time of application for Certificate of Occupancy.

* * * * *

Comprehensive Land Use Category. Land Use Categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for neighborhood, community and perimeter plans:

* * * * *

Very High Density Residential - includes mid-rise to high-rise apartments with more than four dwelling units per building. Very high density residential provides for apartments, condominiums and assisted living facilities at urban densities. This form of development is typically located along or near high capacity roadways including major arterials and collectors. Parking areas should be contained in structured parking garages beneath apartments, wrapped by apartments, or placed to the rear of the lot. Very high density residential development should be located in close proximity to compact, pedestrian-oriented retail and service uses. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. Very high density residential uses should be located in a manner that does not route traffic through other, lower density residential uses. Permitted zoning districts: MF-40 ~~and~~ MF-50, and MF-65.

Contractor facility, construction. An ~~office of an~~ entity or individual that provides construction services including new work, addition, alteration and repair of building projects. ~~and or repair facilities and~~ This use includes one or more of the following: ~~outside or interior~~ storage of equipment, tools, construction materials, salvaged construction materials, heavy equipment, truck or van fleets of three (3) or more vehicles or similar items. Outdoor storage shall comply with the class 5 storage standards of §35-525. Examples of contractor facilities include custom builders, joint-venture contractors, turnkey contractors and construction management firms.

Construction Trades Contractors. Service establishments that perform specialized construction, repair and maintenance activities including but not limited to plumbing, painting and electric work. Construction trades contractors generally work at the job site but may provide shops for prefabrication and related work. This use includes storage of equipment, tools, construction materials, heavy equipment and service vehicles. Outdoor storage shall comply with the class 5 storage standards of §35-525. Examples of construction trades contractors include flooring contractors, concrete contractors, electrical contractors, glass contractors,

masonry and dry wall contractors, painting contractors, plumbing contractors, heating and air conditioning contractors, roofing and siding contractors and groundskeeping and irrigation services.

Dry Goods. Consumer goods such as textiles, ready-to-wear clothing and sundries. Dry goods retail may include a establishments engaged in retailing clothing, clothing accessories, footwear, jewelry, watches and clocks, luggage, leather goods, trophy and stone engraving. Dry goods retail includes a department store as a use but shall not include a hardware store, wholesale club nor a grocery store.

Electronic changeable message board. See “digital display, on-premises” in City Code Chapter 28, Section 28-6 titled “Definitions”.

Habitable structure. See occupiable. ~~A structure that has facilities to accommodate people for an overnight stay. These include, but are not limited to, residential homes, apartments, condominiums, hotels, motels, and manufactured homes. Recreational vehicles are not included in this definition.~~

Habitable use. See Inhabitable use.

Inhabitable use. See occupiable. ~~A use which involves the construction or placement of permanent or temporary dwelling units.~~

Kennel. ~~Any lot or premises on which domestic or wild animals are kept, boarded or raised for sale.~~

Live-work unit. A building in which offices, studios, or other commercial uses are located on the first floor and a dwelling unit is located on or above the first floor. See also §35-381.

Median. (1) The middle number in a series of items in which 50 percent of all figures are above the median and 50 percent are below. (2) An island in the center of a roadway that separates traffic flows.

Microbrewery. A small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat and barley, designed and managed to brew no more than 75,000 barrels of beer per year. The following uses may be accessory to a Microbrewery in conformance with §35-370:

1. Sampling for on-site consumption and the sale for off-site consumption of the microbrewery’s products;
2. Meeting/Reception Facilities; and
3. Retail sales of items primarily associated with the brewery (such as glassware, souvenirs, promotional items) and conducted within the microbrewery or a permitted accessory structure.

A brewpub is not considered a microbrewery and has a separate definition in this Chapter.

Occupiable. A land use, structure, room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, engaged in labor,

or a space in a building for living, sleeping, eating or cooking, and which is equipped with means of egress and light and provides for mechanical or non-mechanical ventilation facilities.

Office warehouse/flex space. A building configured designed to accommodate a combination of office, showroom, wholesale, and warehousing functions, the exact proportions of each use being subject to user modifications needs over time. Showroom space may provide for regular transaction of business and for the display of uncontainerized merchandise in a finished building setting. Retail sales of products inside the premises may be permitted as accessory to this use. Flex space buildings are typically located in business or industrial parks and usually have a footprint exceeding ten thousand (10,000) square feet. They are usually designed with loading docks to the rear and parking in the front. Building facades visible from public streets and public entries are often treated with a higher quality of architectural finish than the other sides. A single-purpose building with incidental storage space shall not be considered an office warehouse/flex space use.

Pet or pet supply store. Establishments in this category include retail pets, pet foods, and other pet supplies.

Radio/Television Antenna (R/TV) Communication Use. Establishments furnishing point-to-point communication services either aurally, visually or by radio frequency, including radio or television broadcasting stations and the exchange or recording of messages. See also 35-385.

Residential development. All areas zoned as "R-3", "R-4", "R-5", "R-6", "R-20", "RE", "RM-4", "RM-5", "RM-6", "MF-18", "MF-25", "MF-24", "MF-33", "MF-40" ~~or~~ "MF-50" or "MF-65", or otherwise zoned or devoted primarily to residential use, and shall include all other areas not zoned or used primarily for commercial or industrial use.

Residential district or residential zoning district. Any of the following zoning districts: "R-3", "R-4", "R-5", "R-6", "R-20", "RE", "RM-4", "RM-5", "RM-6", "MF-18", "MF-25", "MF-24", "MF-33", "MF-40" ~~or~~ "MF-50" or "MF-65".

~~**Residential zoning district.** Any of the following zoning districts established pursuant to Article III of this chapter: "RE" Residential Estate, "R-20" Residential Single Family, "R-15" Residential Single Family, "R-10" Residential Single Family, "R-8" Residential Single Family, "R-6" Residential Single Family, "R-5" Residential Single Family, "R-4" Residential Single Family, "R-3" Residential Single Family "MF-20" Multi Family, "MF-30" Multi Family, "MF-40" Multi Family, or "MF-50" Multi Family.~~

Secondhand Merchandise – Retail. Also known as a Thrift Store or Charity Shop, this land use is a retail establishment that mainly sells second-hand goods donated by members of the public.

Small animal. A canine, or other animal not exceeding 120 pounds, residing within a dwelling unit and not raised for the production of products or for sale.

Take Out Food Establishment. A business that specializes in the provision of prepared foods for take out type service such as ice cream stands, juice bars, espresso bars and pizza carry-out establishments. A take out food establishment shall not include more than 15 occupants at any

given time, inclusive of employees, delivery personnel and customers. The 15 person occupant load shall include dining areas located either indoors or outdoors or a combination thereof.

Variance. Permission to depart from the literal requirements of this Chapter as provided in subsections 35-482 and 35-483. For floodplain variances see section 35-F106. ~~For purposes of the floodplain ordinance, a variance is a grant of relief to a person from the requirement of this chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this division. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)~~

Variety Store - Retail. A retail store that sells inexpensive items, often with a single price for all items in the store. Typical merchandise includes cleaning supplies, toys, household goods and gardening equipment.

* * * * *

Amendment B-1 (related to amendment 4-5)
The intent of this amendment is to implement definitions to support the other code changes in this document.

35-B121. Subdivision Plat Applications.

(f) Certification and Forms. All declarations, agreements, bonds, releases and other instruments required by the City of San Antonio shall be substantially in the same form as the particular instruments set out in this exhibit.

* * * * *

(6) Form F: Performance Agreement.

Name:
Street address
City, State and Zip

I, _____ as _____
(Name) (Title)

do hereby agree that if the proposed plat _____,
(Plat Name) (Number)

filed by me is approved by the Planning Commission of the City Of San Antonio, Texas, the Director of Development Services of the City may retain the plat in his possession without recording same for a maximum period of three (3) years from the date of plat approval, by which time I will have completed all site improvements and same will have been accepted by the City of San Antonio and County if Applicable, or until I have filed with the Finance Department for the City of San Antonio, one (1) of the following forms guaranteeing that all such improvements will be constructed within three (3) years of the date of plat approval and shall be payable to the City of San Antonio. The form of the guarantee of performance shall be as follows:

- (1) A performance bond, meeting the requirements set out in Chapter 35 of the City Code, and which will be substantially in the form set out in Appendix B of Chapter 35, in an amount equal to the cost estimate, as approved by the Director of Development Services, of the uncompleted and unaccepted site improvements.
- (2) A trust agreement, meeting the requirements set out in Chapter 35 of the City Code and which will be substantially in the form set out in Appendix B to Chapter 35, in an amount equal to the cost estimate, as approved by the Director of Development Services, of the uncompleted and unaccepted site improvements.
- (3) Cash or cashier's check in the full amount of the uncompleted and unaccepted site improvements deposited with the Director of Development Services.
- (4) An irrevocable standby letter of credit drawable in the State of Texas on a federally insured commercial bank and meeting the requirements set forth in Chapter 35 of the City Code and which will be substantially in the form set out in Appendix B to Chapter 35, in an amount equal to the cost estimate, as approved by the Director of Development Services, of the uncompleted and unaccepted site improvements. The irrevocable letter of credit shall not expire prior to three years from the date of plat approval.

In any event, I fully understand and agree that, in addition to the requirement for a performance bond, trust agreement, irrevocable standby letter of credit, and/or cash or cashier's check deposit to guarantee completion and acceptance of the site improvements before the plat is recorded, as hereinbefore stated, I, the undersigned subdivider and my heirs, or assigns, successors, or subsequent purchasers having any right, title or interest in the property described as:

(Subdivision name)

(Plat #)

or any part thereof, shall be liable to the City of San Antonio that all site improvements will be completed and, except for planned residential district bufferyards and public benefit features, accepted by the City within the time provided herein. However, should the completion of such site improvements be delayed by reason of strikes, riots, acts of God, acts of the public enemy, injunction or other court action, or any other cause similar to those enumerated beyond my control, I shall be entitled to an extension of time equal to the time of such delay, which extension of time is to be fixed finally by written certificate made by the Director of Development Services. It is expressly declared that no such allowance of time will be made unless claimed by me and allowed and certified in writing by the Director of Director of Development Services at the end of each period of such delay.

I further fully understand and agree that, periodically until the expiration of three (3) years from the date of plat approval, the Director of Development Services shall review the cost estimate to complete the uncompleted site improvements outstanding at that date to determine the adequacy of any performance guarantee. Should the Director of Development Services conclude that the sum set out in such performance guarantee is inadequate to provide for the completion of the uncompleted site improvements, he shall require either a substitute or an additional guarantee to cover the newly estimated cost.

Should such necessary additional or substitute guarantee fail to be provided to the Director of Development Services within thirty (30) days of the request for same, I understand and agree that the Director of Public Works and Development Services shall refuse to accept a performance guarantee under any form which is related to the plat of a subdivision in which I have a principal or subsidiary interest. Such a plat once it has been approved by the Planning Commission may be recorded only in the manner prescribed in Chapter 35 of the City Code.

In addition, I further fully understand and agree that, if after the expiration of the time periods referred to herein, the site improvements have not been satisfactorily completed and accepted, the Director of Development Services shall refuse to accept a performance guarantee, under any form, which is related to a plat in which I have an interest.

In any event, I agree that approval of the plat shall expire after three (3) years from date of approval unless I have either had all site improvements accepted by the City and recorded the plat, or requested a time extension for plat recordation and provided an approved performance guarantee.

Executed this _____ day of _____, 20_____.

(Subdivider)

By: _____

Title: _____

State of Texas §
 §
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

(21) FORM V: Draft for Cash Warranty Deposit.

State of Texas §
§ **Known all men by these presents:**
County of Bexar §

Cash Warranty Deposit

<u>Subdivider:</u>	
<u>Subdivider’s Texas Address For Notice (“Address”):</u>	
<u>Deposit Amount:</u>	
<u>Subdivision Plat (No. and Name):</u>	
<u>Site Improvements (Streets, Drainage, Sidewalks):</u>	

This Cash Warranty Deposit is given to the City of San Antonio in satisfaction of the warranty requirements of Article 5 of the Unified Development Code of the City of San Antonio. The rights and obligations of Subdivider and the City of San Antonio are governed by the terms and conditions set forth on **Exhibit A**, which is incorporated into this deposit for all purposes as if fully set forth.

In Witness Whereof, the parties have caused their representatives to set their hands.

<u>/Subdivider Name/, a</u> _____ <u>corporation</u>	<u>City of San Antonio</u> , a Texas municipal corporation
By: _____	By: _____
<u>Printed</u> Name: _____	<u>Printed</u> Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

*** Warranty Start Date:**

Warranty End Date:

* Warranty period shall begin on the date the plat is recorded or the date of preliminary field approval of the improvements, whichever is later in time.

Exhibit A: Cash Warranty Deposit Terms and Conditions

Whereas, the UDC requires that Site Improvements inspected as complete by the City of San Antonio, a municipal corporation of the County of Bexar and State of Texas (“City”) be guaranteed to remain in good repair and to remain in compliance with the UDC for a period of one year after the date of City’s Warranty Start Date.

Whereas, the UDC further requires that Subdivider post security to provide assurance to the City that Subdivider’s guarantee will be honored.

Whereas, the Subdivider has elected to provide such assurance to the City in the form of a cash deposit in the Deposit Amount.

Now therefore, Subdivider posts the Deposit Amount with City as security for Subdivider’s guarantee that the required Site Improvements will remain in good repair and condition –in accordance with the Plans and the then current regulations of the City of San Antonio applicable to the Site Improvements (collectively, the “Applicable Requirements”) for one (1) year from the Warranty Start Date, which shall be the date the plat is recorded or the date of preliminary field approval of the Site Improvements, whichever is later in time (“Warranty Period”).

If the City determines that the Site Improvements need maintenance or repair to conform with the Applicable Requirements within the Warranty Period, City shall notify Subdivider at the Address specifying such required repairs and provide the City’s estimate of the cost of such required maintenance or repairs. If Subdivider fails to commence such repairs within thirty (30) days after receipt of such notice or fails to diligently pursue and complete such repairs, City may make or provide for the maintenance or repairs and recover the cost from the Deposit Amount. City may make multiple draws until all necessary maintenance or repairs are completed or until it has drawn the full Deposit Amount. If the Deposit Amount has not been fully spent, City must refund the unspent portion of the Deposit Amount to Subdivider at the completion of the Warranty Period within thirty days.

Subdivider shall immediately notify City of any change to the Address, and such notice shall be directed to the Director of Development Services, P.O. Box 839966, San Antonio, Texas; 78283.

Subdivider may contract separately with outside entities regarding aspects of this Cash Warranty Deposit not covered by this document but no such agreement may contradict this Cash Warranty Deposit or impair the City’s rights under it. This document is a fully integrated statement of City’s rights as to Subdivider and the Deposit Amount. There are no oral or other written agreements to which City is a party governing the terms of this Cash Warranty Deposit.

Exhibit A: Cash Performance Deposit Terms and Conditions

Whereas, the Subdivider petitioned the Planning Commission of the City of San Antonio for permission to develop a subdivision within the jurisdiction of the City;

Whereas, the Subdivision Plat, which shows the subdivision, was approved by the Planning Commission on the Date of Planning Commission Approval;

Whereas, the City's Unified Development Code ("UDC") requires that the site improvements ("Site Improvements") be completed by Subdivider in conformance with the UDC within three years from the Date of Planning Commission Approval;

Whereas, the UDC requires that an approved subdivision plat may not be filed for record in the office of the county clerk until such Site Improvements have been completed and have been accepted by the City of San Antonio, or until there is provided to the City of San Antonio a guarantee of performance that such Site Improvements will have been completed and will have been accepted by the city within three years of the date on which the plat was approved; and

Whereas, the Subdivider has elected to provide to the City of San Antonio such a guarantee of performance in lieu of waiting to record the Subdivision Plat until all Site Improvements have been completed.

Now therefore, Subdivider posts the Deposit Amount with City as security for Subdivider's guarantee that the required Site Improvements shall be completed and (if applicable) accepted by City within three years of the Date of Planning Commission Approval or such extended deadline for performance as Subdivider may obtain in conformity with the UDC.

If the Site Improvements are not timely completed, City may make or provide for the completion of the Site Improvements utilizing the Deposit Amount. City shall notify Subdivider at the Address and provide the City's estimate of the cost of completion. Subdivider acknowledges that the statutory formalities applicable to contracting by City may make the City's cost of completion higher than what Subdivider would have incurred had it completed the work itself. City may make multiple draws until all necessary maintenance or repairs are completed or until it has drawn the full Deposit Amount. If upon completion of the Site Improvements City still has unspent Deposit Amount funds, City must refund the unspent funds to Subdivider. Changes in the nature or extent of Site Improvements do not impair Subdivider's obligations, but nothing increases the Bond Amount without Subdivider's written consent.

If, within three years of the Date of Planning Commission Approval or such extended deadline for performance as Subdivider may obtain in conformity with the UDC, Subdivider constructs or causes to be constructed the Site Improvements according to the requirements of the UDC, then this obligation terminates and unspent funds shall be returned to Subdivider. Otherwise the obligation under this deposit remains in full force and effect.

Subdivider shall immediately notify City of any change to the Address, and such notice shall be directed to the Director of Development Services, P.O. Box 839966, San Antonio, Texas, 78283.

Subdivider may contract separately with outside entities regarding aspects of this Cash Performance Deposit not covered by this document but no such agreement may contradict this Cash Performance Deposit agreement or impair the City's rights under it. This document is a fully integrated statement of City's rights as to Subdivider and the Deposit Amount. There are no oral or other written agreements to which City is a party governing the terms of this Cash Performance Deposit.

Amendment D-1

The purpose of this amendment is to allow duplexes in properties that were zoned "B" in the 1938 zoning ordinance that are built to the setback and lot dimensions permitted in the 1938 zoning in accordance with Section 35-3611 of the 1987 UDC.

35-D101. General.

(j) Duplexes in former 1938 "B" Zoning District.

Notwithstanding any provision of this Chapter to the contrary, two-family (duplex) residences are a permitted use for any tract or parcel zoned under the 1938 districts as "B" prior to the adoption date of this Chapter so long as such tract is in the same configuration and so long as such tract is not the subject of rezoning in accordance with the provisions of this Chapter and remains with the 2001 "R-4" zoning district. Pursuant to this subsection, two-family residences may be developed in accordance with the dimensional standards of Table 310-1 and Section 35-516 except as otherwise provided below:

1. Minimum front setback of 20 feet.
2. Minimum side setback of 5 feet.
3. Minimum rear setback of 20% of the lot depth or 20 feet, whichever is less.
4. Minimum lot size of 6,000 square feet.

Commentary: The above provisions are based on Section 35-3611 of the 1987 Unified Development Code.

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

AGENDA ITEM NO: **6A & 8** September 12, 2012

SAN MIGUEL SUBD.,
UNIT-2 (PUD)
SUBDIVISION NAME

MINOR PLAT

120122
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 483 A-1

OWNER: Canyon Springs LDM, Ltd., c/o Del Trautmann

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

CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Date filed with Planning Commission: August 20, 2012

Location: On the north side of the intersection of Via Positano and Via Se Villa

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 427-H, San Miguel Subdivision, accepted on March 28, 2003

PUD 02-006, San Miguel Subdivision, approved on April 23, 2003

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **1.394**-acre tract of land that will consist of four **(4)** single-family lots.

DISCUSSION:

Thirteen (13) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Canyon Springs Home Owners Associations. To the present, staff received one (1) correspondence from adjacent property owners expressing opposition to the request.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems. Per their approval memo, reconfiguration of the interior lot lines does not require a report as it is covered under Plat number 060331. This plan meets all of the requirements for development over the recharge zone.

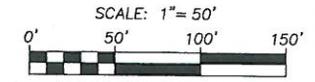
Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

STAFF RECOMMENDATION:

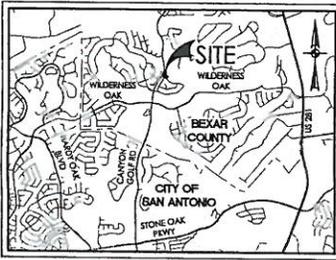
Approval

PLAT NUMBER 120122
REPLAT
ESTABLISHING
SAN MIGUEL SUBD., UNIT-2 (PUD)

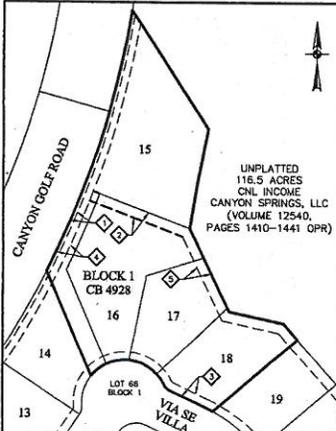
ESTABLISHING LOTS 67-70, BLOCK 1, CB 4928, BEING A 1.394 ACRE TRACT OF LAND COMPRISED OF LOTS 15-18, BLOCK 1, CB 4928 OF THE SAN MIGUEL SUBDIVISION, UNIT-2 RECORDED IN VOLUME 9574, PAGES 73-76 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



Pape-Dawson Engineers
 TYPE, FORM REGISTRATION # 170
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.378.9010
 DATE OF PRINT: July 25, 2012



LOCATION MAP
 MAPSCO MAP GRID: 4831
 NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
 SCALE: 1" = 100'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 15-18, BLOCK 1, CB 4928, A OF THE SAN MIGUEL SUBDIVISION, UNIT-2 RECORDED IN VOLUME 9574, PAGES 73-76 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT SAN MIGUEL SUBDIVISION, UNIT-1 AND UNIT-2 WHICH IS RECORDED IN VOLUME 9574, PAGES 73-76, BEAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: DEL TRAUTMANN
 CANYON SPRINGS LDM, LTD.
 7035 BEE CAVE ROAD, STE 106
 AUSTIN, TEXAS 78746
 (512) 717-2426

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Renata M. Szowia
 Notary Public, State of Texas
 My Commission Expires
 April 05, 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 4/5/13

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

Pick Wood
 LICENSED PROFESSIONAL ENGINEER

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

Paper-Dawson
 REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE WHICH IS HEAVILY DEPENDENT ON THE GASOLINE AND BIODIESEL-FUELED GENERATION AND SERVICE FACILITIES IN THE AREA LOCATED ON THE PLAT AS "UTILITY EASEMENTS" (UNDER "EASEMENTS" SERVICE EASEMENTS) "UTILITY EASEMENTS" "GAS EASEMENTS" AND "TRANSFORMER EASEMENTS" FOR THE PURPOSES OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, IMPROVING, ENLARGING, REPLACING, AND ERECTING POLE, TOWER, OR BRACING, WIRE, GAUGE, CONDUIT, PIPELINE, OR SUBSTATION, EACH WITH THE NECESSARY APPROVED TOGETHER WITH THE BIRTH OF HOUSES AND FORED OVER GRADERS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RELOCATING AREAS AND THE RIGHT TO REMOVE SAID LINES AS THEY IN THESE RIGHTS OF OTHER OBSTRUCTIONS WHICH EASEMENT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR OPERATIONS HEREIN. IF A CROWN AND UNEXPECTED TWO NO. 100 LBS. CONCRETE BASE OR WALL SHALL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CITY NECESSARY LOSS RELATING FROM UNOCCURRED INCIDENTS OF CITY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRAZE CHANGES OR OTHER BEHAVIORAL ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRAZE CHANGES OR OTHER BEHAVIORAL ALTERATIONS.
 3. THE PLAT DOES NOT AFFECT, ALTER, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE OR EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITY LINES OR CHARGES TO SUCH EASEMENTS OR OTHERWISE.
 4. EASEMENTS OR OTHER APPROVED ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE ADJACENT TO THE CITY OF SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM HAS OWNED AND MAINTAINED SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
 5. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
 6. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS 10 YEAR FLOOD PLAIN.

SURVEYOR'S NOTES:
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "THIS CORNER" 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 DISPLAYED IN GRID VALUES DERIVED FROM THE COORDINATE CORNER NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
AQUIFER NOTE:
 THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATER-SHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
STREETSCAPE TREE PLANTING NOTE:
 (CANYON GOLF ROAD ONLY)
 STREET TREES TO BE PLANTED 50' OC. EXCEPT AT MEDIAN OPENINGS IN CANYON GOLF ROAD NOW ADJACENT TO LOT 70, BLOCK 1.
 1. SIZE AND SPECIES OF TREES TO BE DETERMINED BY OWNER AND SHALL MEET THE STREETSCAPE PLANTING STANDARDS.
 2. OWNER TO PROVIDE MAINTENANCE ON PLANTED STREET TREES FOR A MINIMUM OF ONE YEAR.
 3. IF EXISTING TREES REMAIN OR NEW TREES ARE PLANTED BY OTHERS THAT MEET THE STREETSCAPE STANDARDS THE ABOVE REQUIREMENTS SHALL NOT APPLY.
 4. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE LOC.

GENERAL NOTES:
 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MUST USE THE PRIVATE STREETS OF SAN MIGUEL SUBDIVISION, UNIT-2 FOR ANY PURPOSES AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO OR BEAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, WATER QUALITY BASINS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN SAN MIGUEL SUBDIVISION, UNIT-2 SHALL BE THE RESPONSIBILITY OF SAN MIGUEL SUBDIVISION, UNIT-2 HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENBELT SHALL BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS OR GREENBELT UNLESS SO INDICATED, HOWEVER, THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS; THEN SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRADERS 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.
 5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
 6. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
 7. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS 10 YEAR FLOOD PLAIN.

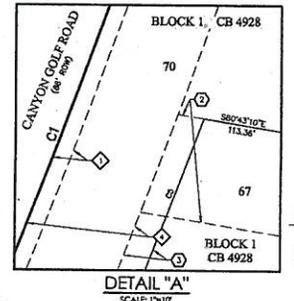
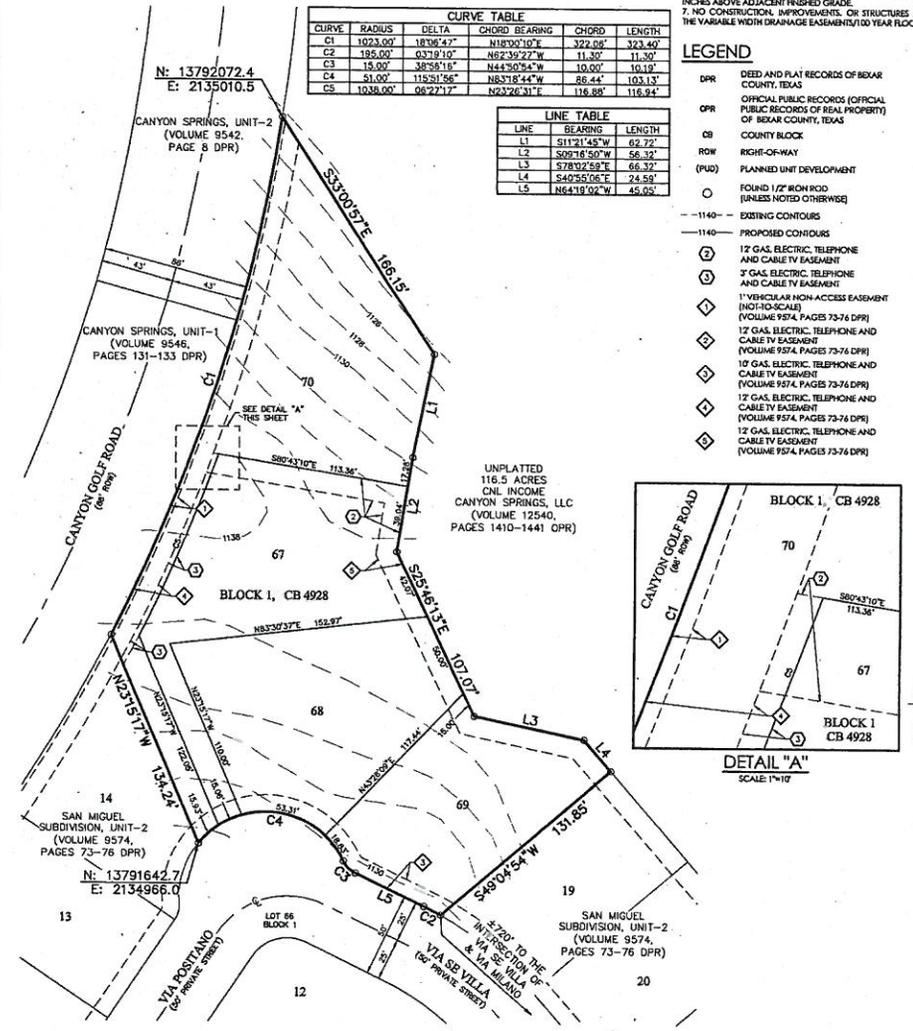
CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1023.00'	18°06'47"	N18°00'10"E	322.06'
C2	185.00'	03°19'10"	N82°30'22"W	11.30'
C3	15.00'	38°59'18"	N44°30'54"W	10.00'
C4	21.00'	11°51'56"	S83°18'44"W	39.44'
C5	1038.00'	08°27'17"	N62°26'31"E	176.88'

LINE TABLE

LINE	BEARING	LENGTH
L1	S11°21'45"W	62.72'
L2	S09°18'50"W	56.32'
L3	S78°02'59"E	66.32'
L4	S40°55'08"E	74.58'
L5	N64°41'02"W	45.02'

- LEGEND**
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
 - CB COUNTY BLOCK
 - ROW RIGHT-OF-WAY
 - (PUD) PLANNED UNIT DEVELOPMENT
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - ① 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ② 2" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (NOT-TO-SCALE)
 - ③ 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - ④ 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 73-76 DPR)
 - ⑤ 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 73-76 DPR)
 - ⑥ 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 73-76 DPR)
 - ⑦ 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9574, PAGES 73-76 DPR)



REPLAT APPROVED
 RENATA M. SZOWIA
 Notary Public, State of Texas
 My Commission Expires
 April 05, 2013

DEL TRAUTMANN
 CANYON SPRINGS LDM, LTD.
 7035 BEE CAVE ROAD, STE 106
 AUSTIN, TEXAS 78746
 (512) 717-2426

STATE OF TEXAS
 COUNTY OF TRAVIS
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEL TRAUTMANN, 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 FULL CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF July, A.D. 2012.

CERTIFICATE OF APPROVAL
 THIS MINOR PLAT HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAS BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEAR COUNTY, TEXAS IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____, A.D. 20____
 BY: _____
 DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEAR COUNTY, TEXAS

THIS REPLAT OF _____ SAN MIGUEL SUBD., UNIT-2 (PUD) _____ 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 BEAR
 I, _____, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE 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 BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

Civil Job No. 5409-47; Survey Job No. 5409-47

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: **6B & 9** September 12, 2012

PROVIDENT CENTRE, PHASE 1
SUBDIVISION NAME

MAJOR PLAT

120172
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 C-1

OWNER: IH 35 @ Highway 16, LLC, c/o Kim Wise

ENGINEER: Doucet & Associates, Inc, c/o Davood Salek, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: August 22, 2012

Location: Southwest of the intersection of IH 35 South and State Highway 16

Services Available: SAWS Water and Sewer

Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Plat is associated with:

MDP 027A-08, Provident Centre, accepted on August 3, 2012

Proposed Use: Commercial

Major Thoroughfare: Interstate Highway 35 South, Freeway, 250-foot minimum right-of-way (R.O.W), and State Highway 16, Primary Arterial Type A, 120-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **30.722**-acre tract of land that will consist of eight **(8)** non-single family lots.

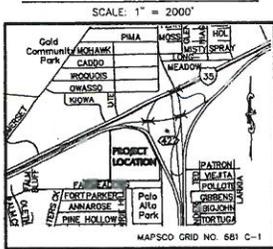
DISCUSSION:

Fifty five (55) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property. To the present, staff has received two (2) correspondences from adjacent property owners expressing opposition to the request.

STAFF RECOMMENDATION:

Approval

VICINITY MAP



G.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," "SERVICE EASEMENT," "OVERHANG 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, POPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ORATOR'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 OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADE ELEVATION ALTERATION.

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.

WATER/WASTEWATER E.D.U. NOTE:

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

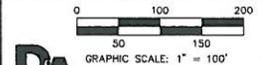
SAWS IMPACT FEE PAYMENT DUE:

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

PLAT NO. 120172

REPLAT ESTABLISHING PROVIDENT CENTRE, PHASE 1

HENCE A TOTAL OF 30.722 ACRES, ESTABLISHING LOTS 15 THRU 22, BLOCK 32, NCD 12665, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



DA
Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735. Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN TEXAS • NORTHWIND PARKWAY • ROYALE CALIFORNIA
www.doucetandassociates.com

STATE OF TEXAS
COUNTY OF BEAR
I, DAVID SALEX,
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC, EXCEPT IN AREAS DESIGNATED 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 HEREIN EXPRESSED.

IN 35 S HIGHWAY 16, LL,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: DAVID SALEX
NAME: DAVID SALEX
ITS MEMBER

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID SALEX, 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 30 DAY OF SEPTEMBER, A.D. 2012.

NOTARY PUBLIC
DAVID SALEX
Notary Public
State of Texas
My Comm. No. 120172

THIS PLAT OF PROVIDENT CENTRE, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS (IF ANY) OR VARIANCES (IF ANY) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____
BY: _____
CHAIRMAN
BY: _____
SECRETARY

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

THE RECORDS OF _____
OF SAID COUNTY, IN THE _____
BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS _____ DAY OF _____, A.D. _____.

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING R.O.W. LINES
- EXISTING EASEMENTS
- B71 CONTOUR LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- BENCHMARK FOUND
- TODOT TYPE II BRASS DISC FOUND
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL
- (V) VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BEAR COUNTY, TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEAR COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DEED VOL. 11953 PG. 99 D.R.B.C.T.
- (.....) RECORD INFORMATION PER PLAT VOL. 5400 PG. 134 P.R.B.C.T.

DRAINAGE EASEMENT NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD INPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE INDIVIDUALLY ADJACENT PROPERTY TO REPAIR OR MAINTAIN PLUMBING PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SHARED CROSS ACCESS NOTE:
1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (7)(3)

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS 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 OR BEAR COUNTY.

CROSS ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S89°57'47"E	30.60'
L2	S89°57'47"E	196.65'
L3	S89°57'47"E	27.69'
L4	N32°28'03"W	47.83'
L5	N89°39'32"W	63.85'
L6	S89°39'32"E	42.84'
L7	N26°56'01"E	100.36'
L8	N57°31'57"E	84.09'
L9	N34°47'39"E	19.59'
L10	N1°54'05"E	231.09'
L11	N00°00'50"W	26.00'
L12	S10°54'10"W	25.00'
L13	S00°05'50"E	9.00'
L14	N87°39'10"W	421.42'
L15	N32°28'03"W	52.00'
L16	S02°00'50"W	7.51'
L17	N87°34'50"W	15.00'
L18	S17°59'48"W	26.88'
L19	N00°03'12"W	15.00'
L20	N89°58'48"E	28.24'
L21	N07°08'19"E	58.12'
L22	N44°59'59"W	135.38'
L23	N43°58'28"E	39.89'
L24	N46°01'34"W	15.00'
L25	S43°58'28"W	39.42'
L26	N44°59'59"W	124.70'
L27	S89°57'47"E	87.47'
L28	N89°57'47"W	37.26'
L29	N00°02'13"E	10.00'
L30	N89°57'47"W	25.00'
L31	S00°02'13"W	26.00'
L32	N03°57'58"W	19.44'
L33	S88°02'02"W	15.00'
L34	S03°57'58"E	20.22'
L35	S89°58'05"W	9.92'
L36	S89°39'05"W	97.38'
L37	N16°39'30"W	79.54'
L38	N16°39'30"W	77.38'
L39	N11°28'23"E	15.90'
L40	N89°59'39"W	65.78'
L41	N89°59'39"W	35.15'
L42	N07°08'19"E	67.49'
L43	N00°05'44"W	7.00'
L44	N89°54'18"E	25.00'
L45	S00°05'44"E	7.00'
L46	N00°10'05"W	230.88'
L47	N00°10'05"W	231.33'
L48	N00°10'05"W	231.79'
L49	N03°30'21"E	289.78'
L50	N03°30'21"E	289.78'
L51	N03°30'21"E	289.80'
L52	N02°05'10"E	139.57'
L53	N00°04'26"W	18.00'
L54	S00°00'02"E	18.00'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	410.85'	2864.79'	08°13'08"	S88°46'14"W	410.60'
C2	73.69'	2864.79'	01°28'28"	N73°38'48"E	73.69'
C3	229.69'	2864.79'	04°39'38"	N78°40'50"E	229.63'
C4	338.84'	2864.79'	06°48'44"	N78°17'57"E	338.75'
C5	35.86'	2864.79'	00°42'40"	N73°18'59"E	35.86'
C6	162.31'	520.87'	17°51'17"	N56°35'28"E	161.65'
C7	331.64'	520.87'	36°28'50"	S64°14'29"E	328.07'
C8	187.21'	520.87'	20°35'37"	S35°42'15"E	186.21'
C9	87.56'	1271.91'	02°39'37"	N78°40'08"E	87.56'
C10	34.72'	20.00'	08°02'59"	S48°53'08"E	30.02'
C11	171.23'	1237.50'	07°55'41"	N68°04'22"E	171.10'
C12	153.08'	241.00'	36°23'41"	S71°45'57"E	150.52'
C13	22.58'	20.00'	64°41'27"	S32°18'32"W	21.49'
C14	9.84'	16.00'	38°27'55"	S18°15'44"E	9.38'
C15	10.22'	16.00'	39°03'11"	S52°02'54"E	10.03'
C16	189.15'	225.00'	43°04'27"	S54°00'17"E	185.20'
C17	175.71'	175.00'	87°31'36"	S61°13'51"E	168.42'
C18	480.25'	491.88'	55°56'31"	S72°21'58"E	461.49'
C19	62.71'	40.00'	89°49'41"	N45°04'49"W	56.46'
C20	105.67'	26.4821'	26°48'21"	N76°32'39"W	105.70'
C21	96.46'	228.00'	24°14'24"	N51°04'06"W	95.74'
C22	65.60'	45.00'	83°31'59"	N80°42'29"W	59.94'
C23	31.75'	80.00'	22°44'22"	S46°09'46"W	31.54'
C24	126.22'	223.00'	32°25'52"	N16°19'08"W	124.95'
C25	240.72'	217.00'	89°57'48"	N45°01'08"W	236.79'
C26	328.36'	1225.58'	15°12'38"	S82°24'58"W	324.40'
C27	295.54'	263.00'	64°23'05"	N55°49'48"W	280.23'
C28	32.01'	20.00'	91°42'29"	S69°28'30"E	26.70'

GENERAL NOTES:
1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE GRID NETWORK AND WERE PROVIDED BY:
DOUCET & ASSOCIATES
7401-B HWY. 71 WEST, STE. 160
AUSTIN, TX 78735

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (GCRS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000169770783.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON FEBRUARY 14, 2011, STATIC DATA PROCESSED BY O.P.U.S.

ELEVATION BASIS NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON STATIC OBSERVATIONS ON APRIL 27, 2011, STATIC DATA PROCESSED BY O.P.U.S.

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

TODOT 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 POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINT ALONG I-35 AND ONE ACCESS POINT ALONG I-10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2072.91'.

STATE OF TEXAS
COUNTY OF BEAR
I, DAVID SALEX,
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON THE PLAT LOMA ALTA NO. A SUBDIVISION, WHICH IS RECORDED IN VOLUME 3700, PAGE 252, BEAR COUNTY, PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 12, 2012 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY. I (I/HE, THE OWNER/S OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN 35 S HIGHWAY 16, LL,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: DAVID SALEX
NAME: DAVID SALEX
ITS MEMBER

STATE OF TEXAS
COUNTY OF BEAR
I, DAVID SALEX,
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID SALEX, 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 30 DAY OF SEPTEMBER, A.D. 2012.
DAVID SALEX
NOTARY PUBLIC



DEVELOPMENT SERVICES RECEIVED
2012 SEP -5 AM 9:07

STATE OF TEXAS
COUNTY OF TRAVIS
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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

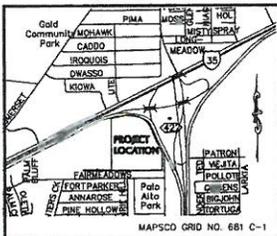
David Salek 8/28/12
DAVID SALEX, P.E. NO. 87868
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DOUCET & ASSOCIATES.

Sydney Smith Xenos 8/28/12
SYDNEY SMITH XENOS, R.P.L.S. NO. 5361
DOUCET & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

VICINITY MAP

SCALE: 1" = 2000'



MAPSCO GRID NO. 681 C-1

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING R.O.W. LINES
- EXISTING EASEMENTS
- (87) CONTOUR LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- BENCHMARK FOUND
- ⊙ TDOT TYPE II BRASS DISC FOUND
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DEED VOL. 11953 PG. 99 D.R.B.C.T.
- (.....) RECORD INFORMATION PER PLAT VOL. 9400 PG. 154 P.R.B.C.T.

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

David Salek 08-08-12

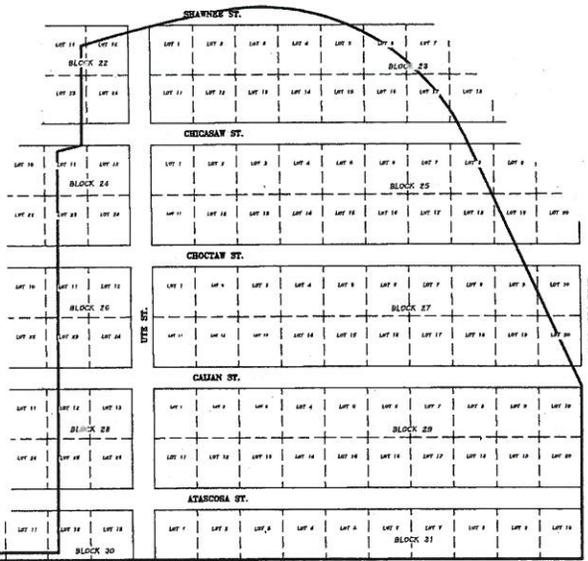
DAVIDO SALEK, P.E. NO. 87888
DOUCEY & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 DOUCEY & ASSOCIATES.

Sydney Smith 8/9/12

SYDNEY SMITH XIOS, R.P.L.S. NO. 5361
DOUCEY & ASSOCIATES, INC.
7401-B HWY 71 W, SUITE 160
AUSTIN, TX 78735



REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION.

SCALE: 1"=200'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 11, 12, AND 23, AND ALL OF LOT 24, BLOCK 22, NCB 12876; PORTIONS OF LOTS 5, 6, 7, 17, AND 18, AND ALL OF LOTS 1 THROUGH 4 AND LOTS 11 THROUGH 16, BLOCK 23, NCB 12876; PORTIONS OF LOTS 8, 18 AND 19 AND ALL OF LOTS 1 THROUGH 7 AND LOTS 11 THROUGH 17, BLOCK 25, NCB 12876; PORTIONS OF LOTS 9, 10 AND 20 AND ALL OF LOTS 1 THROUGH 8 AND LOTS 11 THROUGH 19, BLOCK 27, NCB 12880; ALL OF LOTS 1 THROUGH 20, BLOCK 29, NCB 12892; PORTIONS OF LOTS 11 AND 23, AND ALL OF LOTS 12 AND 24, BLOCK 24, NCB 12877; PORTIONS OF LOTS 11 AND 23, AND ALL OF LOTS 12 AND 24, BLOCK 26, NCB 12876; PORTIONS OF LOTS 12 AND 23, AND ALL OF LOTS 13 AND 26, BLOCK 28, NCB 12881; PORTIONS OF LOTS 6 THROUGH 12, AND ALL OF LOT 13, BLOCK 30, NCB 12883; ALL OF LOTS 1 THROUGH 10, BLOCK 31, NCB 12877; ALL PREVIOUSLY PLATTED IN LOMA ALTA NO. 4 SUBDIVISION AS RECORDED IN VOL. 3700, PG. 252 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CHICASAW, CHOCTAW, ATASCOSA, AND LITE STREETS HAVE BEEN CLOSED AND ABANDONED BY CITY COUNCIL ORDINANCE NO. 44346, PASSED AND APPROVED SEPTEMBER 19, 1976.

PLAT NO. 120172

REPLAT ESTABLISHING
PROVIDENT CENTRE, PHASE 1

BEING A TOTAL OF 30722 ACRES, ESTABLISHING LOTS 15 THRU 22, BLOCK 32, NCB 12665, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DA Doucey & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601
AUSTIN, TEXAS - NORTH WATKIN, HARACHRETT - BURNVILLE, GEORGIA
www.douceyandassociates.com

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

IN 33 @ HIGHWAY 16, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: *KIM WISE*
NAME: KIM WISE
ITS MEMBER

STATE OF TEXAS §
COUNTY OF BEXAR §
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *KIM WISE*, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF AUGUST, A.D. 2012.

Notary Signature
NOTARY PUBLIC



2012 AUG 10 PM 4:28
DEVELOPMENT SERVICES

THIS PLAT OF PROVIDENT CENTRE, PHASE 1 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.

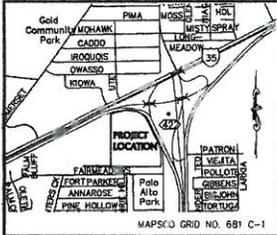
BY: _____
CHAIRMAN
BY: _____
SECRETARY

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 ONLY RECORDED ON THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF _____ PAGE OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN THE TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS _____ DAY OF _____ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

VICINITY MAP

SCALE: 1" = 2000'



LEGEND

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING R.O.W. LINES
---	EXISTING EASEMENTS
---	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	BENCHMARK FOUND
⊙	TYPED TYPE II BRASS DISC FOUND
---	DOC. NO. DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIAL
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED VOL. 11913 PG. 99 D.R.B.C.T.
(.....)	RECORD INFORMATION PER PLAT VOL. 9400 PG. 154 P.R.B.C.T.

STATE OF TEXAS
COUNTY OF TRAVIS

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

David Salek 08-08-12

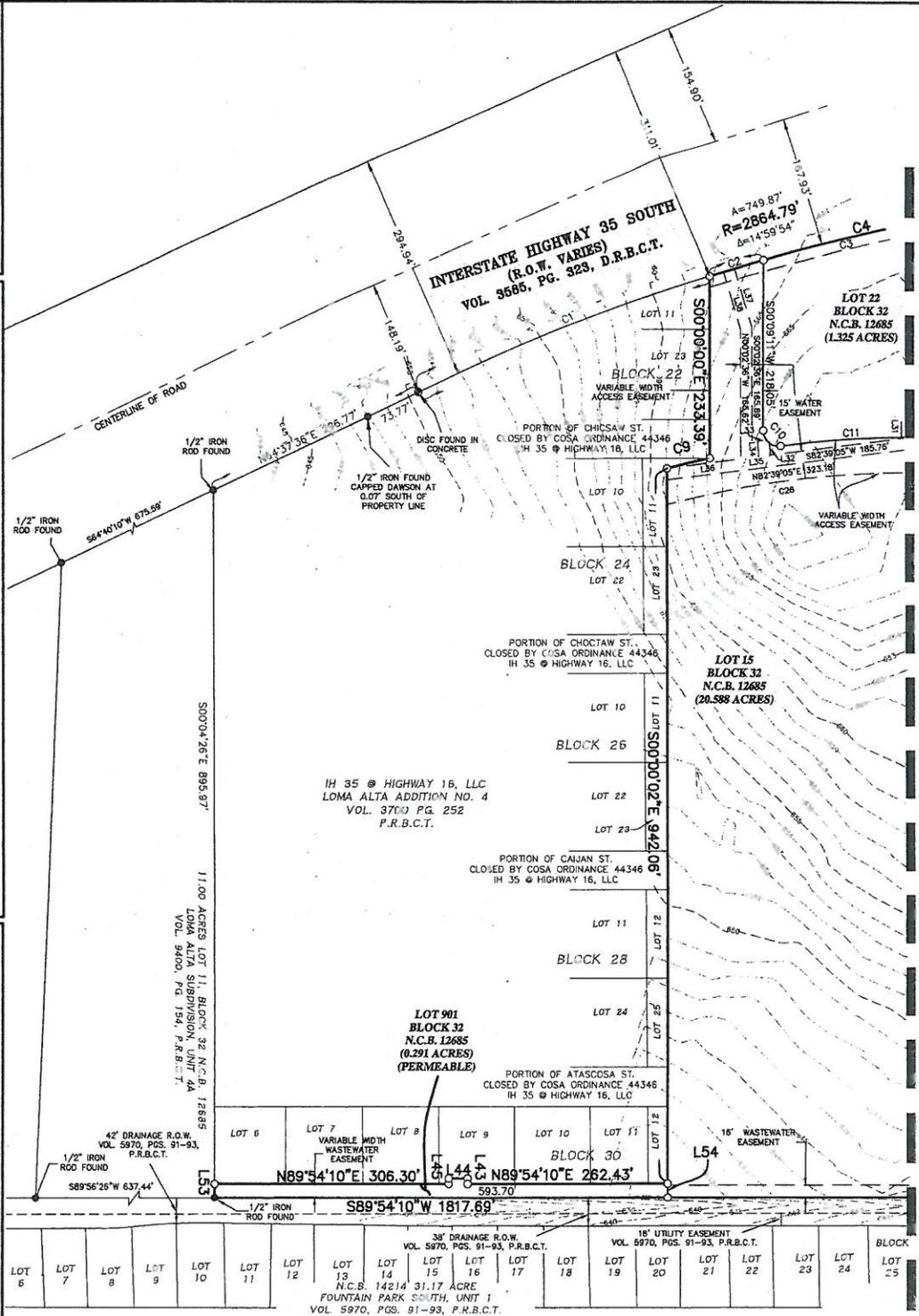
DAVID SALEK, P.E. NO. 87888
DOUCET & ASSOCIATES, INC.
7401 B HWY 71 W, SUITE 160
AUSTIN, TX 78735

STATE OF TEXAS
COUNTY OF TRAVIS

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 DOUCET & ASSOCIATES.

Sydney Smith Xinos 8/9/12

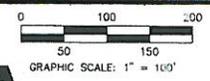
SYDNEY SMITH XINOS, R.L.S. NO. 5361
DOUCET & ASSOCIATES, INC.
7401 B HWY 71 W, SUITE 160
AUSTIN, TX 78735



PLAT NO. 120172

REPLAT ESTABLISHING PROVIDENT CENTRE, PHASE 1

BEING A TOTAL OF 30722 ACRES, ESTABLISHING LOTS 1 THRU 22, BLOCK 32, NCB 12685, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



DA Doucet & Associates, Inc.
7401 B Hwy. 71 West, Suite 160
Austin, TX 78735, Phone: (512) 583-2600 Fax: (512) 583-2601

AUSTIN, TEXAS - NORTHWYTON, MASSACHUSETTS - FORTVILLE, CALIFORNIA
www.doucetandassociates.com

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority on this day personally appeared *Kim Wise*, 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 14 DAY OF AUGUST, A.D. 2012.

STATE OF TEXAS
COUNTY OF BEXAR

I, *Kim Wise*, a Texas Limited Liability Company, ITS GENERAL PARTNER.

BY: *Kim Wise*
NAME: KIM WISE
ITS MEMBER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority on this day personally appeared *Kim Wise*, 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 14 DAY OF AUGUST, A.D. 2012.

Jana Robyn
NOTARY PUBLIC

JANA ROBYN
Notary Public
State of Texas
Comm. Exp. 10-09-12

MATCHLINE SEE SHEET 3

2012 AUG 22 11:4:28
DEVELOPMENT SERVICES

THIS PLAT OF PROVIDENT CENTRE, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT 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 14 DAY OF AUGUST, A.D. 2012

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14 DAY OF AUGUST, A.D. 2012 AT 11:42 A.M. AND DULY RECORDED ON THE 14 DAY OF AUGUST, A.D. 2012 IN THE RECORDS OF BOOK VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN THE TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS 14 DAY OF AUGUST, A.D. 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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

AGENDA ITEM NO: **6C & 10** Septembr 12, 2012

TRIPLE "W" ESTATES
SUBDIVISION NAME

MINOR PLAT

120275
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 551 C-8

OWNER: Mark E. Walls

ENGINEER: Maverick Land Surveying Co., c/o Robert J. Schroeder, R.P.L.S.

Date filed with Planning Commission: August 20, 2012

Location: East of the intersection of Broadway and Lawndale Drive

Services Available: SAWS Water and Sewer

Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Overlay District

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

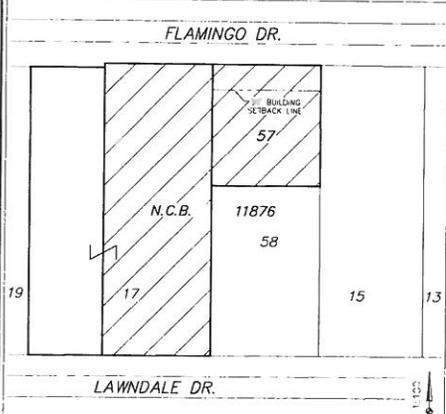
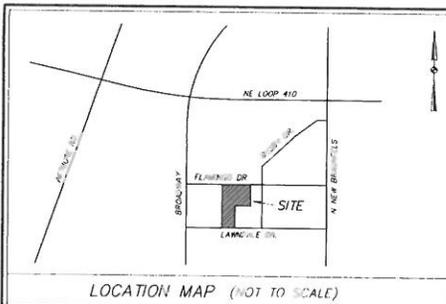
The applicant proposes to plat a **1.413**-acre tract of land that will consist of four **(4)** single-family lots.

DISCUSSION:

Seven (7) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property. To the present, staff received no correspondence from adjacent property owners expressing opposition to the request.

STAFF RECOMMENDATION:

Approval



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS A PORTION OF LOT 17, N.C.B. 11876, OLMOS PARK HEIGHTS, RECORDED IN VOLUME 980, PAGE 29, AND AS LOT 57, N.C.B. 11876, CORRECTION PLAT OF RESUBMISSION PLAT OF A PORTION OF OLMOS PARK HEIGHTS, RECORDED IN VOLUME 5140, PAGE 157, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ENTITLED OLMOS PARK HEIGHTS, WHICH WAS RECORDED IN VOLUME 980, PAGE 29, BEXAR COUNTY DEED AND PLAT RECORDS, AND CORRECTION PLAT OF RESUBMISSION PLAT OF A PORTION OF OLMOS PARK HEIGHTS, WHICH WAS RECORDED IN VOLUME 5140, PAGE 157, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REVISE ANY COVENANTS OR RESTRICTIONS.

OWNER _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAVERICK LAND SURVEYING UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4045

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 NO. 84705

NOTE:

1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARINGS AND COORDINATE VALUES SHOWN ON THIS PLAT ARE FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 14N, NAD 83 (FORS 94).
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO 2000) IS 0.999813355.
4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE EIGHT INCHES ABOVE FINAL ADJACENT GRADES.

IMPACT FEE PAYMENT DUE:

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

WASTEWATER FEE NOTE:

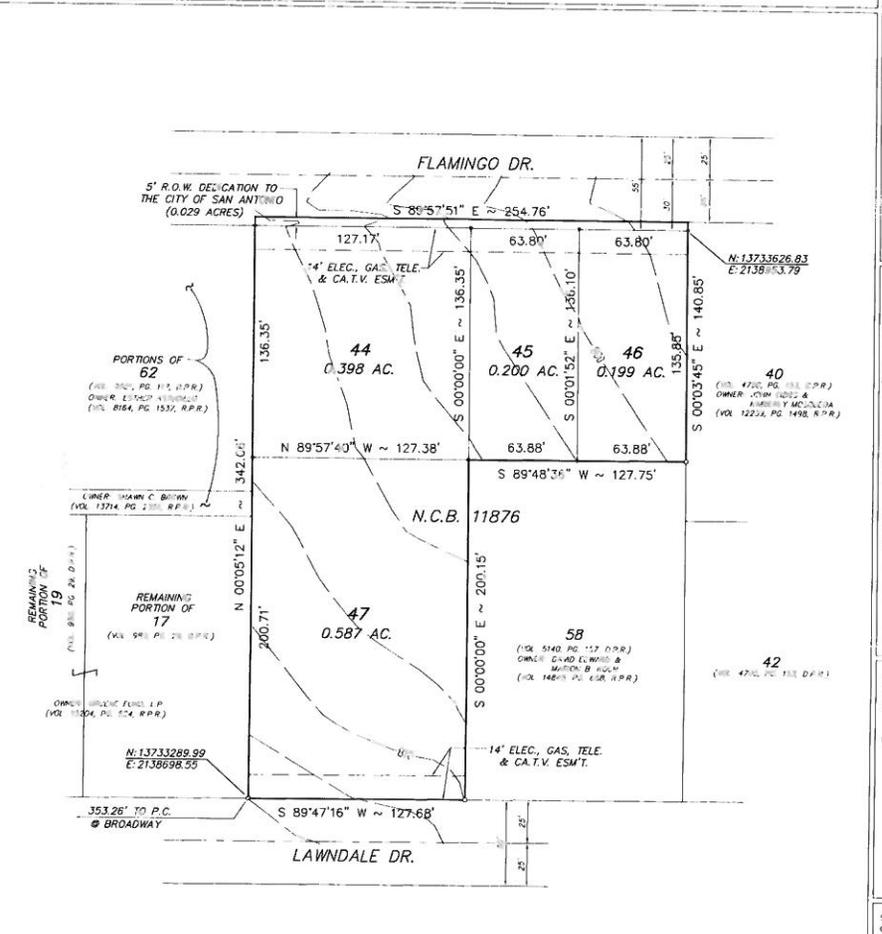
THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 FLOW DEMAND OF 1,000 GPM AT 25' FOR RESIDENTIAL STRUCTURE. THE FIRE FLOW REQUIREMENTS FOR INDUSTRIAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

CEP NOTES:

1. The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement", for the purpose of installing, and erecting poles, hanging or burying wires, cables, conductors, pipes or transformers, each with its necessary appurtenances, together with the right of ingress and egress over adjacent or opposite 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 endanger or may interfere with the efficient use of said lines or appurtenances thereof. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
3. This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.



REMAINING PORTION OF 17 (VOL. 980, PG. 29, D.P.R.)

OWNER: SHIRLEY FLORES, P.P. (VOL. 1004, PL. 124, R.P.R.)

N: 13733289.99 E: 2138698.55

OWNER: JIMMY C. BROWN (VOL. 13714, PG. 200, R.P.R.)

OWNER: JOHN W. WALS (VOL. 4720, PG. 132, D.P.R.)

OWNER: JIMMY W. WALS & FAMILY TRUST (VOL. 12234, PG. 149, R.P.R.)

OWNER: JIMMY W. WALS (VOL. 5140, PG. 157, D.P.R.)

OWNER: JIMMY W. WALS & FAMILY TRUST (VOL. 14650, PG. 158, R.P.R.)

OWNER: JIMMY W. WALS (VOL. 4720, PG. 132, D.P.R.)

LEGEND:

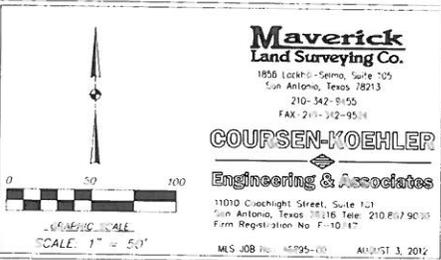
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- C.A.T.V. = CABLE TELEVISION
- ESM'T. = EASEMENT
- R.O.W. = RIGHT OF WAY
- B.S.L. = BUILDING SETBACK LINE
- D.P.R. = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
- o = FOUND 1/2" IRON ROD
- + = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)

PLAT No. 120275

REPLAT ESTABLISHING

TRIPLE "W" ESTATES

BEING A 1.413 ACRE TRACT ESTABLISHING LOTS 44, 45, 46 & 47, N.C.B. 11876 SAN ANTONIO, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, dedicates to the use of the public, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOR PART OF AN EASEMENT OR PLANNED UNIT DEVELOPMENT, A DIVERSE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK E. WALS
OWNER ADDRESS: 10742 GRAVILE SAN ANTONIO, TEXAS 78258

OWNER _____

STATE OF TEXAS
COUNTY OF BEXAR

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

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES _____

THIS PLAT OF _____ TRIPLE "W" ESTATES _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

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

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 6D & 11 September 12, 2012

TIMBERWOOD

PARK UNIT 47 BSL

SUBDIVISION NAME

MINOR PLAT

120328

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 450 E-6

OWNER: Timberwood Development Co., c/o Jason Gale

ENGINEER: ADA Consulting Group, Inc., c/o Donald Oroian, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: August 22, 2012

Location: North of the intersection of Shady Acres and Cedro

Services Available: SAWS Water and Off Site Master Septic Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to replace the 20-foot building setback line with a 10-foot building setback line.

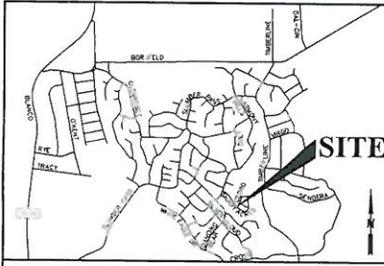
DISCUSSION:

Six (6) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property. To the present, staff received no correspondences from the adjacent property owners.

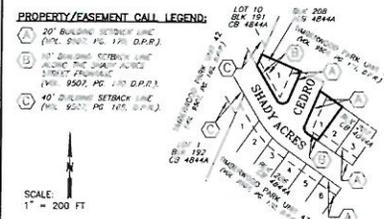
Furthermore, this plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military's Installations review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

STAFF RECOMMENDATION:

Approval



LOCATION MAP N.T.S.
MAPSCO 2012 PAGE 450 GRID E8



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION:
BEING LOT 1, BLOCK 207, CB 4844A AND LOT 1, BLOCK 208, CB 4844A, TIMBERWOOD PARK UNIT 47 SUBDIVISION, RECORDED IN VOLUME 9507, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

- LEGEND**
- 1/2" STEEL PIN FOUND WITH PLASTIC CAP (MARKED ACS, INC)
 - (---)--- EXISTING CONTOUR LINE (FT)
 - ███ ELECTRIC
 - ███ TELEPHONE
 - ███ CABLE TELEVISION
 - ███ ESM
 - ███ EASEMENT
 - ███ B.S.L. = BUILDING SETBACK LINE
 - ███ VOL. = VOLUME
 - ███ PG. = PAGE
 - ███ AC. = ACRES
 - ███ BLK. = BLOCK
 - ███ CB = COUNTY BLOCK
 - ███ NCB = NEW CITY BLOCK
 - ███ R.O.W. = RIGHT-OF-WAY
 - ███ N.T.S. = NOT TO SCALE
 - ███ COSA = CITY OF SAN ANTONIO
 - ███ D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ███ O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR:
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE TIMBERWOOD PARK UNIT 47 SUBDIVISION WHICH IS RECORDED IN VOLUME 9507, PAGE 170, BEXAR COUNTY DEED AND PLAT RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

BY: JASON GALE, VICE PRESIDENT
TIMBERWOOD DEVELOPMENT CO.
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2012.
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.

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.

DONALD ORJIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC. (TDR# F-3512)
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 92944

MICHAEL J. HARRIS, R.P.L.S.
c/o ADA CONSULTING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4381
T.S.P.L.S. FIRM REGISTRATION NO. 101891-00

SURVEYOR NOTE:
1. COORDINATE VALUES SHOWN HEREON (EAST, (NORTH) ARE NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONAL ZONE IN U.S. FEET COVERED SCALE FACTOR USED IS 0.99982895. GEOMETRIC HEIGHTS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1988 (GEOID 03) FROM G.P.S. OBSERVATION MADE JUNE 13, 2008 AT LAT. 29°41'28.25981" NORTH, LONG. 98°25'33.01477" WEST. ORIS SOLUTION (PFD) USED DU 7862, OF 4371 AND DU 7872).
2. SETBACKS SUBJECT TO THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 4802001300, EFFECTIVE SEPTEMBER 29, 2010.
4. BEARING BASIS: RECORD AS PER VOLUME 9507, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARLS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE OWNER(S) OF THE LAND WITHIN THIS PLAT WHICH CONTAIN ANY OF THE ABOVE WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

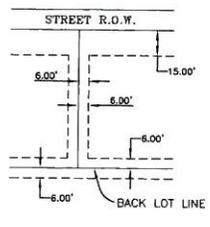
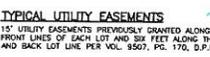
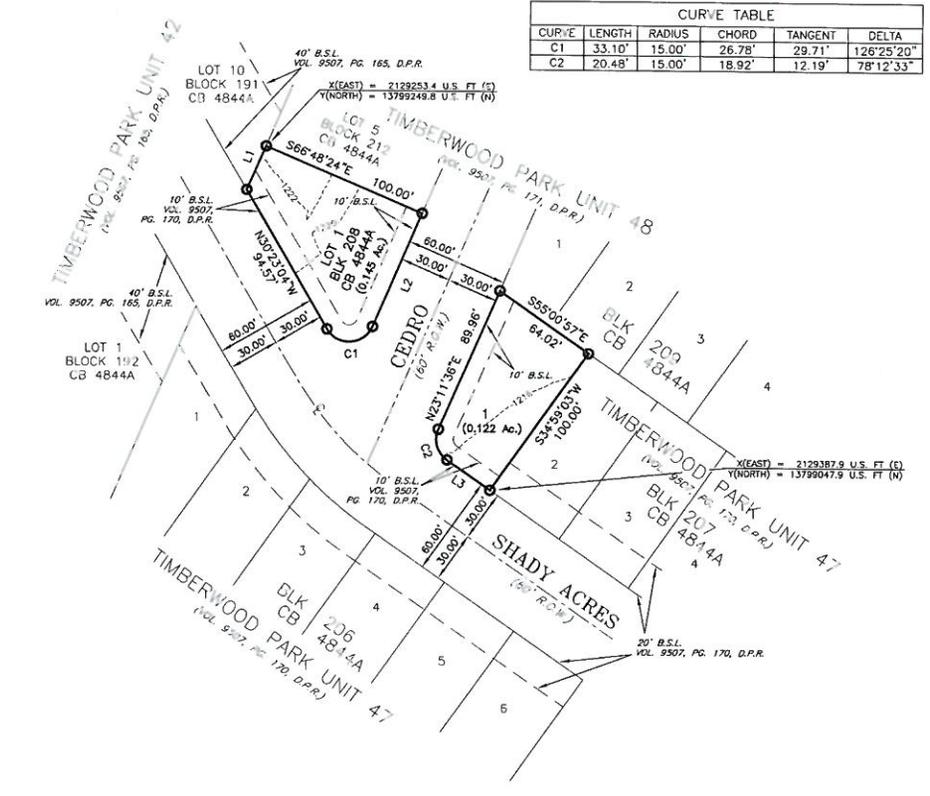
LINE TABLE

LINE	LENGTH	BEARING
L1	28.41'	N23°11'36"E
L2	72.49'	S23°11'36"W
L3	30.96'	N55°00'57"W

CITY PUBLIC SERVICE (GPS) NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVACE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES 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 STUMP THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOUSE 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 AREAS HOWEVER DRIVEWAY APRONS, CONCRETE FLOWERS, PAVING AND/OR FENCES ARE ALLOWED.
ANY GPS MONITARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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 EASEMENTS ARE DESCRIBED BELOW.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	33.10'	15.00'	26.78'	29.71'	126°25'20"
C2	20.48'	15.00'	18.92'	12.91'	78°12'33"

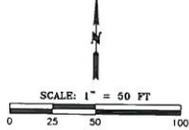


PLAT NO. 120328

BUILDING SETBACK LINE PLAT OF:

TIMBERWOOD PARK UNIT 47

THE SOLE PURPOSE OF THIS REPLAT IS TO REPLACE THE 20' BUILDING SETBACK LINE WITH A 10' BUILDING SETBACK LINE FROM 0.277 ACRES OF LAND BEING LOT 1, BLOCK 207, CB 4844A AND LOT 1, BLOCK 208, CB 4844A, TIMBERWOOD PARK UNIT 47 SUBDIVISION, RECORDED IN VOLUME 9507, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THIS BUILDING SETBACK LINE AMENDING PLAT DOES NOT RE-DETERMINE PREVIOUSLY PLATTED UTILITY EASEMENTS OR ALTER ANY RECORDED RELEASES ASSOCIATION WITH SAID UTILITY EASEMENTS.



ADA CONSULTING GROUP, INC.
1211 W. RIMMAY, SUITE 102 SAN ANTONIO, TX 78210
TEL: 214-764-1612 FAX: 214-764-6728 www.adacog.com
15 YEARS REGISTERED ENGINEERING FIRM NO. 93132

ADACOG PROJECT NO. 482-02 DATE: JULY 30, 2012

OWNER: TIMBERWOOD DEVELOPMENT CO.
15315 SAN PEDRO AVE.
SAN ANTONIO, TX 78232
(210) 494-5237

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

BY: JASON GALE, VICE PRESIDENT
TIMBERWOOD DEVELOPMENT CO.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON GALE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ 2012.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 2012.

BY: _____
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS BUILDING SETBACK LINE AMENDING PLAT OF TIMBERWOOD PARK UNIT 47 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2012.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS, COUNTY OF BEXAR:

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2012 AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D. 2012 AT _____ IN THE RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2012.

BY: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

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

AGENDA ITEM NO: **6E & 12** September 12, 2012

TIMBERWOOD PARK UNIT 48 BSL
SUBDIVISION NAME

MINOR PLAT

120329
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 450 E-6

OWNER: Timberwood Development Co., c/o Jason Gale

ENGINEER: ADA Consulting Group, Inc., c/o Donald Oroian, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Date filed with Planning Commission: August 22, 2012

Location: At the intersection of Cedro and Epcot

Services Available: SAWS Water and Offsite Master Septic System

Zoning: Outside San Antonio City Limits

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to replace the 20-foot building setback line with a 10-foot building setback line.

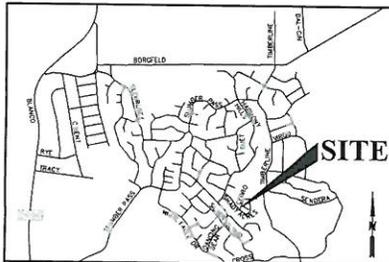
DISCUSSION:

Seventeen (17) notices were mailed to property owners within two hundred (200) feet of the subject property. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

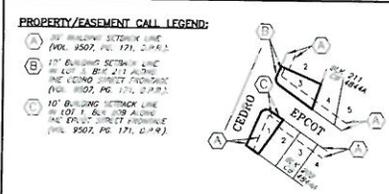
Further, this plat lies within the Camp Bullis 5-Mile Awareness Zone, is less than ten (10) acres, and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

STAFF RECOMMENDATION:

Approval



LOCATION MAP N.T.S.
MAPSCO 2012 PAGE 450 GRID E6



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH A WRITEN NOTIFICATION:
BEING LOT 1, BLOCK 209, CB 4844A AND LOT 3, BLOCK 211, CB 4844A, TIMBERWOOD PARK UNIT 48 SUBDIVISION, RECORDED IN VOLUME 9507, PAGE 171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

- LEGEND**
- 1/2" STEEL PIN FOUND WITH PLASTIC CAP (MARKED ACS, INC)
 - 862--- EXISTING CONTOUR LINE (FT)
 - E/C = ELECTRIC
 - TELE = TELEPHONE
 - CATV = CABLE TELEVISION
 - E/AM = EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - W/L = VOLUME
 - PG. = PAGE
 - AC = ACRES
 - BLK = BLOCK
 - CB = COUNTY BLOCK
 - R.O.W. = RIGHT-OF-WAY
 - N.T.S. = NOT TO SCALE
 - COSA = CITY OF SAN ANTONIO
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR:
THE AREA BEING REPLATED WAS PREVIOUSLY PLATED IN THE "TIMBERWOOD PARK UNIT 48 SUBDIVISION" WHICH IS RECORDED IN VOLUME 9507, PAGE 171, BEXAR COUNTY DEED AND PLAT RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

BY: JASON GALE, VICE PRESIDENT
TIMBERWOOD DEVELOPMENT CO.
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2012.
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.

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.

DONALD DROWAN, M.S., P.E.
C/O ADA CONSULTING GROUP, INC. (TYPE FIRM F-3512)
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

MICHAEL J. HARRIS, R.P.L.S.
C/O ADA CONSULTING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4381
I.B.P.L.S. FIRM REGISTRATION NO. 101691-00

SURVEYOR NOTE:

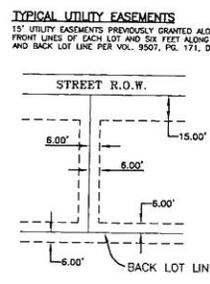
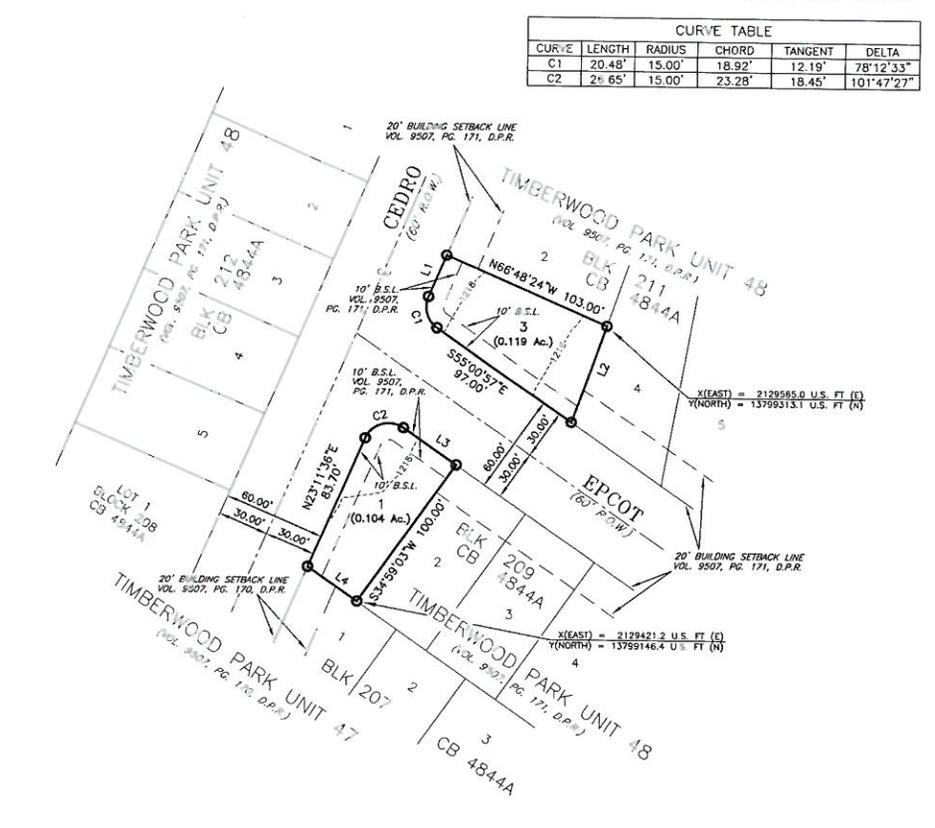
- COORDINATE VALUES SHOWN HEREON (X/EAST, Y/NORTH) ARE NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE IN U.S. FEET COMPOUND SCALE FACTOR USED IS 0.99982858. OPTOMETRIC HEIGHTS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1986 (GD86) (3) FROM C.P.S. OBSERVATION MADE JUNE 13, 2008 AT LAT: 29°41'26.2081" NORTH, LONG: 98°28'33.0147" WEST; CPUS SOLUTION (PDS) USED DJ 7862, OF 4371 AND DJ 7872.
- SETBACKS SHOWN 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.
- NO PORTION OF THE 100 YEAR FLOOD PLAN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 480201300, EFFECTIVE SEPTEMBER 20, 2010.
- BEARING BASIS: RECORD AS PER VOLUME 9507, PAGE 171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE OWNER(S) OF THE LAND WITHIN THIS PLAT WHICH CONTAIN ANY OF THE ABOVE WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

LINE	LENGTH	BEARING
L1	26.50'	N23°11'36"E
L2	61.13'	N19°32'47"E
L3	37.98'	S55°00'57"E
L4	35.56'	N55°00'57"W

CITY PUBLIC SERVICE (CPS) NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHUNG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPING OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ANCHORED 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 CHALLENGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS UNLESS THEY ARE NECESSARY FOR THE INSTALLATION OF SAID FACILITIES. ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO EASEMENTS ARE DESCRIBED BELOW:

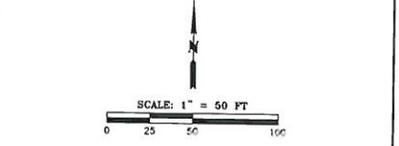
CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	20.48'	15.00'	18.92'	12.19'	78°12'33"
C2	26.65'	15.00'	23.28'	18.45'	101°47'27"



PLAT NO. 120329

BUILDING SETBACK LINE PLAT OF:
TIMBERWOOD PARK UNIT 48

THE SOLE PURPOSE OF THIS REPLAT IS TO REPLACE THE 20' BUILDING SETBACK LINE WITH A 10' BUILDING SETBACK LINE FROM 0.263 ACRES OF LAND BEING LOT 1, BLOCK 209, CB 4844A AND LOT 3, BLOCK 211, CB 4844A, TIMBERWOOD PARK UNIT 48 SUBDIVISION, RECORDED IN VOLUME 9507, PAGE 171, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THIS BUILDING SETBACK LINE AMENDING PLAT DOES NOT RE-DEDICATE PREVIOUSLY PLATTED UTILITY EASEMENTS OR ALTER ANY RECORDED RELEASE ASSOCIATION WITH SAID UTILITY EASEMENTS.



ADA CONSULTING GROUP, INC.
2211 W. DAWSON ST. STE. 110 SAN ANTONIO, TX 78210
TEL: 512.342.7272 FAX: 512.342.8728 WWW.ADA-CG.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-3317

ADACG PROJECT NO: 482-02 DATE: JULY 30, 2012

OWNER: TIMBERWOOD DEVELOPMENT CO.
15315 SAN PEDRO AVE.
SAN ANTONIO, TX 78232
(210) 494-5237

BY: JASON GALE, VICE PRESIDENT
TIMBERWOOD DEVELOPMENT CO.

STATE OF TEXAS, COUNTY OF BEXAR:
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON GALE, 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 _____ 2012.
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
THIS AMENDING PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 2012.
BY: _____
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS BUILDING SETBACK LINE AMENDING PLAT OF TIMBERWOOD PARK UNIT 48 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2012.
BY: _____
CHAIRMAN

STATE OF TEXAS, COUNTY OF BEXAR:
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2012 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2012 AT _____ M. IN THE RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2012.
BY: _____
COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT (PUD)
AGENDA ITEM NO: 6F & 13 September 12, 2012

CENTURY OAKS
PUD NAME

03-027B
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 485 B-5

OWNER: Shaggy Development, c/o Gordon V. Hartman

ENGINEER: Pape-Dawson Engineers, Inc., c/o Caleb Chance, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Location: North of Evans Road, east of Angostura Boulevard

Zoning: Outside San Antonio City Limits

PUD is associated with:

MDP 460E, Century Oaks, accepted on August 7, 2012

PUD 03-27A, Century Oaks, approved on June 21, 2011

Proposed Use: Single-Family Residential at a density of 3.25 dwelling units per acre

Major Thoroughfare: Evans Road, Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W.)

APPLICANT'S PROPOSAL:

The applicant proposes to amend PUD plan 03-027A to develop a **527.57**-acre tract of land that will consist of one thousand four-hundred eighty-four (**1,484**) single-family lots, and twelve thousand (**12,000**) linear feet of private streets and four thousand sixty-five (**4,065**) linear feet of public streets.

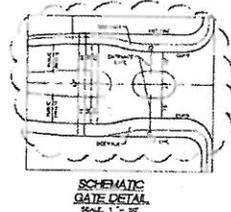
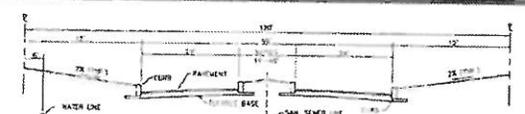
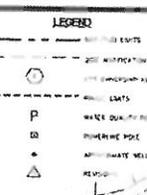
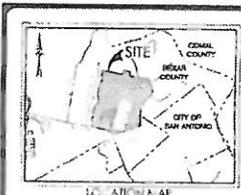
DISCUSSION:

Forty eight (48) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Hidden Oaks Estates, Unit 2 Home Owners Association. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

Further, this plan was previously presented by the Planning Commission on August 22, 2012, in which the applicant was granted continuance to the September 12, 2012 Planning Commission meeting.

STAFF RECOMMENDATION:

Approval



- NOTES**
- THE COMMUNITY SHOWN ARE MAPS OF SAN ANTONIO SOUTH CENTRAL ZONE.
 - ALL INTERIOR LOTS WILL COMPLY WITH THE CLEAN MOBILE AREA (CMCA-33-318).
 - ALL LAND USE WILL BE DETACHED SEMI-DETACHED RESIDENTIAL UNLESS NOTED OTHERWISE.
 - ALL LOCAL "A" ZONE LOTS TO BE STRIPS AND PRIVATE.
 - THE ENTRY TO UNIT-1, UNIT-2, UNIT-7, UNIT-9, AND UNIT-10 FROM NORMAL DUNE DRIVE AND DUNES DRIVE WILL BE PRIVATE.
 - ALL INTERIOR LOTS WILL BE LOCAL TYPE "A" (60') UNLESS NOTED OTHERWISE.
 - WATER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - CANALRY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - ALL AND ACCESS TO BE PROVIDED BY CITY PUBLIC UTILITY.
 - 1.0 CROWNINGS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5.
 - SPACING: 20-30 FEET. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANNED STREET SHALL BE SIX (6) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A CURB SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A DRIVEWAY SHALL BE FIVE (5) FEET IN WIDTH FOR COLLECTORS (CONFORM 60 FT) AND DRIVEWAYS (CONFORM 75 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR SIDEWALKS (CONFORM 50 FEET).
 - THE PRIVATE RECREATIONAL AREA WILL BE CONSTRUCTED WITH UNIT 1 AND UNIT 2.

BEXAR COUNTY CLEARANCE STATEMENT

THIS PROJECT HAS BEEN REVIEWED BY THE BEXAR COUNTY ENGINEER'S OFFICE AND IS IN COMPLIANCE WITH THE BEXAR COUNTY CLEARANCE REQUIREMENTS.

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------------|
| 1 | 03/14/2013 | ISSUED |
| 2 | 03/14/2013 | REMOVED UNIT 5 & ADDED 14 LOTS |
| 3 | 03/14/2013 | REMOVED UNIT 14 TO UNIT 8 |
| 4 | 03/14/2013 | ADDED 13 LOTS |
| 5 | 03/14/2013 | ADDED 1 LOT |
| 6 | 03/14/2013 | ADDED 1 LOT |
| 7 | 03/14/2013 | ADDED 5 LOTS |
| 8 | 03/14/2013 | REMOVED UNIT 10 TO UNIT 14 |
| 9 | 03/14/2013 | REMOVED UNIT 10 & 17 TO UNIT 13 |
| 10 | 03/14/2013 | REMOVED UNIT 19 TO UNIT 16 |
| 11 | 03/14/2013 | REMOVED UNIT 18 TO UNIT 17 |
| 12 | 03/14/2013 | REMOVED UNIT 20 TO UNIT 16 |
| 13 | 03/14/2013 | REMOVED UNIT 20 TO UNIT 10 |
| 14 | 03/14/2013 | REMOVED UNIT 22 TO UNIT 10 |
| 15 | 03/14/2013 | ADDED LAND USE TABLES |

UNIT	# OF LOTS	PLANNED	EXISTING	ESTIMATED	REMARKS
1	14	14	0	14	ADDED 14 LOTS
2	14	14	0	14	ADDED 14 LOTS
3	14	14	0	14	ADDED 14 LOTS
4	14	14	0	14	ADDED 14 LOTS
5	14	14	0	14	ADDED 14 LOTS
6	14	14	0	14	ADDED 14 LOTS
7	14	14	0	14	ADDED 14 LOTS
8	14	14	0	14	ADDED 14 LOTS
9	14	14	0	14	ADDED 14 LOTS
10	14	14	0	14	ADDED 14 LOTS
11	14	14	0	14	ADDED 14 LOTS
12	14	14	0	14	ADDED 14 LOTS
13	14	14	0	14	ADDED 14 LOTS
14	14	14	0	14	ADDED 14 LOTS
15	14	14	0	14	ADDED 14 LOTS
16	14	14	0	14	ADDED 14 LOTS
17	14	14	0	14	ADDED 14 LOTS
18	14	14	0	14	ADDED 14 LOTS
19	14	14	0	14	ADDED 14 LOTS
20	14	14	0	14	ADDED 14 LOTS
21	14	14	0	14	ADDED 14 LOTS
22	14	14	0	14	ADDED 14 LOTS
23	14	14	0	14	ADDED 14 LOTS
24	14	14	0	14	ADDED 14 LOTS
25	14	14	0	14	ADDED 14 LOTS
26	14	14	0	14	ADDED 14 LOTS
27	14	14	0	14	ADDED 14 LOTS
28	14	14	0	14	ADDED 14 LOTS
29	14	14	0	14	ADDED 14 LOTS
30	14	14	0	14	ADDED 14 LOTS
31	14	14	0	14	ADDED 14 LOTS
32	14	14	0	14	ADDED 14 LOTS
33	14	14	0	14	ADDED 14 LOTS
34	14	14	0	14	ADDED 14 LOTS
35	14	14	0	14	ADDED 14 LOTS
36	14	14	0	14	ADDED 14 LOTS
37	14	14	0	14	ADDED 14 LOTS
38	14	14	0	14	ADDED 14 LOTS
39	14	14	0	14	ADDED 14 LOTS
40	14	14	0	14	ADDED 14 LOTS
41	14	14	0	14	ADDED 14 LOTS
42	14	14	0	14	ADDED 14 LOTS
43	14	14	0	14	ADDED 14 LOTS
44	14	14	0	14	ADDED 14 LOTS
45	14	14	0	14	ADDED 14 LOTS
46	14	14	0	14	ADDED 14 LOTS
47	14	14	0	14	ADDED 14 LOTS
48	14	14	0	14	ADDED 14 LOTS
49	14	14	0	14	ADDED 14 LOTS
50	14	14	0	14	ADDED 14 LOTS
51	14	14	0	14	ADDED 14 LOTS
52	14	14	0	14	ADDED 14 LOTS
53	14	14	0	14	ADDED 14 LOTS
54	14	14	0	14	ADDED 14 LOTS
55	14	14	0	14	ADDED 14 LOTS
56	14	14	0	14	ADDED 14 LOTS
57	14	14	0	14	ADDED 14 LOTS
58	14	14	0	14	ADDED 14 LOTS
59	14	14	0	14	ADDED 14 LOTS
60	14	14	0	14	ADDED 14 LOTS
61	14	14	0	14	ADDED 14 LOTS
62	14	14	0	14	ADDED 14 LOTS
63	14	14	0	14	ADDED 14 LOTS
64	14	14	0	14	ADDED 14 LOTS
65	14	14	0	14	ADDED 14 LOTS
66	14	14	0	14	ADDED 14 LOTS
67	14	14	0	14	ADDED 14 LOTS
68	14	14	0	14	ADDED 14 LOTS
69	14	14	0	14	ADDED 14 LOTS
70	14	14	0	14	ADDED 14 LOTS
71	14	14	0	14	ADDED 14 LOTS
72	14	14	0	14	ADDED 14 LOTS
73	14	14	0	14	ADDED 14 LOTS
74	14	14	0	14	ADDED 14 LOTS
75	14	14	0	14	ADDED 14 LOTS
76	14	14	0	14	ADDED 14 LOTS
77	14	14	0	14	ADDED 14 LOTS
78	14	14	0	14	ADDED 14 LOTS
79	14	14	0	14	ADDED 14 LOTS
80	14	14	0	14	ADDED 14 LOTS
81	14	14	0	14	ADDED 14 LOTS
82	14	14	0	14	ADDED 14 LOTS
83	14	14	0	14	ADDED 14 LOTS
84	14	14	0	14	ADDED 14 LOTS
85	14	14	0	14	ADDED 14 LOTS
86	14	14	0	14	ADDED 14 LOTS
87	14	14	0	14	ADDED 14 LOTS
88	14	14	0	14	ADDED 14 LOTS
89	14	14	0	14	ADDED 14 LOTS
90	14	14	0	14	ADDED 14 LOTS
91	14	14	0	14	ADDED 14 LOTS
92	14	14	0	14	ADDED 14 LOTS
93	14	14	0	14	ADDED 14 LOTS
94	14	14	0	14	ADDED 14 LOTS
95	14	14	0	14	ADDED 14 LOTS
96	14	14	0	14	ADDED 14 LOTS
97	14	14	0	14	ADDED 14 LOTS
98	14	14	0	14	ADDED 14 LOTS
99	14	14	0	14	ADDED 14 LOTS
100	14	14	0	14	ADDED 14 LOTS

UNIT	# OF LOTS	PLANNED	EXISTING	ESTIMATED	REMARKS
1	14	14	0	14	ADDED 14 LOTS
2	14	14	0	14	ADDED 14 LOTS
3	14	14	0	14	ADDED 14 LOTS
4	14	14	0	14	ADDED 14 LOTS
5	14	14	0	14	ADDED 14 LOTS
6	14	14	0	14	ADDED 14 LOTS
7	14	14	0	14	ADDED 14 LOTS
8	14	14	0	14	ADDED 14 LOTS
9	14	14	0	14	ADDED 14 LOTS
10	14	14	0	14	ADDED 14 LOTS
11	14	14	0	14	ADDED 14 LOTS
12	14	14	0	14	ADDED 14 LOTS
13	14	14	0	14	ADDED 14 LOTS
14	14	14	0	14	ADDED 14 LOTS
15	14	14	0	14	ADDED 14 LOTS
16	14	14	0	14	ADDED 14 LOTS
17	14	14	0	14	ADDED 14 LOTS
18	14	14	0	14	ADDED 14 LOTS
19	14	14	0	14	ADDED 14 LOTS
20	14	14	0	14	ADDED 14 LOTS
21	14	14	0	14	ADDED 14 LOTS
22	14	14	0	14	ADDED 14 LOTS
23	14	14	0	14	ADDED 14 LOTS
24	14	14	0	14	ADDED 14 LOTS
25	14	14	0	14	ADDED 14 LOTS
26	14	14	0	14	ADDED 14 LOTS
27	14	14	0	14	ADDED 14 LOTS
28	14	14	0	14	ADDED 14 LOTS
29	14	14	0	14	ADDED 14 LOTS
30	14	14	0	14	ADDED 14 LOTS
31	14	14	0	14	ADDED 14 LOTS
32	14	14	0	14	ADDED 14 LOTS
33	14	14	0	14	ADDED 14 LOTS
34	14	14	0	14	ADDED 14 LOTS
35	14	14	0	14	ADDED 14 LOTS
36	14	14	0	14	ADDED 14 LOTS
37	14	14	0	14	ADDED 14 LOTS
38	14	14	0	14	ADDED 14 LOTS
39	14	14	0	14	ADDED 14 LOTS
40	14	14	0	14	ADDED 14 LOTS
41	14	14	0	14	ADDED 14 LOTS
42	14	14	0	14	ADDED 14 LOTS
43	14	14	0	14	ADDED 14 LOTS
44	14	14	0	14	ADDED 14 LOTS
45	14	14	0	14	ADDED 14 LOTS
46	14	14	0	14	ADDED 14 LOTS
47	14	14	0	14	ADDED 14 LOTS
48	14	14	0	14	ADDED 14 LOTS
49	14	14	0	14	ADDED 14 LOTS
50	14	14	0	14	ADDED 14 LOTS
51	14	14	0	14	ADDED 14 LOTS
52	14	14	0	14	ADDED 14 LOTS
53	14	14	0	14	ADDED 14 LOTS
54	14	14	0	14	ADDED 14 LOTS
55	14	14	0	14	ADDED 14 LOTS
56	14	14	0	14	ADDED 14 LOTS
57	14	14	0	14	ADDED 14 LOTS
58	14	14	0	14	ADDED 14 LOTS
59	14	14	0	14	ADDED 14 LOTS
60	14	14	0	14	ADDED 14 LOTS
61	14	14	0	14	ADDED 14 LOTS
62	14	14	0	14	ADDED 14 LOTS
63	14	14	0	14	ADDED 14 LOTS
64	14	14	0	14	ADDED 14 LOTS
65	14	14	0	14	ADDED 14 LOTS
66	14	14	0	14	ADDED 14 LOTS
67	14	14	0	14	ADDED 14 LOTS
68	14	14	0	14	ADDED 14 LOTS
69	14	14	0	14	ADDED 14 LOTS
70	14	14	0	14	ADDED 14 LOTS
71	14	14	0	14	ADDED 14 LOTS
72	14	14			

PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT (PUD)
AGENDA ITEM NO: 6G & 14 September 12, 2012

HOWELL AT THE DOMINION PHASE 1
PUD NAME

12-005
PLAN #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 C-6

OWNER: Intco Dominion Partnership, c/o Larry Slayter

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

CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Location: Northeast of the intersection of West Tejas Trail and Brenthurst Lane

Zoning: "PUD R-6 S MSAO-1 AHOD MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Military Lighting Overlay District with a specific use authorization for a golf course

PUD is associated with:

MDP 026A-07, Howell at the Dominion, accepted on February 22, 2008

Proposed Use: Single-Family Residential at a density of 1.007 dwelling units per acres

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **27.800**-acre tract of land that will consist of seventeen (**17**) single-family lots six (**6**) non single-family lots, and one thousand seven hundred twenty eight (**1,728**) linear feet of private streets.

DISCUSSION:

Ten (10) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Dominion Home Owners Association. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, and the City's Office of Military Affairs was notified in accordance with the executed Memorandum of Understanding (MOU). The Camp Bullis Military Installation reviewed the project and the Garrison Commander responded that the applicant:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S.

Fish and Wildlife Services (USFWS) protocols showing no endangered species are present, and;

- Will send the project survey to USFWS Ecological Services Office in Austin.

The applicant acknowledged receipt of the Military's concerns on compatibility with Camp Bullis Installation, and indicated that they will coordinate with USFWS.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
RESCIND PLAT APPROVAL
AGENDA ITEM NO: 7 September 12, 2012

PROVIDENT
CENTRE, UNIT 3

MAJOR PLAT

090091
PLAT #

SUBDIVISION NAME

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 C-1

OWNER: IH 35 & Highway 16, L.L.C., c/o Kim Wise

ENGINEER: Pape-Dawson Engineers, Inc., Matt Johnson, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Location: Southwest of the intersection of IH 35 South and State Highway 16

APPLICANT'S PROPOSAL:

Applicant is requesting that the Planning Commission rescind the November 20, 2009 plat approval.

DISCUSSION:

Due to the reconfiguration of the lot layout, this plat is being replaced by Plat No. 120172, Provident Centre Phase 1. The new plat follows this item on the agenda.

STAFF RECOMMENDATION:

Approval

DEVELOPMENT SERVICES
RECEIVED

2012 AUG 23 AM 11:28

May 2, 2012

To: Roderick J. Sanchez, AICP, CBO - Director
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

From: Kim Wise
IH-35 @ Highway 16, L.L.C.
975 One Lincoln Center
5400 LBJ Freeway
Dallas, Texas 75240

Re: Request to Rescind Plat No. 090091

Mr. Sanchez:

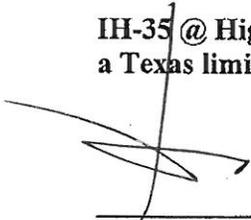
I am an Officer of IH-35 @ Highway 16, L.L.C., owners of the land called Provident Centre, a 45.11-acre tract of land per a Special Warranty Deed with Vendor's Lien recorded in Doc. #20060041138 in the Official Public Records of Bexar County, Texas. This is a formal request to Rescind Plat No. 090091, called 'Provident Centre, Unit 3'. This resubdivision plat was approved by the Planning Commission of the City of San Antonio on November 20, 2009. It has not been recorded and is being held in abeyance until the posting of a Performance Bond. We are requesting that this plat be Rescinded because we have submitted a new subdivision plat (Plat No. 120172, called 'Provident Centre, Phase 1) that includes the area within Plat No. 090091, and Plat No. 090091 is no longer in conformance with the proposed development design.

Both plats are within the 'Provident Centre' Master Development Plan (MDP No. 027-08). Plat No. 090091 included 6.500 acres of land located along the southeast corner of the MDP. The new plat, Plat No. 120172, includes 30.47 acres over the center and east of the MDP and includes the entirety of the original Plat No. 090091. We have processed a minor amendment to the MDP (No. 027A-08), and the new MDP layout now conforms to the proposed layout of Plat No. 120172.

Please contact me if you have any questions. Thank you for your review of this request.

Executed this 3rd day of June, 2012.

IH-35 @ Highway 16, L.L.C.
a Texas limited liability company



Kim Wise, Member

State of Texas

§
§
§

County of DALLAS

DEVELOPMENT SERVICES
RECEIVED

2012 AUG 23 AM 11:28

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Kim Wise, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein described.

Given under my hand and seal of office, this the 4TH day of JUNE, 2012.

Tana Roen
Notary Public in and for the State of Texas



PLAT NUMBER 090091

SCALE: 1" = 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
 TPE, FIRM REGISTRATION 170
 555 EAST RAUSBY SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

RESUBDIVISION PLAT
 ESTABLISHING
PROVIDENT CENTRE, UNIT 3

A 6.500 ACRE TRACT OF LAND OUT OF A 45.11 ACRE TRACT OF LAND CONVEYED TO 1H 35 @ HIGHWAY 16, L.L.C. IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11953, PAGES 99-106 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF PORTIONS OF NEW CITY BLOCK 12678, 12680, 12682 AND 12684, NOW ASSIGNED TO NEW CITY BLOCK 12685 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

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 DISPLAYED IN THE GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY ADVISED THAT THE EASEMENTS ARE RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE FOREWINDING AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" "WATER EASEMENT" "SERVICE EASEMENT" OF INSTALLING, MAINTAINING, REPAIRING, RECONSTRUCTING, HANDICAPPING, PATROLLING, AND NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOREWINDING AREAS AND THE RIGHT TO RELOCATE SAID FACILITIES WITH SAID EASEMENT AND RIGHT-OF-WAY AREA AND THE RIGHT MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT AGREES AND UNDERSTANDS THAT NO HOLDING, CONCRETE RAILS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA, SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED WITHIN PERIOD OR PERIODS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. CENTER DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO REDUCTION OF OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS PROVIDED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

FINISHED FLOOR ELEVATION:

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

THIS PLAT OF PROVIDENT CENTRE, UNIT 3 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. 2009.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR
 I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2009 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2009 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2009.

STATE OF TEXAS
 COUNTY OF BEAR
 _____ CLERK OF BEAR COUNTY
 _____ DEPUTY

- LEGEND**
- AC ACRE(S)
 - CAV CABLE TELEVISION
 - DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - ELEC ELECTRIC
 - ESMT EASEMENT
 - H38 NEW CITY BLOCK
 - OPR ORIGINAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS PAGES)
 - PC POTABLE WATER
 - POW RIGHT-OF-WAY
 - PS SANITARY SEWER
 - TA TURFMAINTENANCE
 - TEL TELEPHONE
 - VAR VARIABLE WIDTH
 - VOL VOLUME
 - 1140 - EXISTING CONTOURS
 - 20' FOUND TYPICAL MONUMENTATION
 - FOUN FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD

BEAR MET WATER IMPACT FEE PAYMENT NOTE:

BEAR MET WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

SHARED CROSS ACCESS NOTE:

IN ACCORDANCE WITH SECTION 33-506 (H) OF THE UNIFIED DEVELOPMENT CODE, THE OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

STREETSCAPE NOTE:

IN ACCORDANCE WITH SECTION 33-512 OF THE UNIFIED DEVELOPMENT CODE, STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION AND NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED.

WATER/WASTE WATER EDU NOTE:

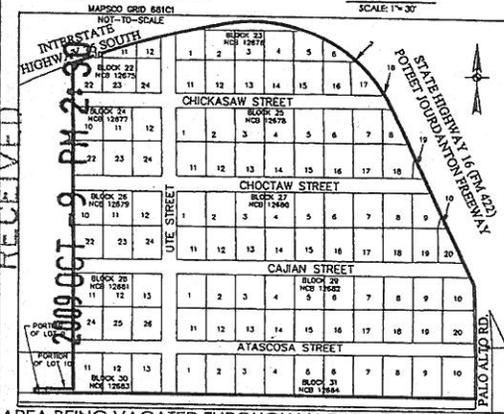
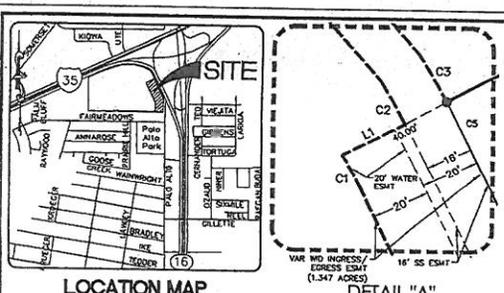
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

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

NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG STATE HIGHWAY 16, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 464.67'.
4. SETBACKS ARE REQUIRED BY APPLICABLE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY IDECO, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY IDECO.



THE AREA BEING VACATED IS COMPRISED OF THE REMAINING PORTION OF LOTS 6, 7 AND 16, AND ALL OF LOTS 1 THROUGH 4 AND LOTS 11 THROUGH 16, BLOCK 23, NCB 12676. A PORTION OF LOTS 18 AND 19 AND ALL OF LOTS 1 THROUGH 4 AND LOTS 11 THROUGH 17, BLOCK 25, NCB 12678. THE REMAINING PORTION OF LOTS 5, 10 AND 20 AND ALL OF LOTS 1 THROUGH 8 AND LOTS 11 THROUGH 19, BLOCK 27, NCB 12680. THE REMAINING PORTION OF LOT 10 AND ALL OF LOTS 1 THROUGH 9, AND LOTS 11 THROUGH 20, BLOCK 29, NCB 12682. AND ALL OF LOTS 1 THROUGH 10, BLOCK 31, NCB 12684. A PORTION OF LOTS 10, 11, 12, AND 22, AND ALL OF LOTS 23 AND 24, BLOCK 22, NCB 12675. ALL OF LOTS 10 THROUGH 12 AND LOTS 22 THROUGH 24, BLOCK 24, NCB 12677. ALL OF LOTS 10 THROUGH 12 AND LOTS 22 THROUGH 24, BLOCK 24, NCB 12679. ALL OF LOTS 11 THROUGH 13, AND LOTS 24 THROUGH 26, BLOCK 28, NCB 12681. AND A PORTION OF LOTS 9 AND 10 AND ALL OF LOTS 11 THROUGH 13, BLOCK 30, NCB 12683. ALL PREVIOUSLY PLATTED IN LOMA ALTA No. 4 SUBDIVISION AS RECORDED IN VOLUME 3700, PAGE 223 HAVE BEEN CLOSED AND ABANDONED BY CITY COUNCIL ORDINANCE No. 44364, PASSED AND APPROVED SEPTEMBER 19, 1974, STATE OF TEXAS.

COUNTY OF DALLAS

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 DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: 1H 35 @ HIGHWAY 16, L.L.C.
 975 ONE LINCOLN CENTER
 5400 LBJ FREEWAY
 DALLAS, TEXAS 75240-1062

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Renna 9/14/09 (PLAT No. 080537) 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 September, A.D. 2009.

Jim Renna 9/14/09
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

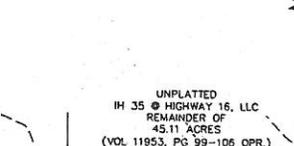
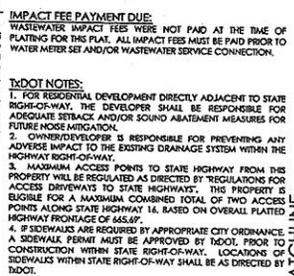
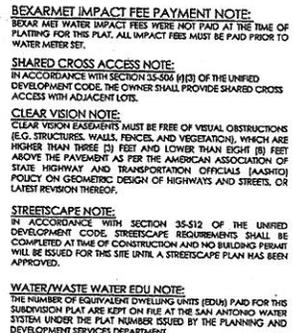
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Matt Heman 8/31/09
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

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

John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°54'06" E	24.00
L2	S89°54'06" W	24.00
L3	N00°00'00" E	30.40
L4	N89°54'06" W	24.00
L5	N25°20'49" E	54.97
L6	S64°39'11" W	8.00
L7	N25°20'49" E	18.00
L8	N64°39'11" E	8.00
L9	S64°39'11" W	8.00
L10	N25°20'49" E	18.00
L11	N64°39'11" E	8.00
L12	N89°54'06" W	24.00
L13	N25°20'49" E	24.00
L14	S20°02'24" E	24.00
L15	S27°50'31" W	7.83
L17	S00°02'24" W	18.00

CURVE TABLE

CURVE	RADIUS	ANGEMENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	253.87	6.53	02°55'32"	N28°48'19" W	13.07
C2	279.87	6.43	03°22'04"	N29°39'39" W	18.86
C3	295.87	6.36	03°42'33"	N30°07'27" W	19.15
C4	529.87	6.29	05°53'18"	S28°38'27" E	28.30
C5	295.87	6.34	05°55'17"	N28°48'27" W	15.09

DEVELOPMENT SERVICES RECEIVED

PROVIDENT CENTRE, UNIT 3
 Civil Job No. 4010-08; Survey Job 40-04

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 September 12, 2012

HOWELL AT THE
DOMINION PHASE 1 P.U.D
SUBDIVISION NAME

MAJOR PLAT

110268
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 C-6

OWNER: Intco Dominion Partnership, c/o Larry Slayter

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

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: August 28, 2012

Location: Northeast of the intersection of West Tejas Trail and Brenthurst Lane

Services Available: SAWS Water and Sewer

Zoning: "PUD R-6 S MSAO-1 AHOD MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Military Lighting Overlay District with a specific use authorization for a golf course

Plat is associated with:

MDP 026A-07, Howell at the Dominion, accepted on February 22, 2008

PUD 12-005, Howell at the Dominion, pending Planning Commission approval

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **27.800**-acre tract of land that will consist of seventeen (**17**) single-family lots six (**6**) non single-family lots, and one thousand seven hundred twenty eight (**1,728**) linear feet of private streets.

DISCUSSION:

The Development Services Department cited Section 35-515(b)(3)(ii) of the Unified Development Code (UDC), Block and Street Length, and Section 35-502(e)(2)(C)(i) of the UDC, Turn Lane Requirements at Site Access. The applicant submitted a request for an Administrative Exception to these requirements.

The Development Services Department granted the Administrative Exception as indicated in the attached report.

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, and the City's Office of Military Affairs was notified in accordance with the executed Memorandum of Understanding (MOU). The Camp Bullis Military Installation reviewed the project and the Garrison Commander responded that the applicant:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present, and;
- Will send the project survey to USFWS Ecological Services Office in Austin.

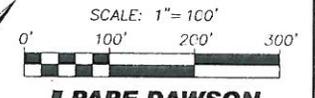
The applicant acknowledged receipt of the Military's concerns on compatibility with Camp Bullis Installation, and indicated that they will coordinate with USFWS.

STAFF RECOMMENDATION:

Approval

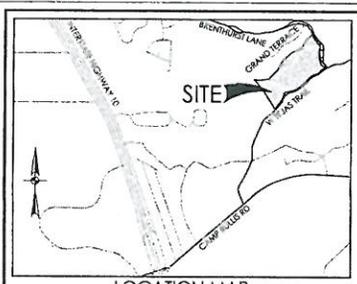
PLAT NUMBER 110268
SUBDIVISION PLAT
OF
HOWELL AT THE DOMINION,
PHASE I P.U.D.

A 27.800 ACRE TRACT OF LAND OUT OF A 141.4 ACRE TRACT OF LAND CONVEYED TO INFCO-DOMINION PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1541-1553, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE AUGUST LIEBE SURVEY NUMBER 6, ABSTRACT 1219, AND OUT OF CITY OF SAN ANTONIO SURVEY NO. 2, 23, ABSTRACT 178, COUNTY BLOCK 4259, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



Pape-Dawson
ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9100
 DATE OF PRINT: August 27, 2012

ORIENT SERVICES RECEIVED
 AUG 27 PM 4:08



LOCATION MAP
 MAPSCO MAP GRID: 400-CA/04
 NOT TO SCALE

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.

GREY FOREST NOTE:
 GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT OF WAY FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXECUTING REPAIRS, HANDLING OR BURNING WOODS, CHARCOAL, CONCRETE, BRICKS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO REMOVE FROM SAID LANDS SAID EASEMENT AND RIGHT OF WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENGINEER OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

FLOODPLAIN NOTE:
 THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 480200115F, DATED SEPTEMBER 29, 2010 AND THE 1% OF THE 4% ANNUAL CHANCE (10-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED REELEVATION OR THE 1% ANNUAL CHANCE (10-YR) ULTIMATE DEVELOPMENT PLUS CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR-OR FLOODPLAIN NOTE:
 MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE 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 TO INCLUDE BUT NOT LIMITED TO: LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29 AND 30 (BLOCK 34).

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT 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.

SURVEYOR'S NOTES:
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPER POINT" UNLESS NOTED OTHERWISE.
 2. CORNERS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CADA NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. READINGS ARE BASED ON THE BENCHMARK AT THE DOMINION, PHASE I SUBDIVISION RECORDED IN VOLUME 9631, PAGES 141-144, DPR, BEXAR COUNTY, TEXAS.

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. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (BY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXECUTING REPAIRS, HANDLING OR BURNING WOODS, CHARCOAL, CONCRETE, BRICKS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO REMOVE FROM SAID LANDS SAID EASEMENT AND RIGHT OF WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENGINEER OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY OF NECESSARY LOSS RESULTS FROM MODIFICATIONS REQUIRED OF C.P.S. FACILITIES, LOCATED WITHIN SAID EASEMENT, DUE TO EXCESSIVE CHANGES TO EXISTING RELEVATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID CHANGE OR CHANGE OF GRADE REVISION.
 3. THE 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 OTHERWISE NOTED HEREON.
 4. A CONCRETE DRIVEWAY APPROXIMATELY ARE ALIGNED WITHIN THE 1% OF THE 1% ANNUAL CHANCE (10-YEAR) FLOODPLAIN AND ARE ALLOWED WITHIN THE 1% OF THE 1% ANNUAL CHANCE (10-YEAR) FLOODPLAIN ONLY UNDERSTANDING ELECTRIC AND GAS FACILITIES ARE PROHIBITED FROM EXISTING WITHIN THESE 1% OF THE 1% ANNUAL CHANCE (10-YEAR) FLOODPLAIN.

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 LAYOUTS TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

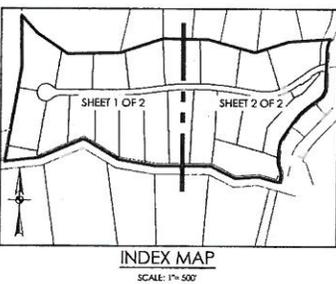
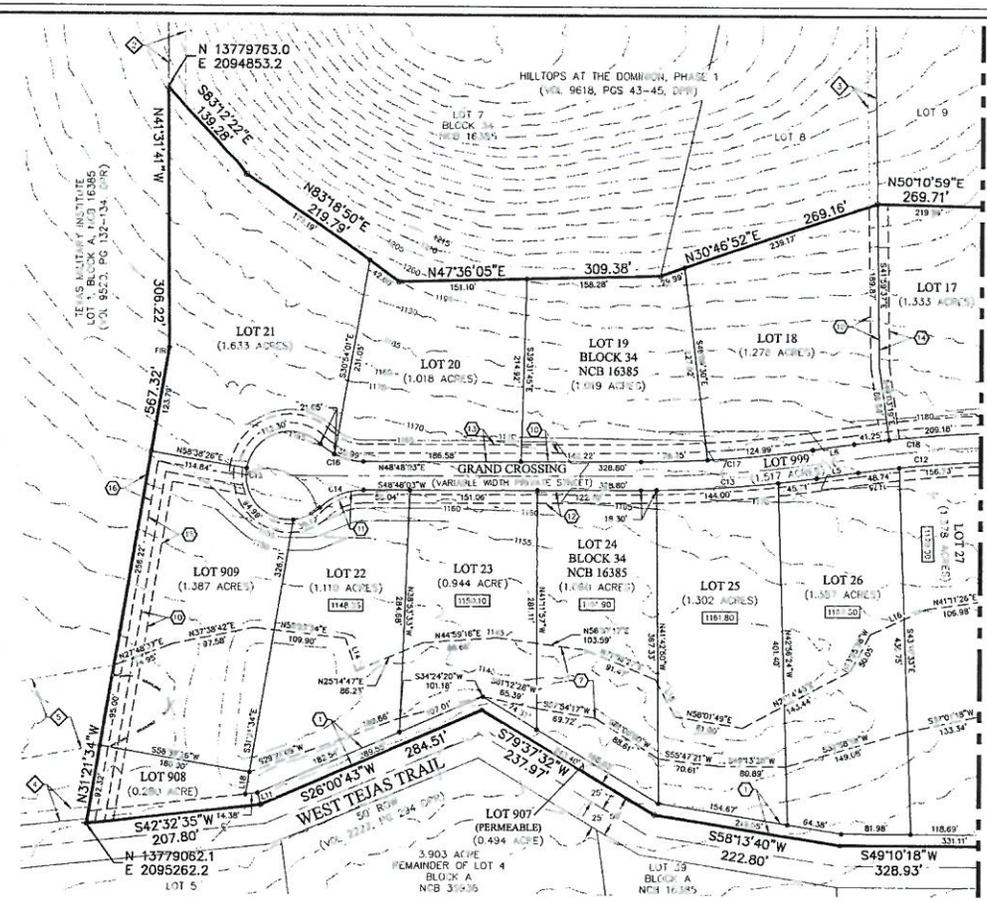
STATE OF TEXAS
 COUNTY OF BEXAR

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCR	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	YOL	YOLUME
11-0	EXISTING CONTOURS	0	FOUND 1/2" HORN ROD
11-0	PROPOSED CONTOURS	*	SET 1/2" HORN ROD (POST)
11-0	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN MAP # 480200115F, DATED SEPTEMBER 29, 2010	11-0	MIN. FINISHED FLOOR ELEVATION

- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 958, PG. 15, DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (4.279 AC)
- 10" WATER EASEMENT
- 5" WATER EASEMENT
- 15" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 14756, PG. 940, DPR)
- 20" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 9103, PGS. 132-134, DPR)
- 12" SANITARY SEWER EASEMENT
- 26.5" DRAINAGE AND SANITARY SEWER EASEMENT
- 10" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
- 8" WATER, ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 958, PG. 15, DPR)
- 20" SANITARY SEWER EASEMENT (VOL. 9118, PG. 43-45, DPR)
- 10" WATER EASEMENT
- 14" ELECTRIC EASEMENT (VOL. 9103, PGS. 132-134, DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9103, PGS. 132-134, DPR)



STATE OF TEXAS
 COUNTY OF BEXAR

OWNER/DEVELOPER: LARRY SLAYTER, VICE PRESIDENT
 INFCO-DOMINION PARTNERSHIP
 14650 BLANCO ROAD, SUITE 506
 SAN ANTONIO, TEXAS 78216
 (210) 498-7224

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY SLAYTER, I KNOW 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 August 27, A.D. 2012.

Rhonda Yerkey
 COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HOWELL AT THE DOMINION, PHASE I P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SAID 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
 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____

STATE OF TEXAS
 COUNTY OF BEXAR

BY: _____ CLERK

Civil Job No. 7735-00; Survey Job No. 9101-08 HOWELL AT THE DOMINION, PHASE I P.U.D.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Howell at the Dominion Phase 1
Address:	
A/P #/PPR #/Plat#:	Plat# 110268
AEVR #:	
AEVR Submittal Date:	8/15/12
AEVR Submitted by:	Thomas M. Carter, P.E.
Issue:	Block and Street Length
Code Sections:	Unified Development Code (UDC), Section 35-515 (b)(3)(ii)
By:	Jesse T. Muñiz, P.E.

The Development Services Department - Engineering received and reviewed a letter dated August 14, 2012 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-515 (b) (3) (ii) (Block and Street Length) is made. The proposed development is located at the intersection of Brenthurst Lane and Grand Crossing.

Response to Section 35-515 (b) (3) (ii) (Block and Street Length) Exception: A streets block length shall not exceed one thousand two hundred (1,200) feet when the street is a:

- Block that ends with a cul-de-sac.
- Local type A

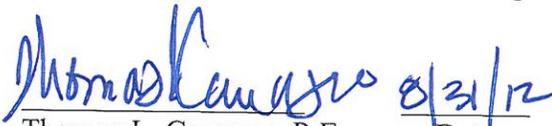
The applicant is requesting an exception to the UDC. The applicant would like to be exempt from the block and street length requirements. The DSD staff agrees with the applicant's analysis for the following reasons:

1. With only 17 residential lots, the traffic volume is expected to be minimal.
2. The street has been designed to include two significant horizontal curves to help reduce speeds along the street and avoid a long straight away.

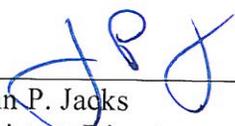
The DSD Staff believes the proposed administrative exception request **does** meet the intent of the UDC and is therefore approved.

RECOMMEND APPROVAL OF Administrative Exception:


Pablo G. Martinez, P.E. 8/30/12
Senior Engineer Date
DSD – Land Development Engineering


Thomas L. Carrasco, P.E. 8/31/12
Development Services Engineer Date
DSD – Land Development Engineering

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


John P. Jacks
Assistant Director
Development Services Department

RECEIVED
12 AUG 14

LAND DEVELOPMENT
SERVICES DIVISION

August 14, 2012

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Howell at The Dominion Phase 1
Plat No. 110268
UDC 35-515b(3)(ii) – Street Length

Dear COSA DSD:

Intco Dominion Partnership is platting a subdivision in The Dominion. This letter is intended to request consideration for an administrative exception. Under Plat No. 110268, a dead end cul-de-sac cannot be longer than 1,200 linear feet per UDC 35-515b(3)(ii) without a traffic calming mechanism. Due to site constraints and the necessary layout of this subdivision to utilize the remaining available tract of land, meeting code would severely limit the use of the lots in this subdivision. This subdivision is in a low density development with limited residential lots on this private street. There are 17 ±1 acre lots in this subdivision and the street has been designed to include two (2) significant horizontal curves to help reduce speeds along the street and avoid a long straight away. Due to the designed alignment of street and very low density, we feel this meets the intent of the code.

An administrative exception to the street length requirement will not be contrary to the spirit and intent of the code.

All practicable measures to minimize any adverse impacts on the public health, safety and public welfare have been taken in the design of this project.

Furthermore, to address the specific requirements of UDC Section §35-483(e) regarding this application process, the following points are discussed regarding this request:

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

Should the project comply with the regulations, shortening the street length would severely limit the use of the remaining tract of land.

- *The hardship relates to the applicant's land, rather than personal circumstances;*

The hardship is a direct result of the applicant's property that remains to be developed and is not related to any personal circumstances.

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

This hardship is unique to this subdivision only. This provision is not shared by others within this subdivision.

- *The hardship is not the result of the applicant's own actions;*

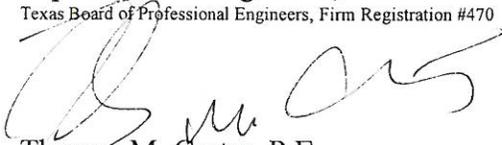
The hardship is not related to any action of the applicant.

- *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.*

For the reasons described previously, allowance of this administrative exception will not decrease public safety. No other property will be degraded by this allowance and the allowance will not affect subdivision of other properties in the area.

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

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



Thomas M. Carter, P.E.
Vice President





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Howell at the Dominion Phase 1
Address:	
A/P #/PPR #/Plat#:	Plat# 110268
AEVR #:	
AEVR Submittal Date:	8/15/12
AEVR Submitted by:	Thomas M. Carter, P.E.
Issue:	Turn Lane Requirements at Site Access Locations
Code Sections:	Unified Development Code (UDC), Section 35-502 (e)(2)(C)(i)
By:	Jesse T. Muñoz, P.E.

The Development Services Department - Engineering received and reviewed a letter dated August 14, 2012 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-502 (e) (2) (C) (i) (Turn Lane Requirements at Site Access Locations) is made. The proposed development is located at the intersection of Brenthurst Lane and Grand Crossing.

Response to Section 35-502(e) (2) (C) (i) (Turn Lane Requirements at Site Access Locations) Exception: Left turn lanes shall be required at all median openings. The applicant is requesting an exception to the UDC. The applicant would like to be exempt from providing the left turn lane at the median opening. The DSD staff agrees with the applicant's analysis for the following reasons:

1. With only 17 residential lots, the traffic volume is expected to be minimal.
2. The northbound width of Brenthurst Lane is 24 feet allowing for two lanes of traffic and the median width of 40 feet provides for one vehicle to queue before turning into the subdivision.
3. The location of the median opening is approximately 300 feet north of the security guardhouse which stops vehicles from entering the Dominion which prevents heavy or continuous traffic along this portion of Brenthurst Lane.

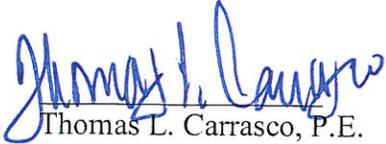
The DSD Staff believes the proposed administrative exception request **does** meet the intent of the UDC and is therefore approved.

RECOMMEND APPROVAL OF Administrative Exception:



Pablo G. Martinez, P.E.
Senior Engineer
DSD – Land Development Engineering

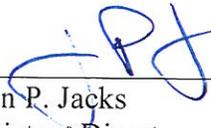
8/30/12
Date



Thomas L. Carrasco, P.E.
Development Services Engineer
DSD – Land Development Engineering

8/31/2012
Date

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



John P. Jacks
Assistant Director
Development Services Department



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

RECEIVED
12 AUG 14 PM 4:32

LAND DEVELOPMENT
SERVICES DIVISION

August 14, 2012

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, TX 78204

Re: Howell at The Dominion Phase 1
Plat No. 110268
UDC 35-502(e)(2)(C)(i) – Left Turn Lane at Median Opening

Dear COSA DSD:

Intco Dominion Partnership is platting a subdivision in The Dominion. This letter is intended to request consideration for an administrative exception. Under Plat No. 110268, a left turn lane is required at all median openings per UDC 35-502(e)(2)(C)(i). Due to the low density and location of this subdivision, a left turn lane on Brenthurst Lane at the median opening would be costly and unnecessary. This subdivision has only 17 residential lots with a PM PHT rate of 11 entering the subdivision. The north bound width of Brenthurst Lane is 24 feet, thus allowing two (2) lanes of traffic. The median width in this area is approximately 40 feet wide which would allow one vehicle to queue before turning into the subdivision, thus leaving the northbound lanes of traffic to flow freely. In addition, the location of the median opening is approximately 300 feet north of the security guardhouse which stops each vehicle from entering The Dominion which prevents heavy or continuous traffic along this portion of Brenthurst Lane. With all these conditions we feel the intent of the code is met.

An administrative exception to the left turn lane at the median opening will not be contrary to the spirit and intent of the code.

All practicable measures to minimize any adverse impacts on the public health, safety and public welfare have been taken in the design of this project.

Furthermore, to address the specific requirements of UDC Section §35-483(e) regarding this application process, the following points are discussed regarding this request:

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

Should the project comply with the regulations, a left turn lane in the median would be costly and unnecessary for its intended purpose.

- *The hardship relates to the applicant's land, rather than personal circumstances;*

The hardship is a direct result of the applicant's property and where it is located relative to Brenthurst Lane.

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

This hardship is unique to this subdivision only.

- *The hardship is not the result of the applicant's own actions;*

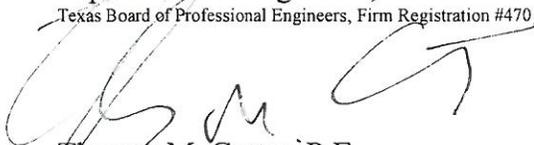
The hardship is not related to any action of the applicant.

- *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.*

For the reasons described previously, allowance of this administrative exception will not decrease public safety. No other property will be degraded by this allowance and the allowance will not affect subdivision of other properties in the area.

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

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



Thomas M. Carter, P.E.
Vice President



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 September 12, 2012

TACARA APARTMENTS
AT STONE OAK
SUBDIVISION NAME

MAJOR PLAT

110328
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 D-4

OWNER: Crosswinds I Partnerships, Ltd., c/o Greg Gibson

ENGINEER: Macina, Bose, Copeland & Assoc., Inc., c/o Robert A. Liesman, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: August 24, 2012

Location: On the west side of U. S. Hwy 281 N, north of Stone Oak Parkway

Services Available: SAWS Water and Sewer

Zoning: "MF-25 C-3 ERZD MLOD-1" Low Density Multi-Family Commercial Edwards Recharge Zone, and Military Overlay District

Plat is associated with:

MDP 564A, World Com, accepted on July 24, 2012

Proposed Use: Multi-Family Residential

Major Thoroughfare: U.S. Hwy 281 North is a freeway.

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **28.7764**-acre tract of land that will consist of one **(1)** non-single family lot.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District, and was reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems as indicated in the attached report. A sensitive recharge feature (S-34) solution cavity was observed on the site, to be preserved in a natural buffer. This plan meets all of the requirements for development over the recharge zone.

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, and the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander provided the following response. "Our concerns on compatibility with the Camp Bullis Installation have been addressed".

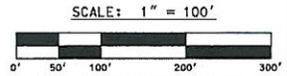
STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
ESTABLISHING
TACARA APARTMENTS
AT STONE OAK

BEING 28.7764 ACRES ESTABLISHING LOT 5 (26.4251 ACRES),
BLOCK 2, N.C.B. 19218 (26.4251 ACRES) PART OF
THE EUGENE DE LA ROCHE SURVEY NO. 95 ABSTRACT 633 AND
THE "MAGNIN SURVEY" BEING 100.772 ACRES IN BEAR
COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED RECORDED
IN VOLUME 1798, PAGE 1612 OF THE OFFICIAL PUBLIC RECORDS
OF BEAR COUNTY, TEXAS.

BEARINGS ARE BASED ON THE
NORTHWEST CORNER OF WAY
LINE OF STONE OAK PARKWAY
AS BEING N85°57'21"E



mce
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1000 Grand Parkway North, San Antonio, Texas 78202
(210) 948-1122 Fax (210) 948-9032 www.mceinc.com
TEXAS REGISTERED ENGINEERING FIRM F-784
DATE: 08/06/2011 JOB NO.: 30558/1476

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR
THROUGH A DULY AUTHORIZED AGENT, DEEDICATES TO THE USE OF
THE PUBLIC, UNPLATTED 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: CROSSWINDS I PARTNERSHIP, LTD.
814 ARION PARKWAY, SUITE 2000
SAN ANTONIO, TEXAS 78216
TEL. NO. (210) 820-8999

TAXER: _____
DAILY AUTHORIZED AGENT: _____
STATE OF TEXAS
COUNTY OF BEAR

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 IN THE CAPACITY
CONSIDERED THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.

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

BEAR COUNTY, TEXAS

NOTARY PUBLIC

THIS PLAT OF TACARA APARTMENTS AT STONE OAK
HAS BEEN SUBMITTED TO AND APPROVED BY THE TRAINING COMMISSION
OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH
COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS,
AND WHERE ADMINISTRATIVE EXCEPTION(S) AND VARIANCE(S) HAVE
BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2012.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

STATE OF TEXAS
COUNTY OF BEAR

COUNTY CLERK OF SAID
COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY
OFFICE ON THE _____ DAY OF _____, A.D. 2012
AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. 2012 AT _____ M. IN THE RECORDS OF _____ AND _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. 2012.

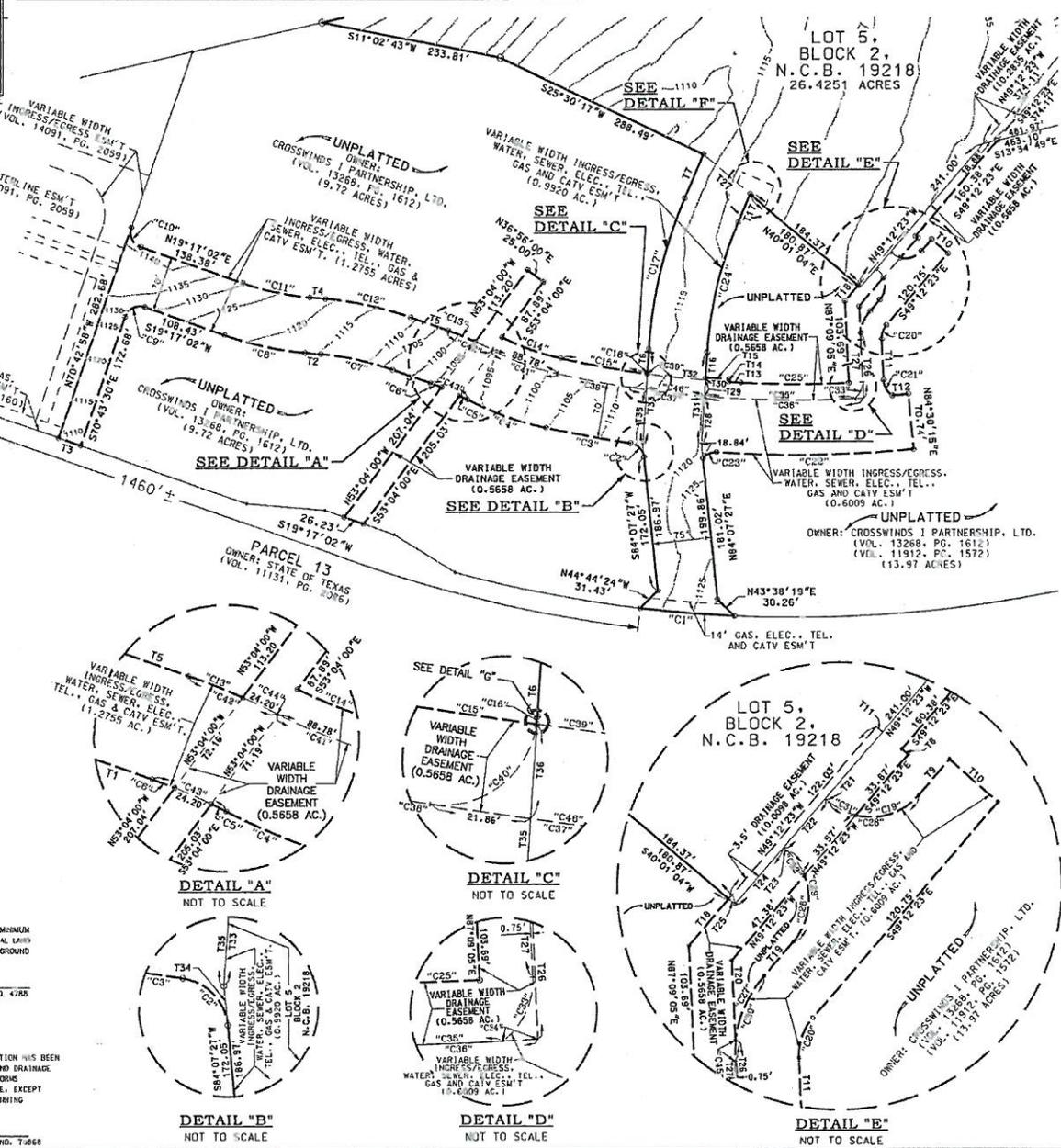
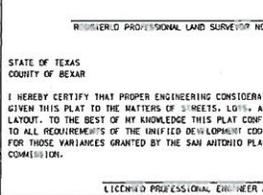
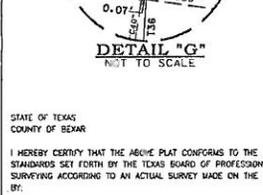
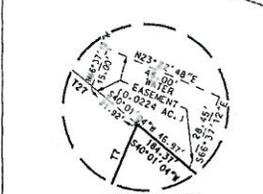
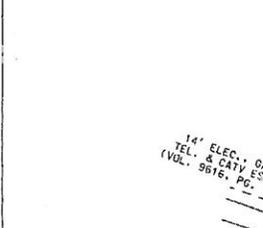
COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

- CPS NOTES:**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS EASEMENTS AND "FORCE MAINS" IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER PAD" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, OPERATING, AND OPERATING POLES, PIPING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPROPRIATIONS, WHETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR FRUITS THEREON, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTEANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO SHADING, CONCRETE SLABS, OR POLES SHALL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 3. DRIVEWAYS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR DESIRED WITHIN THOSE TWO (2) FOOT WIDE EASEMENTS.
 4. ANY CPS WIREMANT LOSS RESULTING FROM MODIFICATIONS HEREON 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.
 5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



MAPSCO PAGE: 483, D4 NOT TO SCALE
LEGEND:
ELEC. --- ELECTRIC
TEL. --- TELEPHONE
CATV --- CABLE TELEVISION
ESM' T --- GAS, WATER, TEL., GAS & CATV ESM' T
N.C.B. --- NEW CITY BLOCK
VOL. --- VOLUME
PG. --- PAGE
AC. --- ACRE



STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
RENEERD PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
LICENSED PROFESSIONAL ENGINEER NO. 70868





DEVELOPMENT SERVICES
RECEIVED
April 25, 2012
2012 AUG 10 PM 2: 50

Mr. Robert A Liesman, Sr. Vice President
Macina, Bose, Copeland, & Assoc. Inc.
1035 N Central Pkwy
San Antonio, Texas 78232

RE: File No. 1204004 - Request for review of **Tacara Apartments at Stone Oak, Plat No. 110328** located on north of the intersection of Stone Oak Parkway & 281 N.

Dear Mr. Liesman:

On April 18, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 27.910 acres located entirely within the EARZ. A sensitive recharge feature (S-34) a solution cavity was observed on the site, to be preserved in a natural buffer. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1925. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Tacara Apartments At Stone Oak, Plat No. 110328.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in blue ink that reads "Kirk M. Nixon".

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ: LRD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 17 September 12, 2012

CHILDREN'S LIGHTHOUSE

GROSENBACHER

SUBDIVISION NAME

MAJOR PLAT

120059

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 D-4

OWNER: Ken Kay

ENGINEER: KFW Engineers, c/o Craig Fletcher, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: August 24, 2012

Location: On the west side of Grosenbacher Road, south of Potranco Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Day Care

Major Thoroughfare: Grosenbacher, Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **2.210**-acre tract of land that will consist of one **(1)** non-single family lot.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: **18** September 12, 2012

WOLF CREEK UNIT 6A
SUBDIVISION NAME

MAJOR PLAT

120069
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 B-7

OWNER: CB/ Windgate Ranch, Ltd., c/o Edward Barron

ENGINEER: Denham-Ramones Engineering and Associates, Inc., c/o Paul W. Denham, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: August 16, 2012

Location: The extension of Big Wolf Creek, west of Gray Fox Creek.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 771-B, Wolf Creek, accepted on October 27, 2011

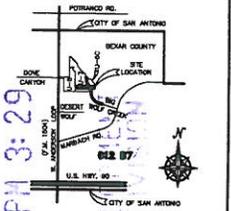
Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **8.072**-acre tract of land that will consist of two **(2)** non-single family lots, and two thousand two hundred and ninety **(2,290)** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

- LEGEND**
- 1. BUILDING SETBACK LINE
 - 2. CLEAR VISION EASEMENT
 - 3. ELECTRIC & CABLE TELEVISION EASEMENT
 - 4. TELEPHONE & CABLE TELEVISION EASEMENT
 - 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6. VEHICULAR NON-ACCESS EASEMENT
 - 7. DRIVEWAY
 - 8. DRIVEWAY APPROACH
 - 9. DRIVEWAY APPROACH
 - 10. DRIVEWAY APPROACH
 - 11. DRIVEWAY APPROACH
 - 12. DRIVEWAY APPROACH
 - 13. DRIVEWAY APPROACH
 - 14. DRIVEWAY APPROACH
 - 15. DRIVEWAY APPROACH
 - 16. DRIVEWAY APPROACH
 - 17. DRIVEWAY APPROACH
 - 18. DRIVEWAY APPROACH
 - 19. DRIVEWAY APPROACH
 - 20. DRIVEWAY APPROACH
 - 21. DRIVEWAY APPROACH
 - 22. DRIVEWAY APPROACH
 - 23. DRIVEWAY APPROACH
 - 24. DRIVEWAY APPROACH
 - 25. DRIVEWAY APPROACH
 - 26. DRIVEWAY APPROACH
 - 27. DRIVEWAY APPROACH
 - 28. DRIVEWAY APPROACH
 - 29. DRIVEWAY APPROACH
 - 30. DRIVEWAY APPROACH
 - 31. DRIVEWAY APPROACH
 - 32. DRIVEWAY APPROACH
 - 33. DRIVEWAY APPROACH
 - 34. DRIVEWAY APPROACH
 - 35. DRIVEWAY APPROACH
 - 36. DRIVEWAY APPROACH
 - 37. DRIVEWAY APPROACH
 - 38. DRIVEWAY APPROACH
 - 39. DRIVEWAY APPROACH
 - 40. DRIVEWAY APPROACH
 - 41. DRIVEWAY APPROACH
 - 42. DRIVEWAY APPROACH
 - 43. DRIVEWAY APPROACH
 - 44. DRIVEWAY APPROACH
 - 45. DRIVEWAY APPROACH
 - 46. DRIVEWAY APPROACH
 - 47. DRIVEWAY APPROACH
 - 48. DRIVEWAY APPROACH
 - 49. DRIVEWAY APPROACH
 - 50. DRIVEWAY APPROACH
 - 51. DRIVEWAY APPROACH
 - 52. DRIVEWAY APPROACH
 - 53. DRIVEWAY APPROACH
 - 54. DRIVEWAY APPROACH
 - 55. DRIVEWAY APPROACH
 - 56. DRIVEWAY APPROACH
 - 57. DRIVEWAY APPROACH
 - 58. DRIVEWAY APPROACH
 - 59. DRIVEWAY APPROACH
 - 60. DRIVEWAY APPROACH
 - 61. DRIVEWAY APPROACH
 - 62. DRIVEWAY APPROACH
 - 63. DRIVEWAY APPROACH
 - 64. DRIVEWAY APPROACH
 - 65. DRIVEWAY APPROACH
 - 66. DRIVEWAY APPROACH
 - 67. DRIVEWAY APPROACH
 - 68. DRIVEWAY APPROACH
 - 69. DRIVEWAY APPROACH
 - 70. DRIVEWAY APPROACH
 - 71. DRIVEWAY APPROACH
 - 72. DRIVEWAY APPROACH
 - 73. DRIVEWAY APPROACH
 - 74. DRIVEWAY APPROACH
 - 75. DRIVEWAY APPROACH
 - 76. DRIVEWAY APPROACH
 - 77. DRIVEWAY APPROACH
 - 78. DRIVEWAY APPROACH
 - 79. DRIVEWAY APPROACH
 - 80. DRIVEWAY APPROACH
 - 81. DRIVEWAY APPROACH
 - 82. DRIVEWAY APPROACH
 - 83. DRIVEWAY APPROACH
 - 84. DRIVEWAY APPROACH
 - 85. DRIVEWAY APPROACH
 - 86. DRIVEWAY APPROACH
 - 87. DRIVEWAY APPROACH
 - 88. DRIVEWAY APPROACH
 - 89. DRIVEWAY APPROACH
 - 90. DRIVEWAY APPROACH
 - 91. DRIVEWAY APPROACH
 - 92. DRIVEWAY APPROACH
 - 93. DRIVEWAY APPROACH
 - 94. DRIVEWAY APPROACH
 - 95. DRIVEWAY APPROACH
 - 96. DRIVEWAY APPROACH
 - 97. DRIVEWAY APPROACH
 - 98. DRIVEWAY APPROACH
 - 99. DRIVEWAY APPROACH
 - 100. DRIVEWAY APPROACH

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGERS OR BENTWAYS ADJACENT LANDS THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PLANTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENVIOLATE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LOTS OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY OPS HORIZONTAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS CEMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GRADE ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADE ELEVATION ALTERATION.
- 3) THIS PLAT DOES NOT ALTER, 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 HEREIN.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT LOCATED WITHIN SAID LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5) HOV OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OTHER NOTES:

- 1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS", SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 4) THE MAINTENANCE OF PAVES, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, SAN ANTONIO/BEAR COUNTY.
- 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY. SUCH ACTIONS SHALL LEAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 7) SAWS IMPACT FEE PAYMENT DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 8) 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 1000 GPM AT 20 PS 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

BUILDING SETBACK NOTE

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

EDU NOTE:

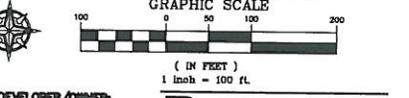
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT WAS SET ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE RESIDENTIAL SERVICE DEPARTMENT.

FLOODPLAIN NOTE:

MINIMAL 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-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONCEPT.

PLAT No. 120069
SHEET 2 OF 2
SUBDIVISION PLAT
OF
WOLF CREEK SUBDIVISION
UNIT 6A

BEING A TOTAL OF 8.072 ACRES OF LAND OUT OF THE 185.5 ACRE TRACT RECORDED IN VOLUME 10986, PAGE 422, OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, C.B. 5197, BEAR COUNTY, TEXAS.



DEVELOPER/OWNER:
C/S/INDAGATE RANCH, LTD.
30829 MIAM O W A R
FAIR OAKS, TEXAS 78015
PHONE: (210) 541-1416

Owner/Developer:
C/S/INDAGATE RANCH, LTD.
30829 MIAM O W A R
FAIR OAKS, TEXAS 78015
PRESIDENT OF C/S/INDAGATE RANCH, LTD.
GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, CERTAIN AREAS IDENTIFIED AS PRIVATE OR PART OF AN EASEMENT OR PLANNED UNIT DEVELOPMENT, FENCED ALL STREETS, ALLEYS, PARKS, WASTEWATER, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSLY.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
EDWARD BARRON
EDWARD BARRON 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.

ON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT EXAMINATION OF SAID PLAT WAS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 2012.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF WOLF CREEK SUBDIVISION UNIT 6A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION. IN ACCORDANCE WITH STATE LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., _____ AT _____ M., AND DULY RECORDED IN THE _____ DAY OF _____ A.D., _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

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

BY: _____ DEPUTY

MONUMENT NOTE:

- = 1/2" U.S. 1/4" WATER BURGESS CAP
- = 1/2" U.S. 1/4" R-E CAP
- = 1/2" U.S. 1/4" R-E CAP

PLAT REFERENCE

1	WOLF CREEK SUBDIVISION UNIT 1 VOL. 9564, PAGE 81, D.P.R.
2	WOLF CREEK SUBDIVISION UNIT 2 VOL. 9564, PAGES 87-88, D.P.R.
3	WOLF CREEK SUBDIVISION UNIT 3 VOL. 8568, PAGES 54-55, D.P.R.
4	WOLF CREEK SUBDIVISION UNIT 4 VOL. 8577, PAGES 87-88, D.P.R.
5	WOLF CREEK SUBDIVISION UNIT 7 PLAT 018 060199
6	WOLF CREEK SUBDIVISION UNIT 8 VOL. 8568, PAGE 130, D.P.R.

LINE TABLE

LINE	LENGTH	BEARING
L1	21.26	S87°26'17"W
L2	21.26	S87°26'17"W
L3	21.26	S87°26'17"W
L4	11.67	S87°26'17"W
L5	21.26	S87°26'17"W
L6	21.26	S87°26'17"W
L7	21.26	S87°26'17"W
L8	21.26	S87°26'17"W
L9	21.26	S87°26'17"W
L10	11.67	S87°26'17"W
L11	11.67	S87°26'17"W
L12	11.67	S87°26'17"W
L13	11.67	S87°26'17"W
L14	11.67	S87°26'17"W
L15	11.67	S87°26'17"W
L16	11.67	S87°26'17"W
L17	11.67	S87°26'17"W
L18	11.67	S87°26'17"W
L19	11.67	S87°26'17"W
L20	11.67	S87°26'17"W
L21	11.67	S87°26'17"W
L22	11.67	S87°26'17"W
L23	11.67	S87°26'17"W
L24	11.67	S87°26'17"W
L25	11.67	S87°26'17"W
L26	11.67	S87°26'17"W
L27	11.67	S87°26'17"W
L28	11.67	S87°26'17"W
L29	11.67	S87°26'17"W
L30	11.67	S87°26'17"W
L31	11.67	S87°26'17"W
L32	11.67	S87°26'17"W
L33	11.67	S87°26'17"W
L34	11.67	S87°26'17"W
L35	11.67	S87°26'17"W
L36	11.67	S87°26'17"W
L37	11.67	S87°26'17"W
L38	11.67	S87°26'17"W
L39	11.67	S87°26'17"W
L40	11.67	S87°26'17"W
L41	11.67	S87°26'17"W
L42	11.67	S87°26'17"W
L43	11.67	S87°26'17"W
L44	11.67	S87°26'17"W
L45	11.67	S87°26'17"W
L46	11.67	S87°26'17"W
L47	11.67	S87°26'17"W
L48	11.67	S87°26'17"W
L49	11.67	S87°26'17"W
L50	11.67	S87°26'17"W
L51	11.67	S87°26'17"W
L52	11.67	S87°26'17"W
L53	11.67	S87°26'17"W
L54	11.67	S87°26'17"W
L55	11.67	S87°26'17"W
L56	11.67	S87°26'17"W
L57	11.67	S87°26'17"W
L58	11.67	S87°26'17"W
L59	11.67	S87°26'17"W
L60	11.67	S87°26'17"W
L61	11.67	S87°26'17"W
L62	11.67	S87°26'17"W
L63	11.67	S87°26'17"W
L64	11.67	S87°26'17"W
L65	11.67	S87°26'17"W
L66	11.67	S87°26'17"W
L67	11.67	S87°26'17"W
L68	11.67	S87°26'17"W
L69	11.67	S87°26'17"W
L70	11.67	S87°26'17"W
L71	11.67	S87°26'17"W
L72	11.67	S87°26'17"W
L73	11.67	S87°26'17"W
L74	11.67	S87°26'17"W
L75	11.67	S87°26'17"W
L76	11.67	S87°26'17"W
L77	11.67	S87°26'17"W
L78	11.67	S87°26'17"W
L79	11.67	S87°26'17"W
L80	11.67	S87°26'17"W
L81	11.67	S87°26'17"W
L82	11.67	S87°26'17"W
L83	11.67	S87°26'17"W
L84	11.67	S87°26'17"W
L85	11.67	S87°26'17"W
L86	11.67	S87°26'17"W
L87	11.67	S87°26'17"W
L88	11.67	S87°26'17"W
L89	11.67	S87°26'17"W
L90	11.67	S87°26'17"W
L91	11.67	S87°26'17"W
L92	11.67	S87°26'17"W
L93	11.67	S87°26'17"W
L94	11.67	S87°26'17"W
L95	11.67	S87°26'17"W
L96	11.67	S87°26'17"W
L97	11.67	S87°26'17"W
L98	11.67	S87°26'17"W
L99	11.67	S87°26'17"W
L100	11.67	S87°26'17"W

CURVE TABLE

CHORD	ARC LENGTH	ANGLE	CHORD BEARING	CHORD
C1	21.26	90.00	S87°26'17"W	21.26
C2	21.26	90.00	S87°26'17"W	21.26
C3	21.26	90.00	S87°26'17"W	21.26
C4	21.26	90.00	S87°26'17"W	21.26
C5	21.26	90.00	S87°26'17"W	21.26
C6	21.26	90.00	S87°26'17"W	21.26
C7	21.26	90.00	S87°26'17"W	21.26
C8	21.26	90.00	S87°26'17"W	21.26
C9	21.26	90.00	S87°26'17"W	21.26
C10	21.26	90.00	S87°26'17"W	21.26
C11	21.26	90.00	S87°26'17"W	21.26
C12	21.26	90.00	S87°26'17"W	21.26
C13	21.26	90.00	S87°26'17"W	21.26
C14	21.26	90.00	S87°26'17"W	21.26
C15	21.26	90.00	S87°26'17"W	21.26
C16	21.26	90.00	S87°26'17"W	21.26
C17	21.26	90.00	S87°26'17"W	21.26
C18	21.26	90.00	S87°26'17"W	21.26
C19	21.26	90.00	S87°26'17"W	21.26
C20	21.26	90.00	S87°26'17"W	21.26
C21	21.26	90.00	S87°26'17"W	21.26
C22	21.26	90.00	S87°26'17"W	21.26
C23	21.26	90.00	S87°26'17"W	21.26
C24	21.26	90.00	S87°26'17"W	21.26
C25	21.26	90.00	S87°26'17"W	21.26
C26	21.26	90.00	S87°26'17"W	21.26
C27	21.26	90.00	S87°26'17"W	21.26
C28	21.26	90.00	S87°26'17"W	21.26
C29	21.26	90.00	S87°26'17"W	21.26
C30	21.26	90.00	S87°26'17"W	21.26
C31	21.26	90.00	S87°26'17"W	21.26
C32	21.26	90.00	S87°26'17"W	21.26
C33	21.26	90.00	S87°26'17"W	21.26
C34	21.26	90.00	S87°26'17"W	21.26
C35	21.26	90.00	S87°26'17"W	21.26
C36	21.26	90.00	S87°26'17"W	21.26
C37	21.26	90.00	S87°26'17"W	21.26
C38	21.26	90.00	S87°26'17"W	21.26
C39	21.26	90.00	S87°26'17"W	21.26
C40	21.26	90.00	S87°26'17"W	21.26
C41	21.26	90.00	S87°26'17"W	21.26
C42	21.26	90.00	S87°26'17"W	21.26
C43	21.26	90.00	S87°26'17"W	21.26
C44	21.26	90.00	S87°26'17"W	21.26
C45	21.26	90.00	S87°26'17"W	21.26
C46	21.26	90.00	S87°26'17"W	21.26
C47	21.26	90.00	S87°26'17"W	21.26
C48	21.26	90.00	S87°26'17"W	21.26
C49	21.26	90.00	S87°26'17"W	21.26
C50	21.26	90.00	S87°26'17"W	21.26
C51	21.26	90.00	S87°26'17"W	21.26
C52	21.26	90.00	S87°26'17"W	21.26
C53	21.26	90.00	S87°26'17"W	21.26
C54	21.26	90.00	S87°26'17"W	21.26
C55	21.26	90.00	S87°26'17"W	21.26
C56				

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 19 September 12, 2012

WOLF CREEK UNIT 6C
SUBDIVISION NAME

MAJOR PLAT

120070
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 B-7

OWNER: CB/Windgate Ranch, Ltd., c/o Edward Barron

ENGINEER: Denham-Ramones Engineering and Associates, c/o Paul W. Denham, P.E.

CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Date filed with Planning Commission: August 20, 2012

Location: East of Loop 1604 and the extension of Falcon Wolf

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 771B, Wolf Creek, accepted on October 27, 2011

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **3.884**-acre tract of land that will consist of seventeen **(17)** single-family lots, two **(2)** non-single family lots, and four hundred fifty **(450)** linear feet of public streets.

DISCUSSION:

It is noted that because plat 120069, Wolf Creek Unit 6A, provides access to this development, it must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

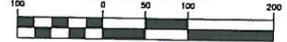
PLAT No. 120070

17 LOTS

SUBDIVISION PLAT OF WOLF CREEK SUBDIVISION UNIT 6C

BEING A SUBDIVISION PLAT OF 3.864 ACRES OF LAND OUT OF THE 185.5 ACRE TRACT RECORDED IN VOLUME 10058, PAGE 422, OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, C.B. 5197, BEAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



DEVELOPER/OWNER: CB/INDIGO RANCH, LTD. 30828 MAM O WAR FAIR OAKS, TEXAS 78015 PHONE: (210) 541-1416

Darham-Ramos Engineering and Associates, Inc. 1380 PANTHER WAY, SUITE 200 SAN ANTONIO, TX 78232 (210) 495-3100 OFFICE (210) 495-3122 FAX FIRM REGISTRATION NUMBER: 1842-F-501 & 1842-A-10020-00

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

OWNER/DEVELOPER: CB/INDIGO RANCH, LTD. 30828 MAM O WAR FAIR OAKS RANCH, TEXAS 78015 BY: DENHAM ENGINEERING, PRESIDENT OF CBKON, L.L.C. GENERAL MANAGER DAILY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD BARNHART 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 THEREON EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVE UNDER MY HAND & SEAL OF OFFICE THIS DAY OF A.D. 2012.

HOTIARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT EXAMINATION OF THE PLAT SHOWS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID PLAT AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS DAY OF A.D. 2012.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF WOLF CREEK SUBDIVISION UNIT 6C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND 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. 2012

BY: CHAIRMAN

BY: SECRETARY

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

ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A.D. COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

BUILDING SETBACK NOTE

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

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.

FLOODPLAIN NOTE:

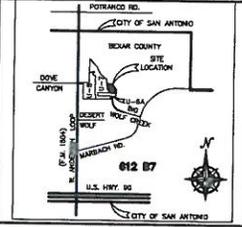
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPLETED SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

OTHER NOTES:

- 1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS. 2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. 3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SANS", SAWS WELL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION. 4) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY. 5) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEAR COUNTY. 6) ALL OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. 7) NO STRUCTURES, TRENCH WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE PLAT NO. 120070 SHALL BE CONSIDERED AS PART OF ANY MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 8) SAME IMPACT FEE PAYMENT DUES, WASTEWATER AND WATER METER IMPACT FEES NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. 9) 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 1000 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND INSPECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 OTHER OBSTRUCTIONS FROM SAID LANDS ALL TREES AND PLANTS THEREOF, OR OF SAID LINES OR APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD EASEMENT AREAS. 2) ANY ONE UNLAWFUL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OHS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE SHARED BY THE PERSON WHOSE DEED IS RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3) THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING OR OTHER OBSTRUCTIONS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4) OTHER UTILITY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION ALLEYS. 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CEILING EASEMENTS UNLESS OTHERWISE SPECIFIED. 6) OTHER UTILITY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION ALLEYS. 7) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CEILING EASEMENTS UNLESS OTHERWISE SPECIFIED. 8) OTHER UTILITY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION ALLEYS. 9) OTHER UTILITY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION ALLEYS.



LEGEND

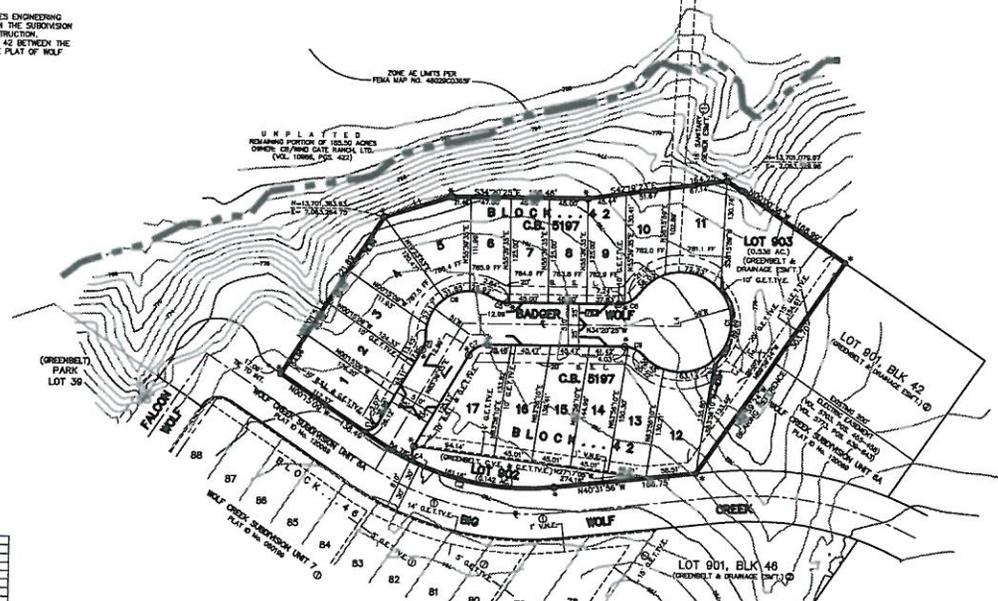
- 1) BUILDING SETBACK LINE - B.S.L. 2) CLEAR VISION EASEMENT - C.V.E. 3) ELECTRIC & CABLE TELEVISION EASEMENT - C.T.V.E. 4) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.C.T.V.E. 5) VEHICULAR NON-ACCESS EASEMENT - V.N.A.E. 6) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT - E.G.T.V.E. 7) D.P.R. - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS. 8) PROPOSED FINISHED CONTOUR - F.C. 9) PROPOSED FINISHED FLOOR ELEVATION - F.F.E. 10) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH CLOSE RANGE TOTAL STATION DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, ZONE. 11) ROTATION TO PLAT IS 0.00077 DEGREES. 12) MONUMENTATION AS SHOWN IS THE PRACTICE OF DENHAM-RAJAN ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICALITY IN THE SUBDIVISION 3/4" X 3/4" REBAR AND D-16 PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 13) BEARING REFERENCE SQUARE IS THE NORTH LINE OF LOT 903, BLOCK 42 BETWEEN THE FOUNDUMENTS SHOWN HEREON AND CALLED 2807924.2 AC ON THE PLAT OF WOLF CREEK SUBDIVISION UNIT 6A - PLAT NO. 120069.

2012 AUG 16 P

PLAT REFERENCE table with 2 entries: WOLF CREEK SUBDIVISION UNIT 7 PLAT ID # 080199 and WOLF CREEK SUBDIVISION UNIT 6A PLAT ID # 120069.

LINE TABLE table with 4 columns: LINE, LENGTH, BEARING, and COORDINATE.

CURVE TABLE table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, and CHORD BEARING.



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

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NELL

DEVELOPMENT SERVICES

Vertical text on the right edge of the page: Date: Jul 17, 2012, 11:46am User: 01 - 01010101 - File: 10 - User Projects - 31073 - WolfCreek - 6C (mg) WolfCreek - 6C.dwg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 20 September 12, 2012

OGDEN COURT (IDZ)
SUBDIVISION NAME

MAJOR PLAT

120121
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 616 E-2

OWNER: Ogden Court Land L.L.C., c/o Charles H. Turner

ENGINEER: Briones Consulting & Engineering, Ltd., c/o Rolando H. Briones, Jr., P.E.

CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Date filed with Planning Commission: August 29, 2012

Location: At the intersection of East Myrtle Street and Ogden Street

Services Available: SAWS Water and Sewer

Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single family residential uses and live-work units at a density not to exceed twenty-five (25) units per acre.

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **0.443**-acre tract of land that will consist of eleven (**11**) single-family lots.

DISCUSSION:

The Development Services Department cited Section 35-506(j)(2)(B) of the Unified Development Code (UDC) regarding private streets and design standards. The applicant submitted a request for an Administrative Exception to this requirement.

The Development Services Director granted the Administrative Exception to Section 35-506(j)(2)(B) of the UDC regarding private streets and design standards as indicated in the attached report.

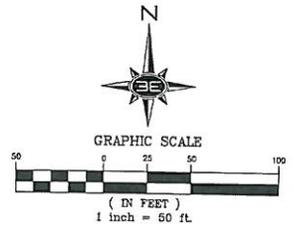
STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
ESTABLISHING

OGDEN COURT SUBDIVISION (IDZ)

BEING A TOTAL OF 0.443 ACRES, ESTABLISHING LOTS 13-23, BLOCK 11, N.C.B. 1749, FORMALLY KNOWN AS ALL OF LOT 8, AS DESCRIBED IN VOLUME 11360, PAGE 542 AND THE NORTH 90.0' OF LOTS 7 AND 8, BLOCK 11, N.C.B. 1749, AS DESCRIBED IN VOLUME 11277, PAGE 2174, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
TEPE FIRM REG. NO. F-8028
(210) 828-1431
(210) 828-1432 fax

BLS BARRERA LAND SURVEYING
7715 HANLAND #114
SAN ANTONIO, TEXAS 78259
(210) 837-4328 PHONE
DBIN@TX.YAHOO.COM

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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
OGDEN COURT LAND, L.L.C.
12811 ROYAL DR. SUITE 113
STAFFORD, TEXAS 77477
TELEPHONE: (281) 240-9300

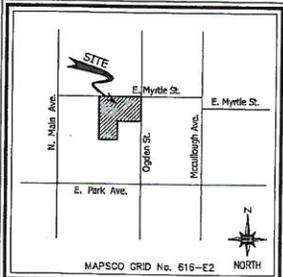
THIS PLAT OF _____ OGDEN COURT SUBDIVISION (IDZ) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S)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

DATED THIS _____ DAY OF _____ AD: 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

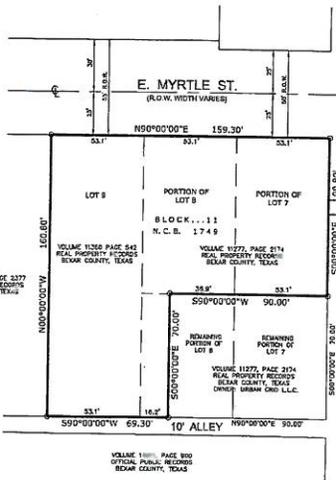
STATE OF TEXAS
COUNTY OF BEXAR
I, _____ CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE



SUBJECT AREA

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATTERLING AND ERECTING POLES, HANGING OR BURIED WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PLANTS THEREON, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED.

NOTES

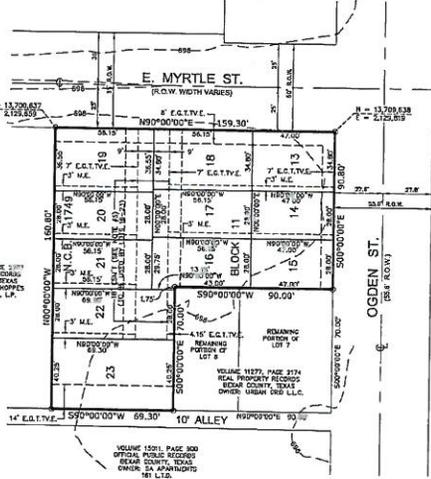
- 1) 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 3) FINISH FLOOR ELEVATION MUST BE A MINIMUM OF 2' ABOVE FINAL ADJACENT GRADE (35-504 (X)2 F-2-40)
- 4) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW DEMAND OF 1,000 GPM AT STRUCTURES WILL BE REQUIRED 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.
- 5) IF EASEMENT IS A WATER, SEWER & IRREVOCABLE EGRESS/INGRESS EASEMENT.

EDU NOTE:

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

IMPACT FEE NOTE:

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



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

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 DAVID BARRERA, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

Ogden Court Land, LLC
3425 Highway 6, Suite 110A
Sugar Land, TX 77478

DEVELOPMENT SERVICES
RECEIVED
2012 JUL 30 PM 2:54

July 26, 2012

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: Ogden Court
Plat # 120121
UDC Section 35- 506 (Transportation and Street Design)
Administrative Exception

Dear City of San Antonio Development Services Department,

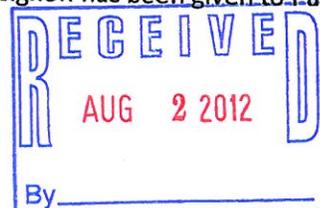
Ogden Court Land, LLC is developing a project called Ogden Court. The project is located at the corner of Ogden and East Myrtle and is within the ICRIP area. The project includes eleven (11) single family detached for sale units.

We are requesting consideration for an Administrative Exception to UDC Section 35-506 Transportation and Street Design. Specifically we are requesting that the pavement width be 18' (eighteen feet).

We have several discussion points to make in order to support our request.

First, we are attempting to help meet the City of San Antonio's strategic goal of infill development as proposed by Center City Strategic Framework Plan. That plan calls for "Clear and predictable land use, density and urban design standards for private development; ". Currently the City does not have these design standards developed. At the staff level, the requirements for suburban developments are being forced on infill developments.

Secondly, the pavement width in question is NOT a public street. It is proposed to be a private common driveway. The Fire department will not have to access the common driveway in order to fight a fire. We have provided The SAFD with a site plan showing that no house exceeds its 150 linear foot requirement for hose reach. The SAFD has signed off on the site plan and that signoff has been given to Pablo



Martinez. Trash collection will be from Myrtle Street. Therefore we feel that we have not caused any adverse impacts on the intent of the code.

DEVELOPMENT SERVICES
RECEIVED
2012 JUL 30 PM 2:34

Thirdly, an 18' pavement width meets the TND design standards for a lane. The City does have this pavement width as an acceptable standard in other places.

Pursuant to UDC Section 35-483 (e);

- The Strict compliance of this regulation would require us to construct a public street. This was never our intent to add a public street to a piece of property that is .443 acres or 19,173 square feet. That is not feasible for this size redevelopment.
- This redevelopment of Inner city areas is limited to small plots of land. The re-platting and subdividing of typical 100 X 150 lots does not constitute putting a public street through it. The hardship is unique in that these are small landlocked plots of land and thus require a unique design in order to accomplish the redevelopment of inner city housing.
- From the conception of this project and through numerous meetings with City personnel we proceeded with the project with the idea that the common driveway was not going to be a public street nor subject to those standards. The recommendation from the City was to use the TND lane standards of 18' pavement width.
- Approvals of this request will not negatively impact any surrounding properties. It only affects our property and the feasibility of providing our product.
- We have procured the property in the belief that the City is in favor of redevelopment of inner city properties for high density single family detached for sale units. Our projected Sales Price is \$165K to \$180k. It is moderately priced. The cumulative tax base added would be approximately \$1,890,000. Denial of this request would result in less units and substantially higher sales prices thus making it less affordable. There are no "New Construction" homes in the area. We are attempting to draw people into the area.
- In my professional opinion the granting of the Administrative Exception remains in harmony and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Thank you in advance for your consideration,



Charles H. Turner
Ogden Court Land, LLC.
General Partner



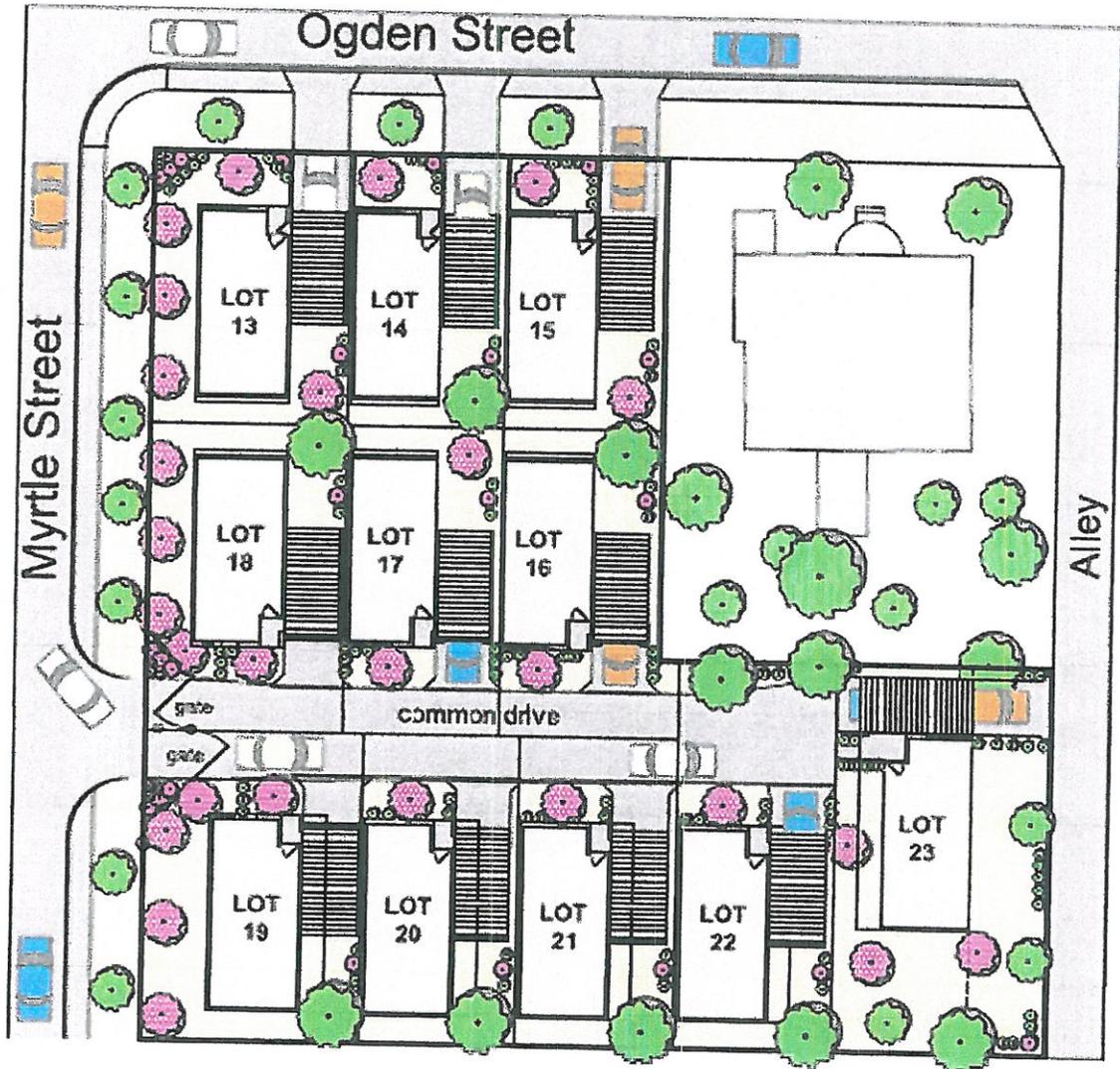
DEVELOPMENT SERVICES
RECEIVED

2012 JUL 30 PM 2:54

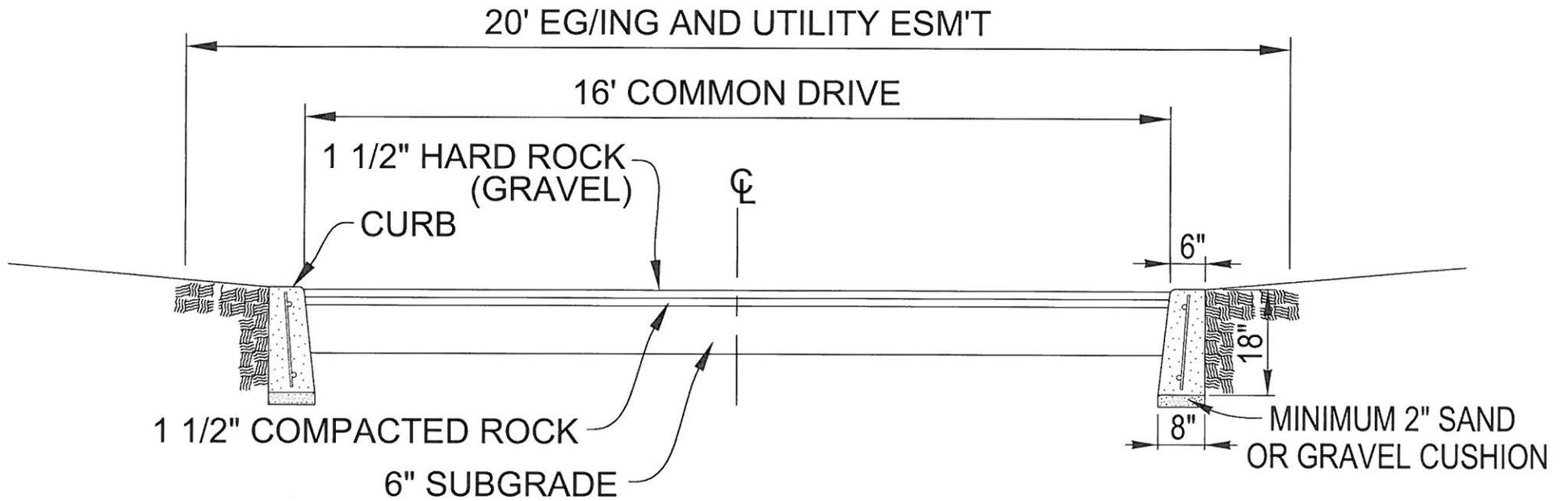
Ogden Modern

Ogden Court Subdivision

Site Plan



RECEIVED
AUG 2 2012
By _____



TYPICAL DRIVEWAY SECTION

N.T.S.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Ogden Court Subdivision
Address:	Corner of Ogden and East Myrtle Street
A/P #/PPR #:	Plat # 120121
AEVR #:	
AEVR Submittal Date:	7/25/12
AEVR Submitted by:	Charles Turner, Owner
Issue:	Private Street Design Standards
Code Sections:	2006 Unified Development Code (UDC), Section 35-506(j)(2)(B)
By:	Pablo G. Martinez, P.E., CPM – Senior Engineer

The Development Services Department (DSD) - Engineering has reviewed the information presented in Mr. Turner's letter dated July 26, 2012. Please refer to the attached applicant letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (j) Private Streets (2) Design Standards. The design standards and construction specifications of private streets shall be the same as for public streets except as noted below:

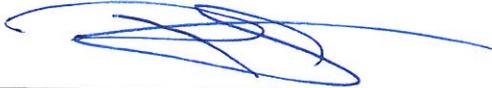
- (B) The paved street width, exclusive of curb exposures, shall be a minimum of twenty-seven (27) feet for local type A streets and thirty (30) feet for local type B streets.

Currently the applicant does not wish to comply with the 27 foot pavement width and proposes to build an 18 foot pavement road. DSD staff agrees with the applicants' analysis for the following reasons:

1. The placement of the private street will be inside an ingress/egress easement and will not serve as a thru street, but a private common driveway. It will serve only 7 lots, each with individual car port/garage with minimal vehicular traffic and the entrance will be gated.
2. The fire department has given their approval to the site plan for this development and has noted that they will not need to enter this street in case of emergency. Each dwelling is less than 150 feet from a fire hydrant.

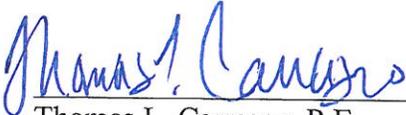
The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore approved.

RECOMMEND APPROVAL OF EXCEPTION:



Pablo G. Martinez, P.E., CPM
Senior Engineer
PDSO – TIA/Environmental Engineering

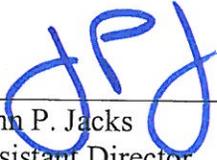
8/6/12
Date



Thomas L. Carrasco, P.E.
Development Services Engineer
DSD – Land Development Engineering

8/8/2012
Date

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



John P. Jacks
Assistant Director
Development Services Department

8/9/12

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 21 September 12, 2012

SOLANA RIDGE UNIT 8R
SUBDIVISION NAME

MAJOR PLAT

120133
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 647 E-8

OWNER: Continental Homes of Texas, LLC, c/o Stephen G. Walkup

ENGINEER: Denham-Ramones Engineering, Inc., c/o Paul W. Denham, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: August 27, 2012

Location: Southeast of the intersection of Radiant Star and Galileo Line

Services Available: SAWS Water and Sewer

Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Plat is associated with:

MDP 804B, Solana Ridge, accepted on September 4, 2012

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **11.256**-acre tract of land that will consist of fifty-one (**51**) single-family lots and two thousand twenty-five (**2,025**) linear feet of public streets.

STAFF RECOMMENDATION:

Approval

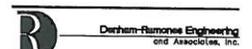
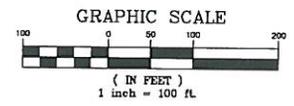
51 LOTS

SUBDIVISION PLAT

OF

SOLANA RIDGE SUBDIVISION UNIT 8R

BEING 11.256 ACRES OF LAND OUT OF THE REMAINDER OF THE 387.97 ACRE TRACT 'A' RECORDED IN VOLUME 9819, PAGE 1780 O.P.R., LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



1300 FARMERBAY WAY, SUITE 200 SAN ANTONIO, TX 78232 PHONE: (210) 465-3100 OFFICE (210) 465-3122 FAX (210) 465-1027

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 466-2668

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 DEDICATED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, LOTS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP CENTER OF TEXAS, INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER STEPHEN G. WALSH, ASSISTANT SECRETARY

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN G. WALSH, 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SOLANA RIDGE SUBDIVISION UNIT 8R HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHOSE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2012.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, _____ COUNTY CLERK OF SAID COUNTY

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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.

BUILDING SETBACK 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.

MONUMENT NOTE:

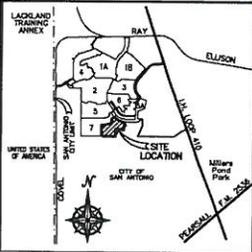
- = 1/2" I.R.F.
○ = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.F. W/D-R E CAP

NOTES:

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE OR WATER FLOW SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, BLOCK 12, BE WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF RECESS AND EGRESS OVER OTHER QUANTITIES ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS OR MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR SUCCESSORS THEREOF, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
4. AS PART OF A 1/2" UTILITY SERVICE REGISTRATION FEE FROM TEXAS INSTRUMENTS FOR WATER SYSTEM FACILITIES, LOTS WITH ELEVATION LESS THAN 744.5 FEET SHALL HAVE A MINIMUM FREE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FLOW REQUIREMENTS FOR INDIVIDUAL LOTS AND THE PUBLIC WATER MAIN SYSTEM BEING PERMITTED PROCEED IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FREE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FREE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FLOW REQUIREMENTS FOR INDIVIDUAL LOTS AND THE PUBLIC WATER MAIN SYSTEM BEING PERMITTED PROCEED IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
6. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING DETENTION POND LOCATED IN LOT 901, BLOCK 14, SOLANA RIDGE SUBDIVISION UNIT 7A, RECORDED IN VOLUME 9814, PAGES 22-23, D.P.R. (COSA PLAT) (09042) WHICH WAS DESIGNED TO ACCOMMODATE 19 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OF ADDRESSES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE EDU) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DEDICATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, RESPECTIVELY PARALLELING, AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND PLANTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IN ANY MANNER OR MANNER INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS NOTED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2) ANY C.P.S. UTILITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EASEMENTS LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR OTHER REASONABLE REASONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER ELEVATION ALTERATION. ANY ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER UTILITY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND EASEMENTS, TELEPHONE, CABLE TELEVISION OR ANY OTHER ROOF OVERHANG ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENTS. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



LOCATION MAP NOT TO SCALE

LEGEND

- 1. BUILDING SETBACK LINE
2. CLEAR VISION EASEMENT
3. ELECTRIC & CABLE TELEVISION EASEMENT
4. TELEPHONE & CABLE TELEVISION EASEMENT
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
6. MOBILE HOME ACCESS EASEMENT
7. PROPOSED FINISHED CENTERLINE
8. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED FROM SOLANA POSITIONING RECEIVER DATA IN NAD 83/2011 (W/94) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
9. ROTATION AND TO PLAT IS 0.000000.
10. NON-MEASURED DATA IS SHOWN IN PRACTICE OF DENHAM-HAMMONS ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION.
11. BEARING REFERENCE SOURCE IS THE EAST BEAR LINE OF LOT 101/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000/1002/1004/1006/1008/1010/1012/1014/1016/1018/1020/1022/1024/1026/1028/1030/1032/1034/1036/1038/1040/1042/1044/1046/1048/1050/1052/1054/1056/1058/1060/1062/1064/1066/1068/1070/1072/1074/1076/1078/1080/1082/1084/1086/1088/1090/1092/1094/1096/1098/1100/1102/1104/1106/1108/1110/1112/1114/1116/1118/1120/1122/1124/1126/1128/1130/1132/1134/1136/1138/1140/1142/1144/1146/1148/1150/1152/1154/1156/1158/1160/1162/1164/1166/1168/1170/1172/1174/1176/1178/1180/1182/1184/1186/1188/1190/1192/1194/1196/1198/1200/1202/1204/1206/1208/1210/1212/1214/1216/1218/1220/1222/1224/1226/1228/1230/1232/1234/1236/1238/1240/1242/1244/1246/1248/1250/1252/1254/1256/1258/1260/1262/1264/1266/1268/1270/1272/1274/1276/1278/1280/1282/1284/1286/1288/1290/1292/1294/1296/1298/1300/1302/1304/1306/1308/1310/1312/1314/1316/1318/1320/1322/1324/1326/1328/1330/1332/1334/1336/1338/1340/1342/1344/1346/1348/1350/1352/1354/1356/1358/1360/1362/1364/1366/1368/1370/1372/1374/1376/1378/1380/1382/1384/1386/1388/1390/1392/1394/1396/1398/1400/1402/1404/1406/1408/1410/1412/1414/1416/1418/1420/1422/1424/1426/1428/1430/1432/1434/1436/1438/1440/1442/1444/1446/1448/1450/1452/1454/1456/1458/1460/1462/1464/1466/1468/1470/1472/1474/1476/1478/1480/1482/1484/1486/1488/1490/1492/1494/1496/1498/1500/1502/1504/1506/1508/1510/1512/1514/1516/1518/1520/1522/1524/1526/1528/1530/1532/1534/1536/1538/1540/1542/1544/1546/1548/1550/1552/1554/1556/1558/1560/1562/1564/1566/1568/1570/1572/1574/1576/1578/1580/1582/1584/1586/1588/1590/1592/1594/1596/1598/1600/1602/1604/1606/1608/1610/1612/1614/1616/1618/1620/1622/1624/1626/1628/1630/1632/1634/1636/1638/1640/1642/1644/1646/1648/1650/1652/1654/1656/1658/1660/1662/1664/1666/1668/1670/1672/1674/1676/1678/1680/1682/1684/1686/1688/1690/1692/1694/1696/1698/1700/1702/1704/1706/1708/1710/1712/1714/1716/1718/1720/1722/1724/1726/1728/1730/1732/1734/1736/1738/1740/1742/1744/1746/1748/1750/1752/1754/1756/1758/1760/1762/1764/1766/1768/1770/1772/1774/1776/1778/1780/1782/1784/1786/1788/1790/1792/1794/1796/1798/1800/1802/1804/1806/1808/1810/1812/1814/1816/1818/1820/1822/1824/1826/1828/1830/1832/1834/1836/1838/1840/1842/1844/1846/1848/1850/1852/1854/1856/1858/1860/1862/1864/1866/1868/1870/1872/1874/1876/1878/1880/1882/1884/1886/1888/1890/1892/1894/1896/1898/1900/1902/1904/1906/1908/1910/1912/1914/1916/1918/1920/1922/1924/1926/1928/1930/1932/1934/1936/1938/1940/1942/1944/1946/1948/1950/1952/1954/1956/1958/1960/1962/1964/1966/1968/1970/1972/1974/1976/1978/1980/1982/1984/1986/1988/1990/1992/1994/1996/1998/2000/2002/2004/2006/2008/2010/2012/2014/2016/2018/2020/2022/2024/2026/2028/2030/2032/2034/2036/2038/2040/2042/2044/2046/2048/2050/2052/2054/2056/2058/2060/2062/2064/2066/2068/2070/2072/2074/2076/2078/2080/2082/2084/2086/2088/2090/2092/2094/2096/2098/2100/2102/2104/2106/2108/2110/2112/2114/2116/2118/2120/2122/2124/2126/2128/2130/2132/2134/2136/2138/2140/2142/2144/2146/2148/2150/2152/2154/2156/2158/2160/2162/2164/2166/2168/2170/2172/2174/2176/2178/2180/2182/2184/2186/2188/2190/2192/2194/2196/2198/2200/2202/2204/2206/2208/2210/2212/2214/2216/2218/2220/2222/2224/2226/2228/2230/2232/2234/2236/2238/2240/2242/2244/2246/2248/2250/2252/2254/2256/2258/2260/2262/2264/2266/2268/2270/2272/2274/2276/2278/2280/2282/2284/2286/2288/2290/2292/2294/2296/2298/2300/2302/2304/2306/2308/2310/2312/2314/2316/2318/2320/2322/2324/2326/2328/2330/2332/2334/2336/2338/2340/2342/2344/2346/2348/2350/2352/2354/2356/2358/2360/2362/2364/2366/2368/2370/2372/2374/2376/2378/2380/2382/2384/2386/2388/2390/2392/2394/2396/2398/2400/2402/2404/2406/2408/2410/2412/2414/2416/2418/2420/2422/2424/2426/2428/2430/2432/2434/2436/2438/2440/2442/2444/2446/2448/2450/2452/2454/2456/2458/2460/2462/2464/2466/2468/2470/2472/2474/2476/2478/2480/2482/2484/2486/2488/2490/2492/2494/2496/2498/2500/2502/2504/2506/2508/2510/2512/2514/2516/2518/2520/2522/2524/2526/2528/2530/2532/2534/2536/2538/2540/2542/2544/2546/2548/2550/2552/2554/2556/2558/2560/2562/2564/2566/2568/2570/2572/2574/2576/2578/2580/2582/2584/2586/2588/2590/2592/2594/2596/2598/2600/2602/2604/2606/2608/2610/2612/2614/2616/2618/2620/2622/2624/2626/2628/2630/2632/2634/2636/2638/2640/2642/2644/2646/2648/2650/2652/2654/2656/2658/2660/2662/2664/2666/2668/2670/2672/2674/2676/2678/2680/2682/2684/2686/2688/2690/2692/2694/2696/2698/2700/2702/2704/2706/2708/2710/2712/2714/2716/2718/2720/2722/2724/2726/2728/2730/2732/2734/2736/2738/2740/2742/2744/2746/2748/2750/2752/2754/2756/2758/2760/2762/2764/2766/2768/2770/2772/2774/2776/2778/2780/2782/2784/2786/2788/2790/2792/2794/2796/2798/2800/2802/2804/2806/2808/2810/2812/2814/2816/2818/2820/2822/2824/2826/2828/2830/2832/2834/2836/2838/2840/2842/2844/2846/2848/2850/2852/2854/2856/2858/2860/2862/2864/2866/2868/2870/2872/2874/2876/2878/2880/2882/2884/2886/2888/2890/2892/2894/2896/2898/2900/2902/2904/2906/2908/2910/2912/2914/2916/2918/2920/2922/2924/2926/2928/2930/2932/2934/2936/2938/2940/2942/2944/2946/2948/2950/2952/2954/2956/2958/2960/2962/2964/2966/2968/2970/2972/2974/2976/2978/2980/2982/2984/2986/2988/2990/2992/2994/2996/2998/3000/3002/3004/3006/3008/3010/3012/3014/3016/3018/3020/3022/3024/3026/3028/3030/3032/3034/3036/3038/3040/3042/3044/3046/3048/3050/3052/3054/3056/3058/3060/3062/3064/3066/3068/3070/3072/3074/3076/3078/3080/3082/3084/3086/3088/3090/3092/3094/3096/3098/3100/3102/3104/3106/3108/3110/3112/3114/3116/3118/3120/3122/3124/3126/3128/3130/3132/3134/3136/3138/3140/3142/3144/3146/3148/3150/3152/3154/3156/3158/3160/3162/3164/3166/3168/3170/3172/3174/3176/3178/3180/3182/3184/3186/3188/3190/3192/3194/3196/3198/3200/3202/3204/3206/3208/3210/3212/3214/3216/3218/3220/3222/3224/3226/3228/3230/3232/3234/3236/3238/3240/3242/3244/3246/3248/3250/3252/3254/3256/3258/3260/3262/3264/3266/3268/3270/3272/3274/3276/3278/3280/3282/3284/3286/3288/3290/3292/3294/3296/3298/3300/3302/3304/3306/3308/3310/3312/3314/3316/3318/3320/3322/3324/3326/3328/3330/3332/3334/3336/3338/3340/3342/3344/3346/3348/3350/3352/3354/3356/3358/3360/3362/3364/3366/3368/3370/3372/3374/3376/3378/3380/3382/3384/3386/3388/3390/3392/3394/3396/3398/3400/3402/3404/3406/3408/3410/3412/3414/3416/3418/3420/3422/3424/3426/3428/3430/3432/3434/3436/3438/3440/3442/3444/3446/3448/3450/3452/3454/3456/3458/3460/3462/3464/3466/3468/3470/3472/3474/3476/3478/3480/3482/3484/3486/3488/3490/3492/3494/3496/3498/3500/3502/3504/3506/3508/3510/3512/3514/3516/3518/3520/3522/3524/3526/3528/3530/3532/3534/3536/3538/3540/3542/3544/3546/3548/3550/3552/3554/3556/3558/3560/3562/3564/3566/3568/3570/3572/3574/3576/3578/3580/3582/3584/3586/3588/3590/3592/3594/3596/3598/3600/3602/3604/3606/3608/3610/3612/3614/3616/3618/3620/3622/3624/3626/3628/3630/3632/3634/3636/3638/3640/3642/3644/3646/3648/3650/3652/3654/3656/3658/3660/3662/3664/3666/3668/3670/3672/3674/3676/3678/3680/3682/3684/3686/3688/3690/3692/3694/3696/3698/3700/3702/

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 22 September 12, 2012

STILLWATER RANCH UNIT 15C
SUBDIVISION NAME

090180
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-7

AGENT: Shannon Livingston

ENGINEER: Pape-Dawson Engineers, Inc., c/o Al Chua, P.E.

CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Location: Extending Silver Pointe east of Stillwater Parkway

Plat status: The Planning Commission approved this plat on November 9, 2009. To the present, the plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with Section 35-430(f)(2) of the Unified Development Code (UDC).

DISCUSSION:

The applicant has indicated that they did start the project, but has been delayed due to the economic downturn. The percentages of improvements completed are as follows:

- Sanitary Sewer 0%
- Street 0%
- Drainage 0%
- Sidewalks 0%

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT
OF
**STILLWATER RANCH
UNIT 15C**

BEING 0.965 ACRES OF LAND IN COUNTY BLOCK (C.B.) 4450, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF A 120.576 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11224, PAGE 2457 AND AN 89.931 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11454, PAGE 181, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE M.L.V. MUSOUZ SURVEY NO. 80, ABSTRACT NO. 467.

PREPARED BY:

HAAG ENGINEERING CONSULTANTS
18431 SECRET TRAILS SAN ANTONIO, TEXAS 78247
TELE (210) 590-0909 FAX (210) 590-0309

DYE ENTERPRISES
TEXAS SUBDIVISION FORM #2217
407 STARBUCKS, STEERHEAD
SAN ANTONIO, TEXAS 78217
TEL (210) 599-8323 FAX (210) 599-4191

OWNER/DEVELOPER
JLS DEVELOPMENT CORPORATION
1330 OLD BLANCO ROAD SUITE 324
SAN ANTONIO, TEXAS 78216
PH (214) 493-1193 FAX (214) 493-5343

ABBREVIATIONS
 40'x40' PAVEMENT
 TIME WARNER CABLE TV
 1/2" L. TYP. L. RIGHT OF WAY
 TELE. FOUND 1/2" REBAR
 SET 1/2" REBAR
 CPE ENERGY ELECTRIC
 CPE ENERGY GAS
 BULGARD SETBACK LINE
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
 A.S.P.S.

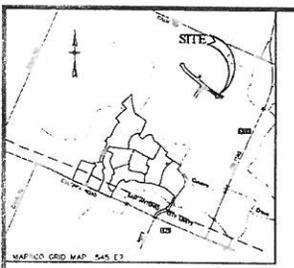
LEGEND
 ○ PNC 1/2" IRON PIN
 ● SET 1/2" IRON PIN W/ CAP
 MARKED (SEE EXH. 2A, 3A)
 ----- EXISTING 1 V.F. CONTOUR
 ----- 940 ----- EXISTING 5 V.F. CONTOUR
 ----- 825 ----- EXISTING 5 V.F. CONTOUR

(A) FUTURE "THOMAS SPRINGS" STREET R.O.W.
60' R.O.W. WIDTH

GENERAL NOTES
 1. THE CITY OF SAN ANTONIO IS A PART OF THE PLANNING AND DEVELOPMENT DEPARTMENT...
 2. THE CITY OF SAN ANTONIO IS A PART OF THE PLANNING AND DEVELOPMENT DEPARTMENT...
 3. THE CITY OF SAN ANTONIO IS A PART OF THE PLANNING AND DEVELOPMENT DEPARTMENT...
 4. THE CITY OF SAN ANTONIO IS A PART OF THE PLANNING AND DEVELOPMENT DEPARTMENT...
 5. THE CITY OF SAN ANTONIO IS A PART OF THE PLANNING AND DEVELOPMENT DEPARTMENT...

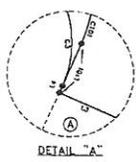
NOTES
 1. ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT...
 2. ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT...
 3. ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT...
 4. ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT...

SURVEY NOTES
 1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREIN...
 2. CONTROL MONUMENTS AS SHOWN:
 3. THE BASIS OF BEARING SHOWN HEREIN IS THE PLAT OF STILLWATER RANCH UNIT 15C...

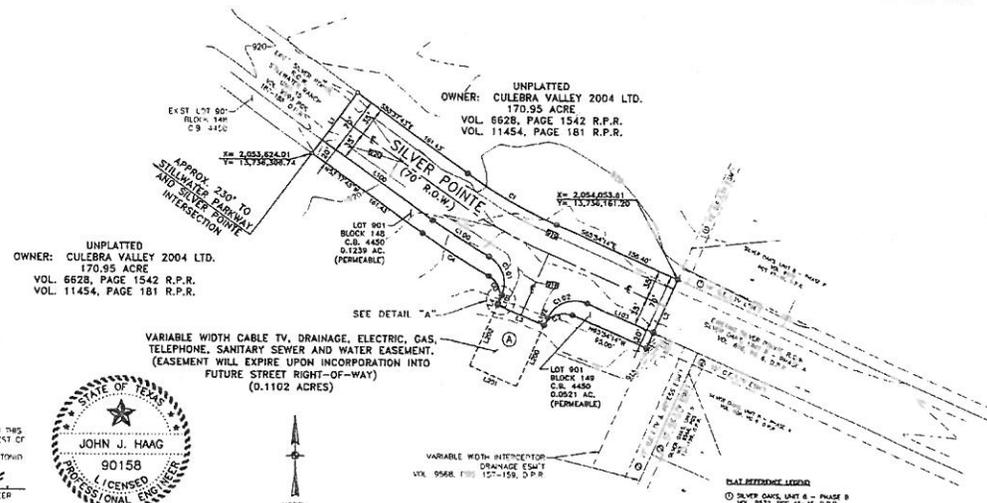


LOCATION MAP
NOT TO SCALE

DEED NOTES
 1. INSTRUMENT EDDI NOTE: THE NUMBER OF WATERMETER EQUIVALENT INSTALLING UNITS (EDDI) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.



DETAIL "A"



UNPLATTED
OWNER: CULEBRA VALLEY 2004 LTD.
170.95 ACRE
VOL. 6628, PAGE 1542 R.P.R.
VOL. 11454, PAGE 181 R.P.R.

VARIABLE WIDTH CABLE TV, DRAINAGE, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER AND WATER EASEMENT. (EASEMENT WILL EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY) (0.1102 ACRES)

SCALE: 1" = 100'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	121.08	250.00	50.78	120.82	S59°45'29"E	181°30'37"
C2	39.27	25.00	25.00	35.36	S69°25'46"W	90°00'00"
C3	37.44	25.00	27.54	34.04	N18°48'44"W	82°47'02"
C4	34.35	25.00	46.33	32.44	N57°42'30"E	81°35'45"
C100	79.49	631.00	39.80	79.44	S47°12'42"E	71°32'00"
C101	54.88	35.00	32.01	47.24	S18°21'00"E	94°53'46"
C102	54.88	35.00	35.00	49.50	N69°30'45"E	100°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	80.00	N32°31'17"E
L2	90.00	S21°00'46"W
L3	60.00	N62°34'14"W
L4	.51	N24°00'46"E
L100	181.43	S53°37'43"E
L101	126.66	S24°09'40"W
L102	19.00	N24°00'46"E
L103	85.00	N62°34'14"W
L200	60.00	S45°14'46"W
L201	60.00	N62°34'14"W
L202	80.00	N24°00'46"E

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, EDDI, AND DRAINAGE, IN ACCORDANCE TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED PLANNING COMMISSION, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
John J. Haag, P.E.
REGISTERED PROFESSIONAL ENGINEER



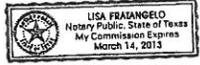
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
Dye Enterprises
REGISTERED PROFESSIONAL LAND SURVEYOR



OWNER/DEVELOPER
JLS DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 324
SAN ANTONIO, TEXAS 78216
PH (214) 493-1193, FAX (214) 493-5343

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, BY PERSON OR THROUGH A duly authorized agent, has applied to the City of San Antonio Planning Commission for approval of this plat. The undersigned, as duly authorized agent, has caused this plat to be prepared and recorded in accordance with the laws of the State of Texas and the rules and regulations of the City of San Antonio Planning Commission.
Manon Langston
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHO DECLARED 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 23rd DAY OF November, A.D. 2010.
Lisa Fratangelo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



LAND DEVELOPMENT
SERVICES DIVISION
NOV - 4 - AM 10:20
RECEIVED

THIS PLAT OF STILLWATER RANCH UNIT 15C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION DATED THIS _____ DAY OF _____ A.D. 2009

BY _____ CHAIRMAN
BY _____ 1ST DEPUTY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDENT OF THE COUNTY JUDGES' ASSOCIATION OF BEXAR COUNTY, TEXAS, DOCS HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT.
ON THIS _____ DAY OF _____, 2009

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

STATE OF TEXAS
COUNTY OF BEXAR
I CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2010, AND DULY RECORDED THE _____ DAY OF _____, A.D. 2010, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK _____, PAGE _____, IN TESTAMENTARY WRITINGS, WHEREIN MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2010.

COUNTY CLERK BEXAR COUNTY, TEXAS
BY _____ DEPUTY

WS SAS DEVELOPMENT, LLC

52 Mason Street - Greenwich, CT 06830 - 203-413-7721 (phone) 203-413-7722 (fax)

RECEIVED
12 AUG 14 PM 3:39

LAND DEVELOPMENT
PLANNING COMMISSION

August 9, 2012

Mr. Roderick Sanchez, Director
City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

Re: Stillwater Ranch Subdivision Unit 15C
Plat No. 090180

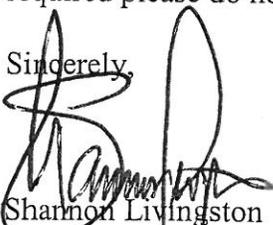
Dear Mr. Sanchez:

The undersigned developer of Stillwater Ranch Subdivision, Plat No. 090180 requests a three (3) year Site Improvement Time Extension per Section 35-430(f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on November 20, 2009.

The economic down turn and its impact to the real estate industry resulted in dormant sales of existing lots within developed subdivisions of the community and the delay of the site improvements of the referenced Subdivision. The utility easements and right of way have been cleared and we plan to continue construction of the improvements once the market has further recovered and existing lots inventories are absorbed.

Enclosed is the \$300 filing fee required to process this request, a copy of the plat and Time Extension Application form executed accordingly. If additional information is required please do not hesitate to contact me at 210-867-2400.

Sincerely,



Shannon Livingston
Agent/WS SAS Development, LLC

Attachment

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1456—Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.2066 acre tract of land out of NCB 7034 located at 2903 South New Braunfels Avenue

DATE: August 27, 2012

PETITIONER: City of San Antonio, Fire Department
c/o Capital Improvements Management Services
Attn: Property Disposition Division
114 W. Commerce St., 2nd Fl.
San Antonio, TX 78205

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on September 12, 2012.

BACKGROUND

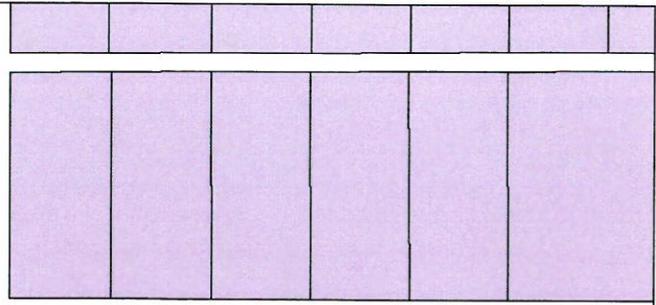
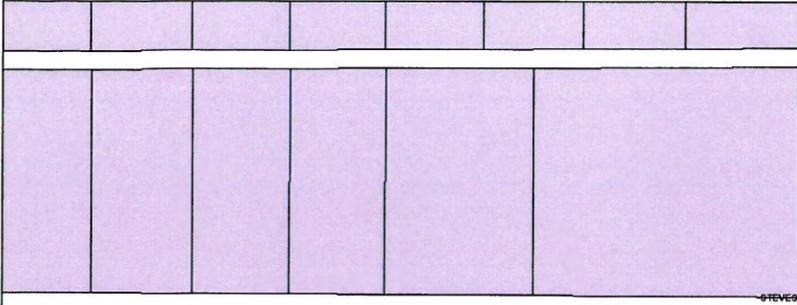
It is requested that the property located at 2903 South New Braunfels Avenue be declared surplus to the needs of the City of San Antonio and sold to Scott Caroselli. The property shown on attached Exhibit A is described as Lot 1, NCB 7034 and encompasses 0.2066 of an acre (9,000 sq. ft.). This was the site of former Fire Station No. 20.

COORDINATION AND FINANCIAL IMPACT

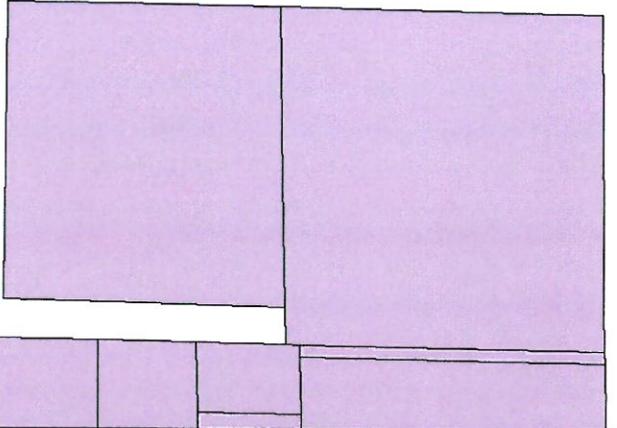
In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Interested parties conveyed a consensus for approval of this project. The contract of sale has been drafted and forwarded to the buyer.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



NEW BRAUNFELS



NEW BRAUNFELS



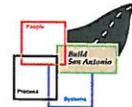
Exhibit A

**City of San Antonio
Capital Improvements Management
Services Department**

**September 12, 2012
Agenda Item #**

Request to declare as surplus and sell an
unimproved 0.2066 acre tract of land

Petitioner: Scott Caroselli



Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.2066 of an acre (9,000 sq ft) tract of land out of NCB 7034 located at 2903 South New Braunfels Avenue, in Council District 3.

Background

Purpose:

- The buyer, Scott Caroselli, is requesting to purchase this property, which was the site of former Fire Station No. 20.
- The buyer intends to develop the property; however, plans have not yet been solidified.

3

Exhibit A - Map



4

Exhibit B - Aerial



5

Exhibit C - Photo



6



Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.
- In accordance to City policy, the subject property was advertised to the public in the Hart Beat on July 20, 2012 and July 23, 2012.

7



Fiscal Impact

Financial Impact:

- The City will collect \$5,000.00 for the sale of this property.

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of City owned property.

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED 0.2066 OF AN ACRE (9,000 SQ. FT.) TRACT OF LAND, DESCRIBED AS LOT 1, NCB 7034, LOCATED AT 2903 SOUTH NEW BRAUNFELS AVENUE IN COUNCIL DISTRICT 3, AS REQUESTED BY SCOTT CAROSELLI.

* * * * *

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, Scott Caroselli filed an application requesting to purchase an unimproved 0.2066 of an acre (9,000 sq. ft.) tract of land out of NCB 7034 located at 2903 South New Braunfels Avenue in Council District 3; 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 12th day of September, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1585—Request to close, vacate, and abandon a portion of Villita Street Public Right of Way between Navarro Street and South Presa Street

DATE: August 27, 2012

PETITIONER: City Public Service Energy
Attn: Shawn P. Eddy, Sr. Dir.
Enterprise Facilities and Asset Management
P. O. Box 1771
San Antonio, TX 78296

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on September 12, 2012.

BACKGROUND

City Public Service Energy (CPS) (Petitioner) is requesting the closure, vacation and abandonment of a portion of Villita Street Public Right of Way located between Navarro Street and South Presa Street, adjacent to NCB 125 as shown on attached Exhibit A. The requested closure encompasses 0.192 of an acre (8,367 square feet). CPS owns the properties abutting the proposed closure and if approved, intends to re-plat the combined properties. The right of way will remain and be reserved as a perpetual pedestrian easement.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

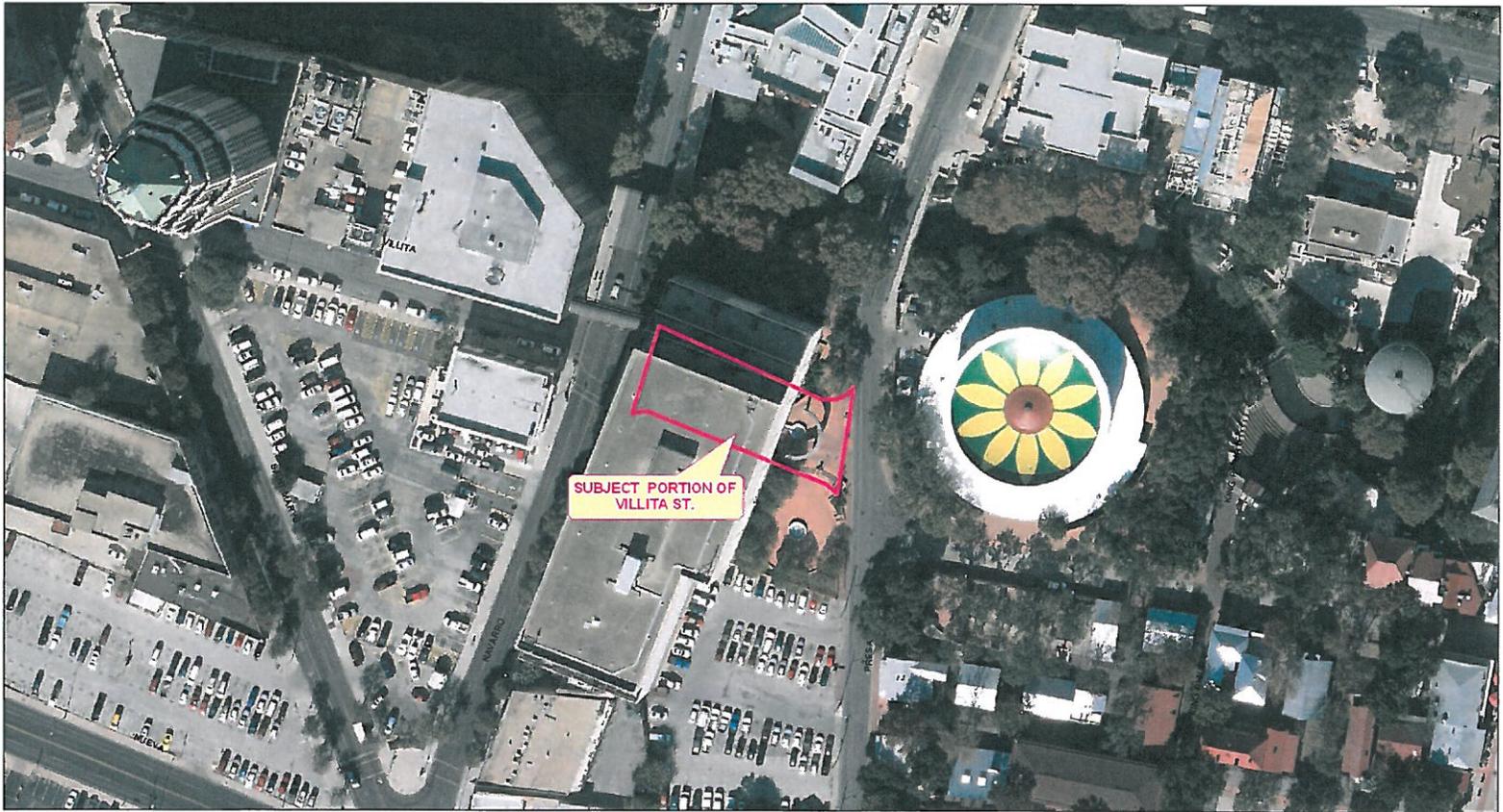
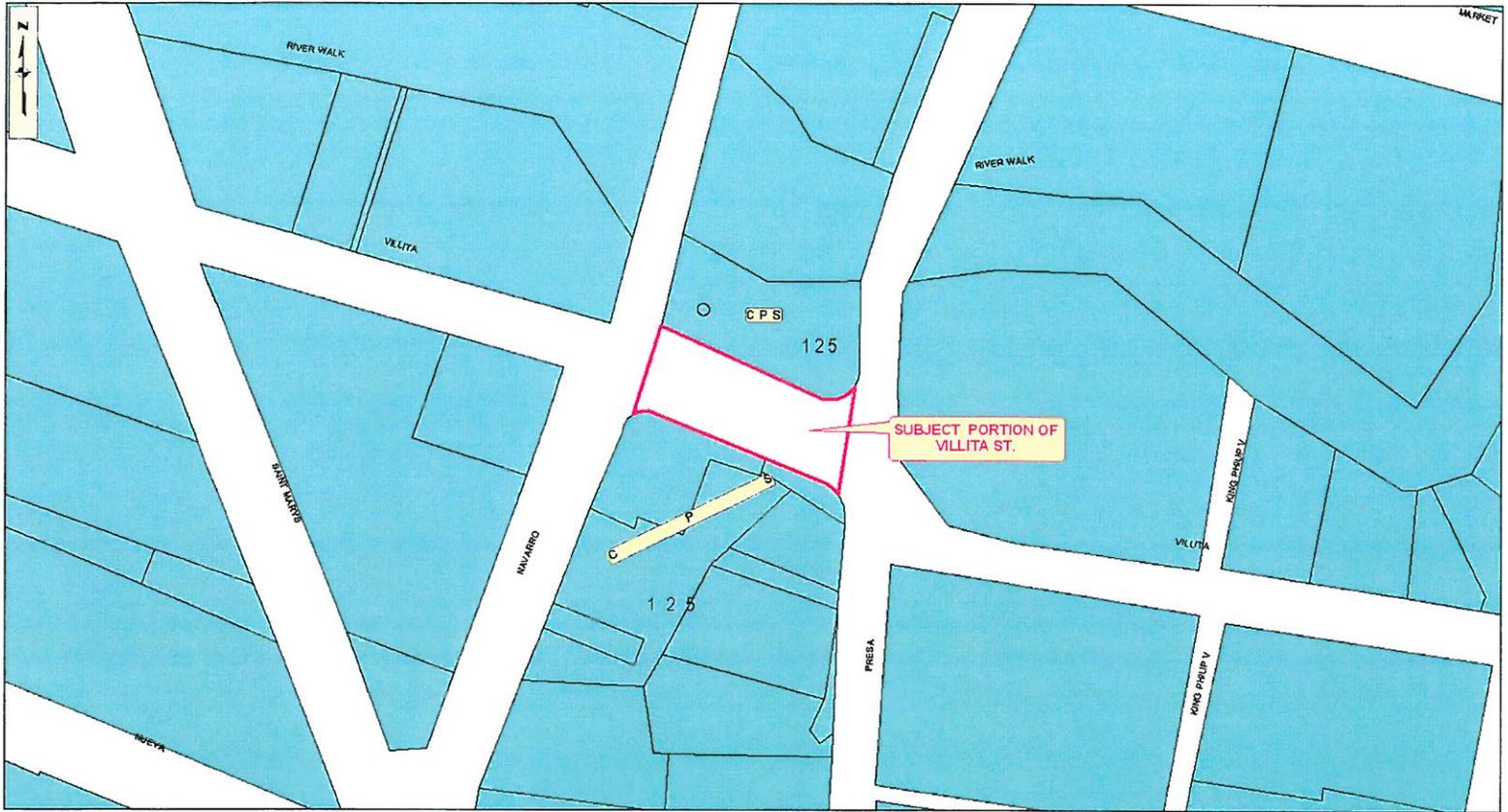


Exhibit A



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

April 2, 2012

City Public Service Energy
Attn: Shawn P. Eddy, Sr. Dir.
Enterprise Facilities and Asset Management
P. O. Box 1771
San Antonio, TX 78296

Re: S. P. No. 1585—Request to close, vacate and abandon an improved portion of Villita Street Public Right of Way located between Navarro and Presa Streets

Dear Mr. Eddy:

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 property must be platted in accordance with the Unified Development Code, per Section 35-430.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Petitioner must dedicate a pedestrian easement by plat.

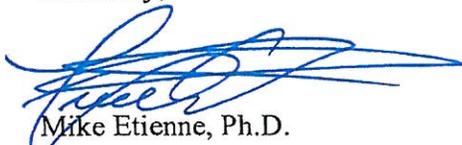
DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- 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 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.
- The fee established for the subject property is \$167,350.00, which includes the appraised value of \$167,300.00 for the Public Right of Way and \$50.00 for recordation of documents.

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 you concur 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 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: City Public Service Energy

Shawn P. Eddy
By
Shawn P. Eddy
Print Name

Sr. Dir. EFAA
Title
4/16/12
Date

**City of San Antonio
Capital Improvements Management
Services Department**

**September 12, 2012
Agenda Item #**

Request to close, vacate and abandon a
portion of Villita Street Public Right of
Way



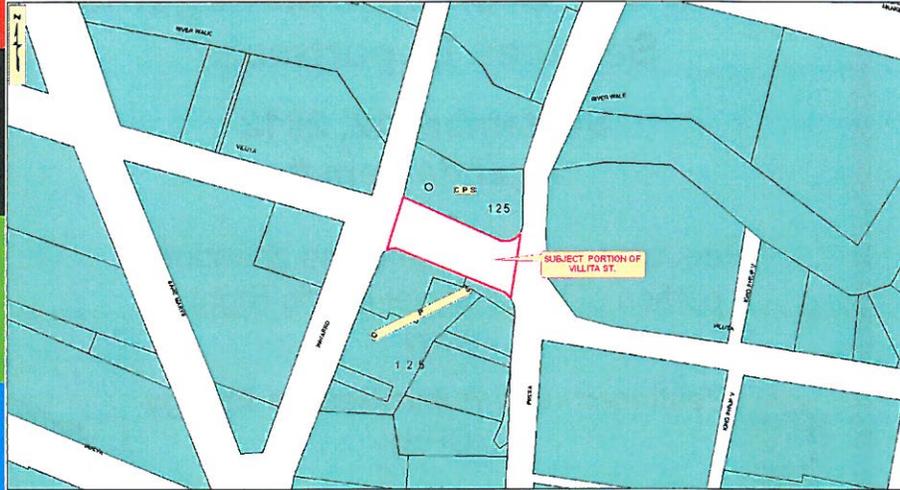
Petitioner: City Public Service Energy
(CPS)



Planning Item

- CPS, (Petitioner) is requesting the closure, vacation and abandonment of a 0.192 acre portion of Villita Street Public Right of Way located between Navarro and South Presa Streets, in Council District 1.
- Petitioner is the only abutting property owner.
- If the proposed closure is approved, it will be platted with abutting properties.

Exhibit A - Map



3

Exhibit B - Aerial



4

Exhibit B - Photo



5

Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

6



Background (cont)

Notification:

- Sign has been posted and 21 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- notices have been returned in favor.
- notices have been returned in opposition.

7



Fiscal Impact & Recommendation

Financial Impact:

- The City will collect a total of \$167,350.00 for the closure, vacation and abandonment of this Public Right of Way.

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF A 0.192 ACRE PORTION OF VILLITA STREET PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY, LOCATED BETWEEN NAVARRO STREET AND SOUTH PRESA STREET ADJACENT TO NCB 125, IN COUNCIL DISTRICT 1, AS REQUESTED BY CITY PUBLIC SERVICE ENERGY.

* * * * *

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, City Public Service Energy filed an application requesting closure of a 0.192 acre portion of Villita Street Public Right of Way running westerly and easterly, located between Navarro Street and South Presa Street adjacent to NCB 125 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 recommends City Council approve the attached application seeking closure of a 0.192 acre portion of Villita Street.

SIGNED this 12th day of September, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1621—Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.106 acre tract of land out of NCB 6623 located at 2103 Burnet Street

DATE: August 27, 2012

PETITIONER: B4UC, Inc.
Attn: Victor Gonzalez, President
407 Prinz Drive
San Antonio, TX 78213

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on September 12, 2012.

BACKGROUND

Victor Gonzalez (Petitioner) is requesting to purchase an unimproved tract of City-owned real property located at 2103 Burnet Street, described as Lot 15, Block 3, NCB 6623 as shown on attached Exhibit A. The Petitioner owns the abutting property at 2107 Burnet Street. The sale property is an approximate 0.106 acre tract of land (4,620 sq. ft.), which the Petitioner has maintained over the years.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Interested parties conveyed a consensus for approval of this project.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

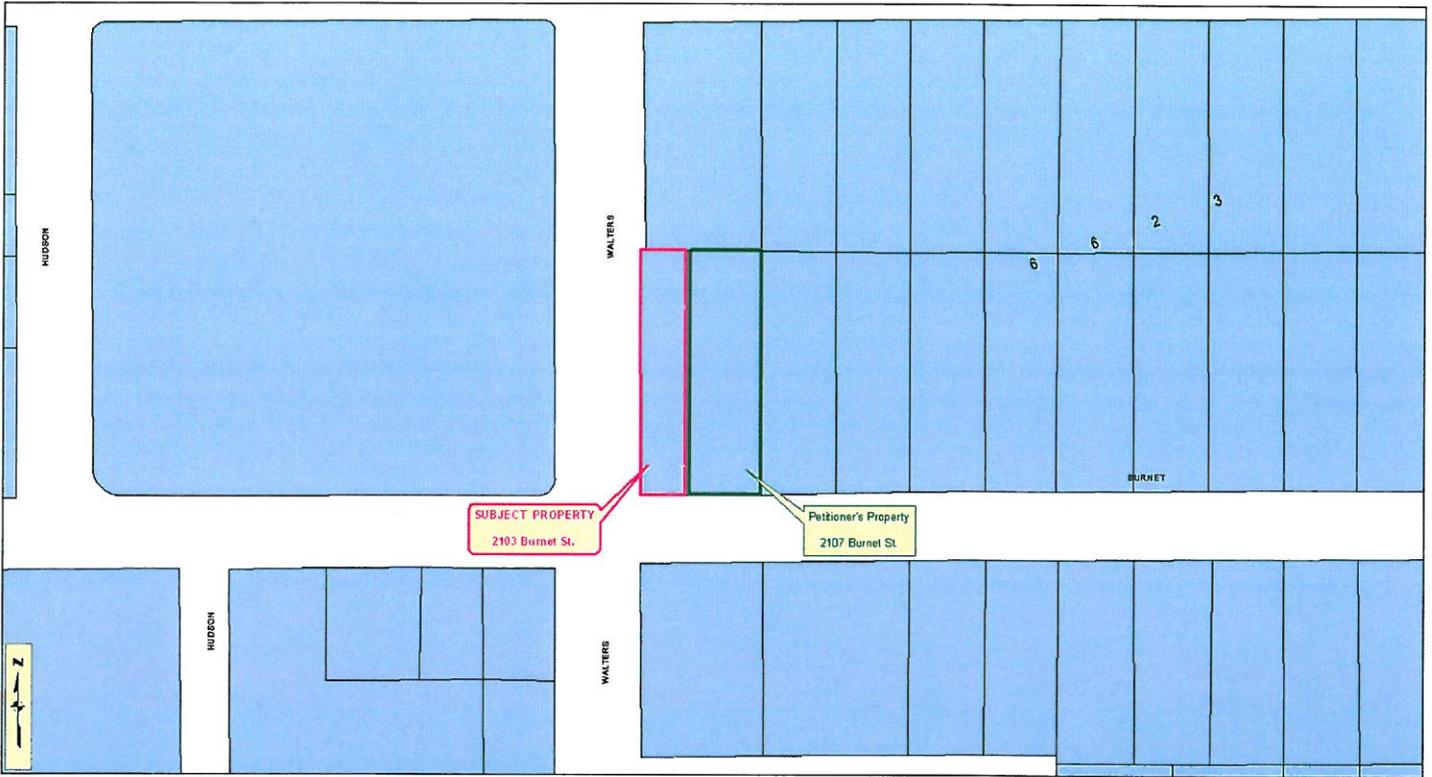


Exhibit A

S. P. No. 1621

Petitioner: B4UC, Inc.

**City of San Antonio
Capital Improvements Management
Services Department**

**September 12, 2012
Agenda Item #**

Request to declare as surplus and sell an
unimproved 0.106 acre tract of land

Petitioner: B4UC, Inc.



Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 0.106 of an acre (4,620 sq ft) tract of land out of NCB 6623 located at 2103 Burnet Street, in Council District 2.

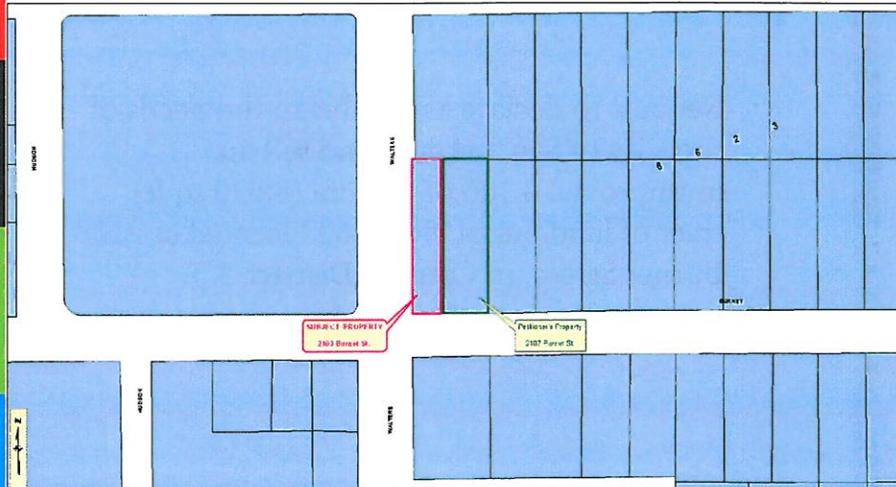
Background

Purpose:

- B4UC, Inc. is requesting to purchase this property, which abuts his property at 2107 Burnet Street.
- The buyer plans to combine with his property and fence in the area.

3

Exhibit A - Map



4

Exhibit B - Aerial



5

Exhibit C - Photo



6



Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.
- In accordance to City policy, the subject property was advertised to the public in the Hart Beat on July 20, 2012 and July 23, 2012.

7



Fiscal Impact

Financial Impact:

- The City will collect \$1,200.00 for the sale of this property.

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of City owned property.

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED, APPROXIMATELY 0.106 ACRE TRACT OF LAND (4,620 SQ. FT.), DESCRIBED AS LOT 15, BLOCK 3, NCB 6623, LOCATED AT 2103 BURNET STREET IN COUNCIL DISTRICT 2, AS REQUESTED BY B4UC, INC.

* * * * *

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, B4UC, Inc. filed an application requesting to purchase an unimproved, approximately 0.106 of an acre tract of land (4,620 sq. ft.) out of NCB 6623 located at 2103 Burnet Street in Council District 2; 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 12th day of September, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

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

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1666—Request to declare as surplus to the needs of the City of San Antonio and sell 48.66 acres of land out of NCB 11379 located within SWBTP

DATE: August 27, 2012

PETITIONER: Tyren Corporation
10620 Gulfdale Drive
San Antonio, TX 78216

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on September 12, 2012.

BACKGROUND

Tyren Corporation (Petitioner) is requesting to purchase unimproved City-owned real property located at Old US Highway 90 West and State Highway 151 as shown on attached Exhibit A. The property encompasses 48.66 acres (2,119,630 sq. ft.) out of the Southwest Business and Technology Park (SWBTP) and is described as Lots 6, 7, 8, 9, 10, 11, Block 9, NCB 11379.

Tyren Corporation provides innovative technologies and processes to provide a healthier and more environmentally-friendly environment. To that end, Tyren's plans call for two separate facilities to be built at this site. The first building will be an approximate 100,000 square foot area for the manufacture of ICF (insulated concrete form) building materials which provide many "Green" advantages. The total investment for the plant is estimated to be in the range of \$12,000,000 to \$13,000,000.

Plans include the creation of approximately 50 jobs in the first year of operation and hope to double and then triple that number over the next three years. The Petitioner is committed to pay a "living wage" to all employees.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Interested parties conveyed a consensus for approval of this project. The contract of sale has been drafted and forwarded to the buyer.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

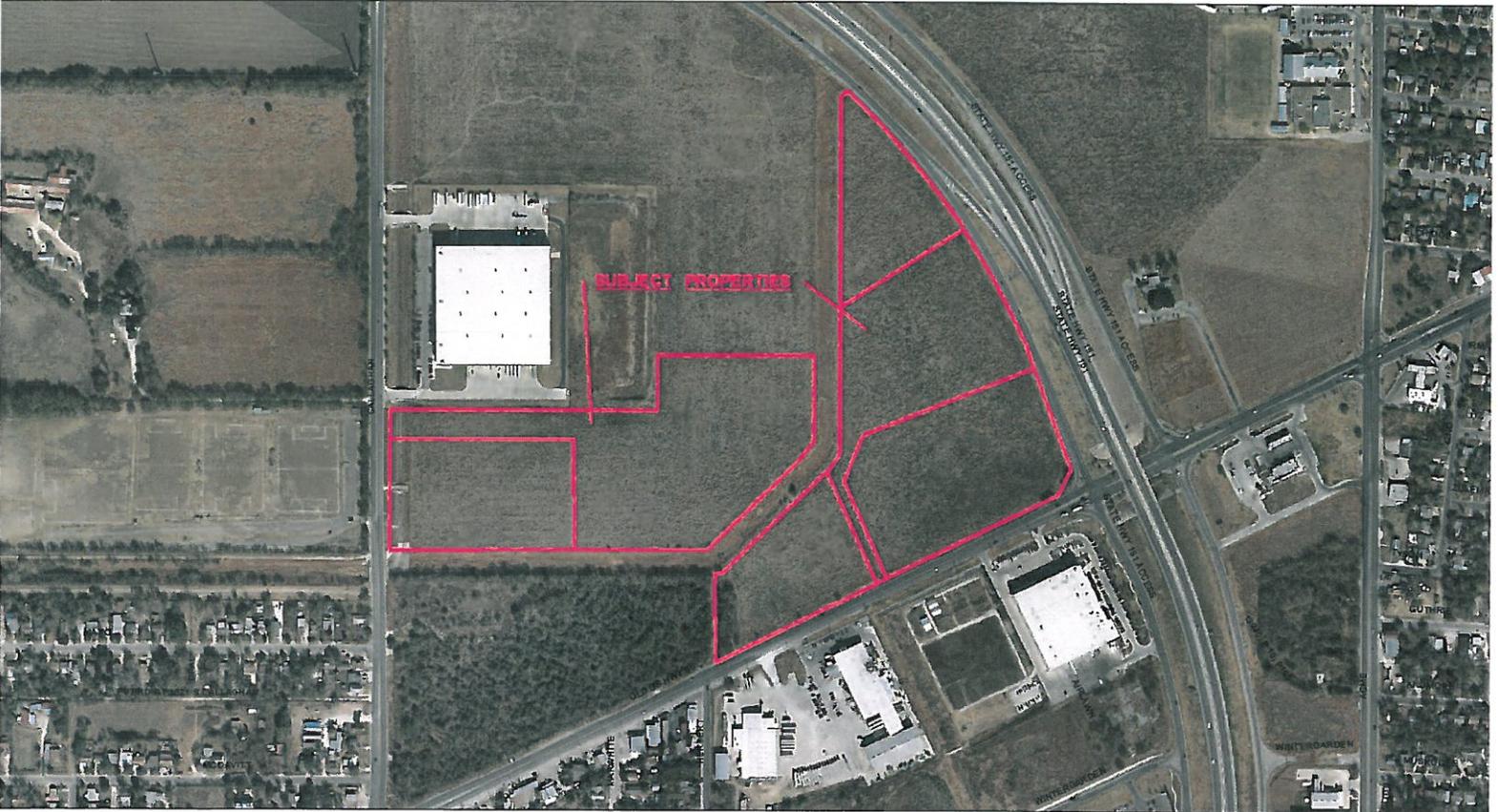
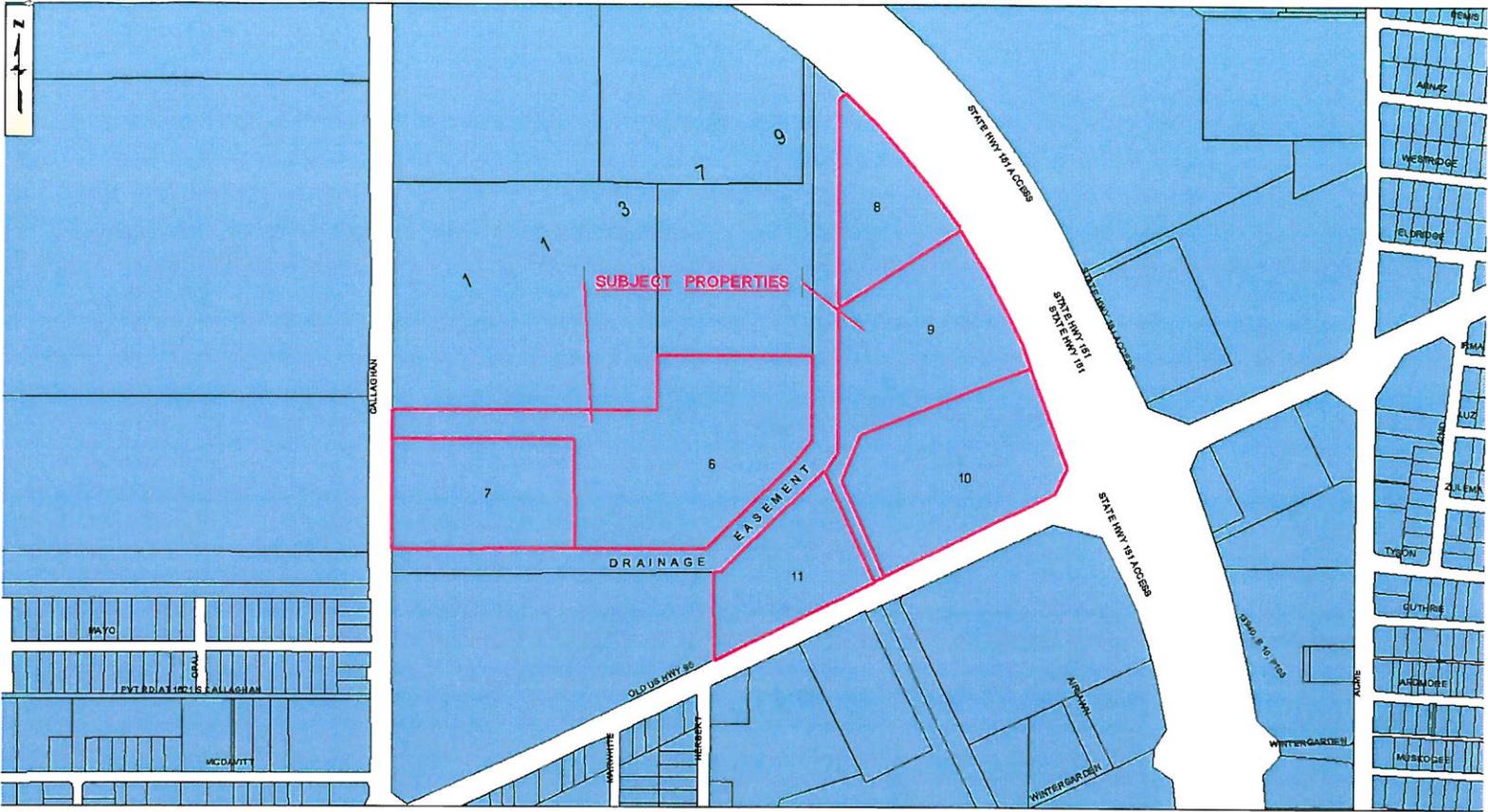


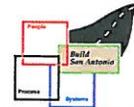
Exhibit A

**City of San Antonio
Capital Improvements Management
Services Department**

**September 12, 2012
Agenda Item #**

Request to declare as surplus and sell an
unimproved 48.66 acres of land

Petitioner: Tyren Corporation



Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved 48.66 acres (2,119,630 sq ft) of land out of NCB 11379 located at Old US Highway 90 West and State Highway 151, in Council District 6.



Background

Purpose:

- Tyren Corporation (Petitioner) is requesting to purchase this property, which is located in the Southwest Business and Technology Park (SWBTP).
- Tyren Corp. provides innovative technologies and processes to provide a healthier and more environmentally-friendly environment.
- Petitioner plans to build two separate facilities on the subject property.

3



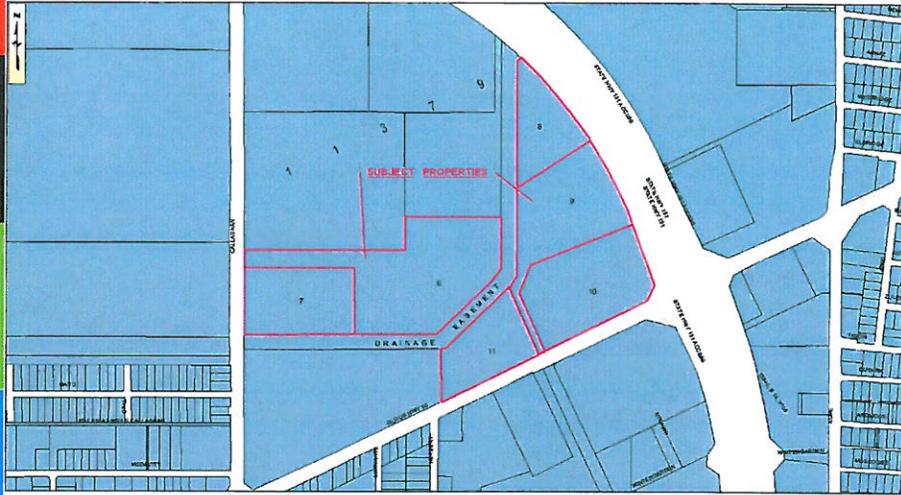
Background

Purpose:

- The first building will be an approximate 100,000 square foot area for the manufacture of ICF (insulated concrete form) building materials, which provide many “Green” advantages.
- The total investment for the plant is estimated to be in the range of \$12,000,000 to \$13,000,000.
- Plans include the creation of approximately 50 jobs in the first year of operation and hope to double and then triple that number over the next three years.
- Tyren Corp. is committed to pay a “living wage” to all employees.

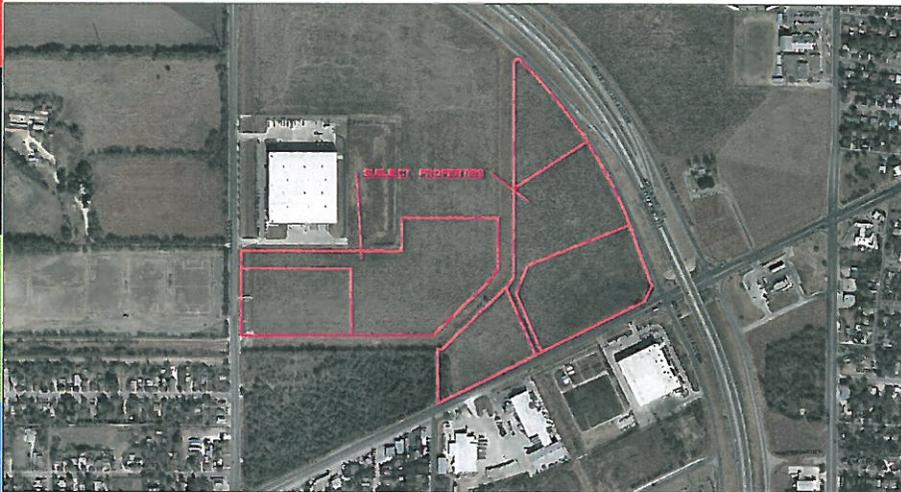
4

Exhibit A - Map



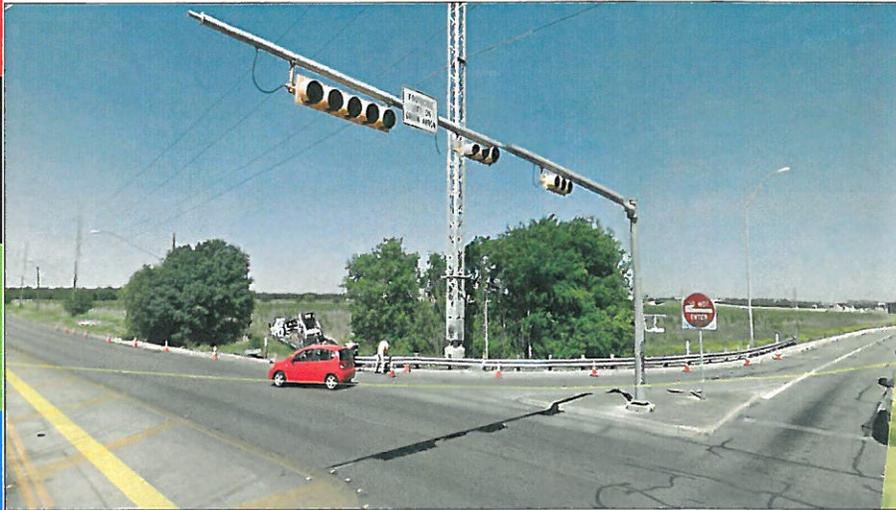
5

Exhibit B - Aerial



6

Exhibit C - Photos



7

Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.
- In accordance to City policy, the subject property was advertised to the public in the Hart Beat on July 20, 2012 and July 23, 2012.

8



Fiscal Impact

Financial Impact:

- The City will collect \$2,120,000.00 for the sale of this property.

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of City owned property.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF 48.66 ACRES (2,119,630 SQ. FT.) DESCRIBED AS LOTS 6, 7, 8, 9, 10, 11, BLOCK 9, NCB 11379, LOCATED WITHIN THE SOUTHWEST BUSINESS AND TECHNOLOGY PARK (SWBTP) AT OLD US HIGHWAY 90 WEST AND STATE HIGHWAY 151 IN COUNCIL DISTRICT 6, AS REQUESTED BY TYREN CORPORATION.

* * * * *

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, Tyren Corporation filed an application requesting to purchase 48.66 acres (2,119,630 sq. ft.) of land out of the Southwest Business and Technology Park (SWBTP) in NCB 11379 located at Old US Highway 90 West and State Highway 151 in Council District 6; 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 12th day of September, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division 

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management
Services Department

SUBJECT: S. P. No. 1670 – Request to declare as surplus and sell a City-owned property vacant parcel of land described as Lot 16, Block 12, NCB 7319 bounded by Zilla Street to the north, N. Main Avenue to the east, Horace Street to the south and the Rail Road Right of Way to the west in City Council District No.1

DATE: August 29, 2012

PETITIONER: City of San Antonio
Capital Improvements Management Services Department
Real Estate Division
114 W. Commerce
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Consent Agenda for the Planning Commission meeting on 9/12/2012.

BACKGROUND

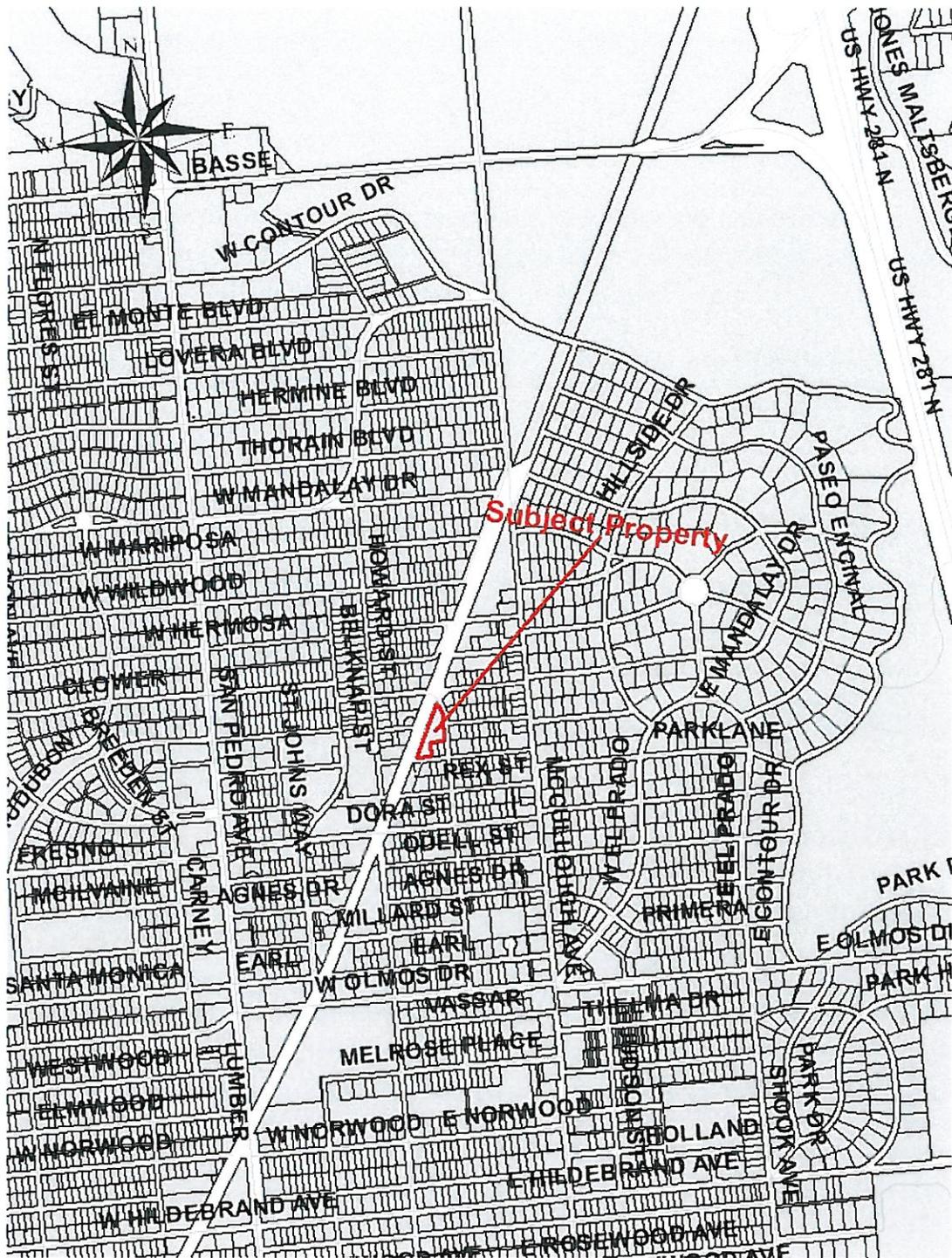
The City of San Antonio is requesting to declare as surplus and sell a vacant parcel of City-owned real property described as Lot 16, Block 12, NCB 7319, as shown on a plat recorded at Volume 9520, Page 105, Deed and Plat Records of Bexar County, Texas. The property is bounded by Zilla Street to the north, N. Main Avenue to the east, Horace Street to the south and the Rail Road Right of Way to the west in City Council District 1, as shown on the attached Exhibit "A." The property consists of .7198 of an acre or 31,956 square feet. In compliance with City procedures, the subject property has been advertised to the public in the Hart Beat Newspaper on August 27, 2012 and August 29, 2012.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Site Map of Subject Property

Exhibit "A"



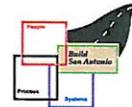
Map of Subject Property



Aerial Map of Property

**City of San Antonio
Capital Improvements Management
Services (CIMS) Department**

**Planning Commission
Special Project 1670
Declare City-owned Property As
Surplus
September 12, 2012**



Planning Commission Item

- The City of San Antonio is requesting to declare as surplus and sell a vacant parcel of City-owned real property described as Lot 16, Block 12, NCB 7319, as shown on a plat recorded at Volume 9520, Page 105, Deed and Plat Records of Bexar County, Texas
- The property is bounded by Zilla Street to the north, N. Main Avenue to the east, Horace Street to the south and the Rail Road Right of Way to the west in City Council District 1
- The property consists of .7198 of an acre or 31,956 square feet

Exhibit "A" Site Map of Subject Property



3

Exhibit "A" (Cont.) Map of Subject Property



4

Exhibit "A" (cont.) Aerial Photograph of Subject Property



5

Background (cont.)

Coordination:

- In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies
- In compliance with City procedures, the subject property has been advertised to the public in the Hart Beat Newspaper on August 27, 2012 and August 29, 2012

6



Issues & Recommendation

Policy Analysis:

This action is consistent with City Code and Ordinances relative to the disposition of any City-owned property

Recommendation:

Staff recommends approval of this request

RESOLUTION # _____

A RESOLUTION SUPPORTING TO DECLARE AS SURPLUS AND SELL A .7198 (31,356 SQUARE FEET) ACRE VACANT PARCEL OF CITY-OWNED PROPERTY BOUNDED BY ZILLA STREET TO THE NORTH, N. MAIN AVENUS TO THE EAST, HORACE STREET TO THE SOUTH AND THE RAIL RIGHT OF WAY TO THE WEST DESCRIBED AS LOT 16, BLOCK 12, NCB 7319, AS SHOWN ON A PLAT RECORDED AT VOLUME 9520, PAGE 105, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN CITY COUNCIL DISTRICT 1, AS REQUESTED BY THE CITY OF SAN ANTONIO

* * * * *

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

WHEREAS, The City of San Antonio has filed an application to declare as surplus and sell a .7198 (31,356 square feet) acre vacant parcel of City-owned real property of City-owned property within New City Block 7319 as identified in 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 recommends City Council approve the attached sale of land.

SIGNED this 12th day of September, 2012.

Jose R. Limon, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission

FROM: Xavier Urrutia, Director, Parks and Recreation Department

COPIES TO: Sandy Jenkins, Park Projects Manager,
David Arciniega, Senior Planner, Parks and Recreation Department

SUBJECT: Land Acquisition Stonewall Estates

DATE: August 13, 2012

PETITIONER: Parks and Recreation Department
Sandy Jenkins, Park Projects Manager
114 W. Commerce St, 10th floor
City of San Antonio

Parks staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on September 12, 2012.

BACKGROUND

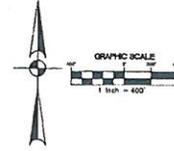
Parks is requesting acceptance of potential purchase of land to the Parks and Recreation Department. The land consists of 90.08 acres located outside of the 100 year floodplain, west of IH 10 West and north of Loop 1604 West in Council District 8. The land abuts Friedrich Park to the south and east.

This 78.82 acre land purchase meets the goals outlined in the Northwest Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage to meet service goals in regards to expand and develop the Friedrich/Crownridge/Cedar Creek/ Rancho Diana contiguous park properties into a natural area destination.

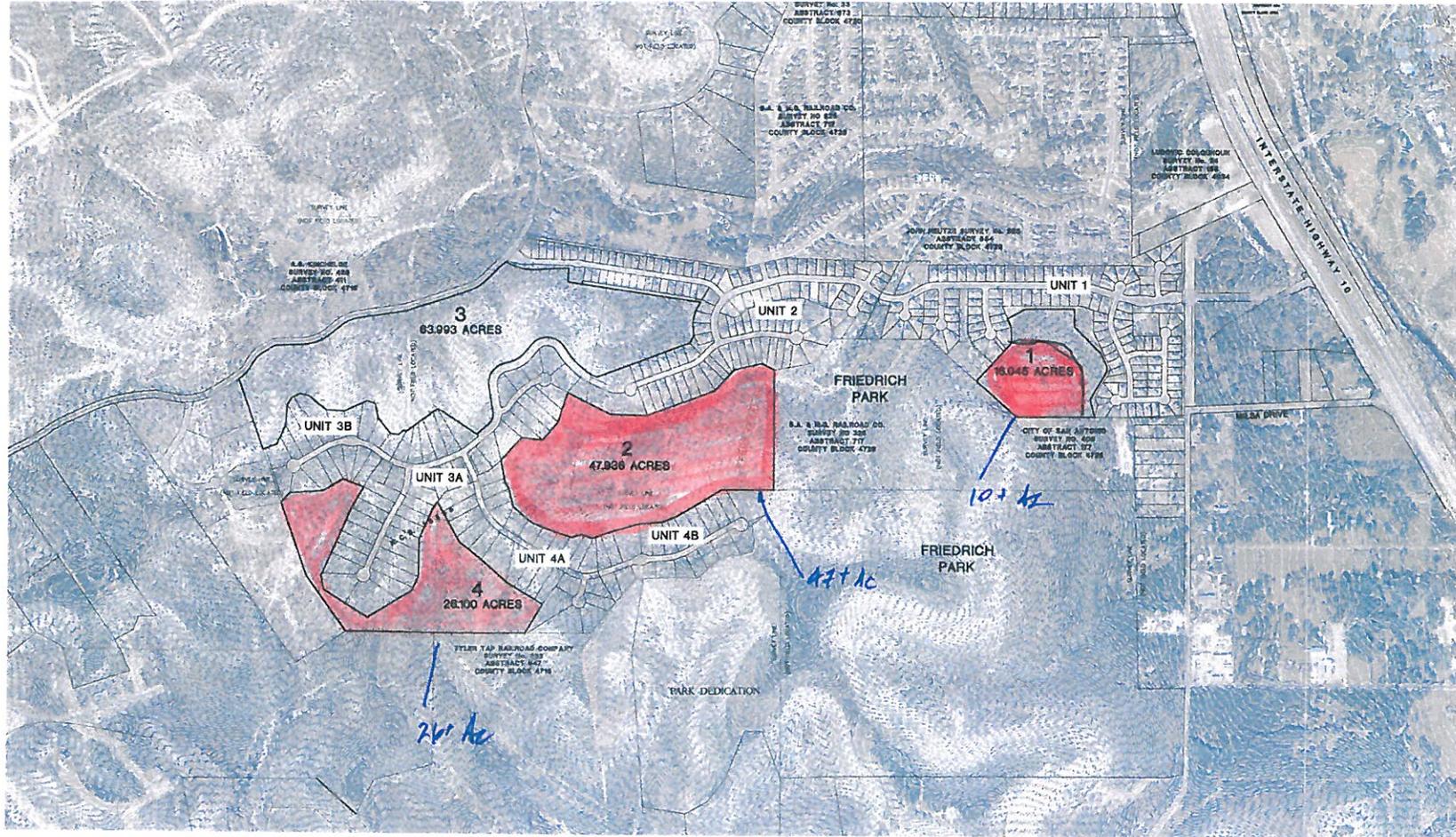
CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Sandy Jenkins
Park Projects Manager
Park Project Services
Parks and Recreation Department
City of San Antonio



LOCATION MAP
NOT TO SCALE



PAPE-DAWSON ENGINEERS

5141 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
 303.751.1111 | FAX 303.751.1112
 WWW.PAPE-DAWSON.COM

EXHIBIT OF
154,074 ACRES OUT OF STONEWALL RANCH

JOB NO.	6139-31
DATE	05/01/2012
DESIGNER	DH
CHECKER	DAVID J.H.
SHEET	1 OF 1

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE ADOPTION AND APPROVAL OF THE PURCHASE AND ACQUISITION OF PROPERTY BETWEEN MR. JAY HANNA AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.

WHEREAS, there is an opportunity of a purchase and acquisition of property between Mr. Jay Hanna and the Parks and Recreation Department; and

WHEREAS, the donation includes the possibility of 90.08 acres of land for future use as a community park and natural area destination in City Council District 8; and

WHEREAS, the proposed purchase is adjacent to existing COSA owned property and has the potential to connect Friedrich Park, Crownridge Park, Cedar Creek Park, Woodland Hills Park and Rancho Diana Park; and

WHEREAS, this project is consistent with the recommendations outlined for the Northwest Subarea in the Parks and Recreation System Strategic Plan which recommends the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means, and

WHEREAS, the purchase and acquisition has been coordinated with and has the support of the Parks and Recreation Department, the District 8 City Council Office, and Mr. Jay Hanna; **NOW THEREFORE**

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

1. That the Jay Hanna/Stonewall Estates and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2012.

Chairperson

ATTEST: _____
Executive Secretary

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission
FROM: Majed A. Al-Ghafry, Director of Public Works
COPIES TO: Nefi Garza, P.E., Assistant Director of Public Works
SUBJECT: Joe Newton St. Reconstruction – Right-of-Way (ROW) Acquisition
DATE: August 14, 2012

PETITIONER: City of San Antonio
c/o Public Works Department
114 W. Commerce Street, 7th Floor, San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of September 12, 2012.

Background Information:

The Petitioner is requesting the acquisition through negotiation of fee simple title of the following:

1. 3.03 acre tract (131,986.80 sq. ft.) on NCB 18081 P-33

This property is located in Council District 6 in the City of San Antonio. This property will be used for the purposes of surveying, performing environmental assessments, and constructing drainage improvements for the Joe Newton Street Reconstruction project.

Coordination and Financial Impact:

There is no financial impact.

Conclusion and Recommendation:

Staff recommends the approval of this contract.



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Planning & Engineering Division

Joe Newton Street

Property acquisition



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

Joe Newton Street Property acquisition

- **Acquisition of NCB 18081 P-33**
- **To use this property for development of drainage improvements for the Joe Newton Street Reconstruction Project.**



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

Joe Newton Street Property acquisition

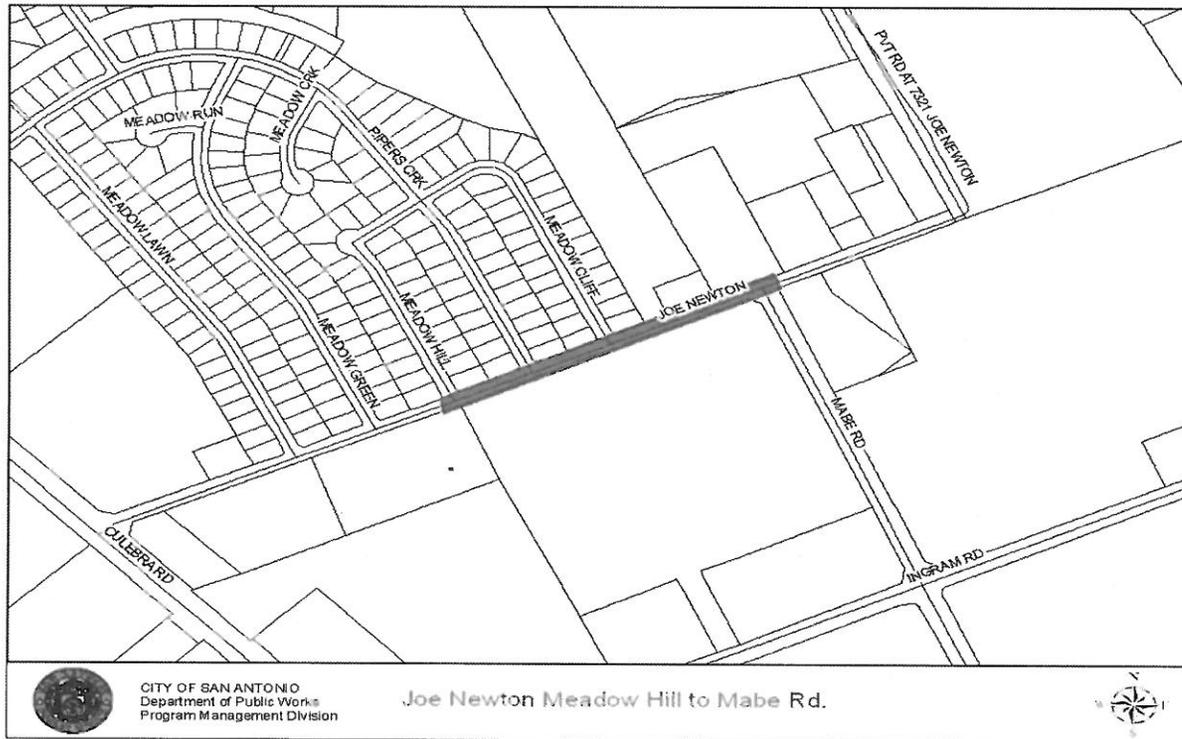
- **Reasons for acquisition of parcel:**
 - **surveying**
 - **environmental assessments**
 - **construction of drainage improvements**



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

Joe Newton Street Property acquisition

- Project construction limits are from Meadow Hill St. to Mabe Rd.





CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

Joe Newton Street Property acquisition

- Acquisition of NCB 18081 P-33, 3.03 acre tract (aerial view)



SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO.:

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF THE PROPERTY ON 7353 JOE NEWTON STREET (NCB 18081 P-33).

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

WHEREAS, these parcels are presented for consideration and recommendation to the Planning Commission under the Joe Newton Street Reconstruction from Meadow Hill St. to Mabe Rd. project; and

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

Recommendation to the City of San Antonio City Council for the acquisition of the property on 7353 Joe Newton Street (NCB 18081 P-33), a property along the Joe Newton Street Reconstruction Project.

PASSED AND APPROVED ON THIS 12th day of September, 2012

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Jose R. Limon, Chair
San Antonio Planning Commission

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission
FROM: Majed A. Al-Ghafry, Director of Public Works
COPIES TO: Nefi Garza, Assistant Director of Public Works
SUBJECT: Acquisition of real property for the Casa Bella Street Extension Project from its current dead-end location to Vance Jackson
DATE: August 24, 2012

PETITIONER: City of San Antonio
c/o Public Works Department
114 W. Commerce Street, San Antonio, TX 78205

Staff is requesting the acquisition through negotiation of an interest in privately-owned real property needed to construct an extension of Casa Bella Street to Vance Jackson to address traffic congestion and access issues in the area surrounding. The project purposes to take a portion of one parcel of privately-owned real property located in N.C.B. 15825, Council District 8.

BACKGROUND:

The Casa Bella Street Extension project will extend Casa Bella from its current dead-end location to Vance Jackson. This acquisition is necessary for the extension of Casa Bella Street to Vance Jackson and will provide improved traffic connectivity along Casa Bella with its connection between the I.H. 10 frontage Road and Vance Jackson. Project construction of the Casa Bella Street Extension project is anticipated to begin in October 2012 and is estimated to be completed in December 2012.

Property acquisition is a required component to complete the Casa Bella Street Extension project. This parcel of land is currently undeveloped and vacant. The Casa Bella Street Extension project is a Neighborhood Access and Mobility Program (NAMP) funded project.

COORDINATION AND FISCAL IMPACT:

The property will be conveyed to the City of San Antonio in exchange for a credit of \$78,042 for any rough proportionality fees that would typically be assessed under UDC Code Section 35-501 and 35-502.

CONCLUSION AND RECOMMENDATION:

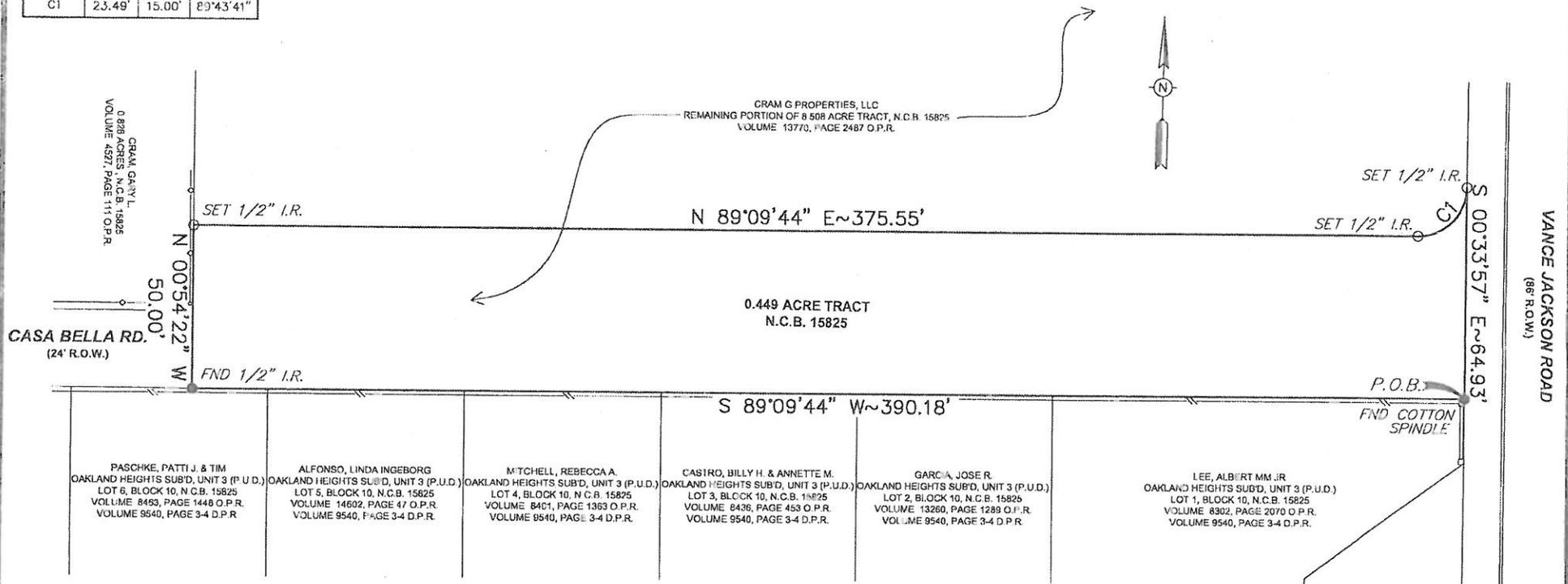
Staff recommends approval of this request.

Attachments: Exhibit A1: ROW Dedication
Exhibit A2: Field Notes
Exhibit B: Project location

ATTACHMENT 1A

Curve Table			
Curve #	Length	Radius	Delta
C1	23.49'	15.00'	89°43'41"

X BARBED WIRE Δ SMOOTH WIRE --- WOOD FENCE
 ○ IRON FENCE ◊ CHAIN LINK FENCE --- WATER FLOW



BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND
 DATE OF SURVEY: 07/11/12 COMPUTED BY: JB DRAWN BY: AF/OB CHECKED BY: GER

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLATS AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING AND LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.



GE Reaves Engineering, Inc. (FIRM NO. 101337)
 P.O. BOX 791793
 SAN ANTONIO, TEXAS 78279-1793
 210 490-4506 · FAX: 210 490-4812



Registered Professional Land Surveyor

To lienholder and/or landowner ~
 I, Gaylord E. Reaves, a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

BOUNDARY/LOT SURVEY COSA PARCEL # 18988

Lot(s) ~ Block ~ N.C.B. 15825 Scale 1" = 30'
 Addition or Subdivision ~
 Volume 13770, Page 2487 of the OFFICIAL PUBLIC records of BEXAR County, Texas.
 Owner CRAM G. PROPERTIES, LLC
 Address: CASA BELLA ST. Of No. ~

Revision Date	Scope/Description	Revision No.

ATTACHMENT 1B

Metes and Bound Description Of 0.449 Acres

BEING a 0.449 acre tract of land out of the W.J. Locke Survey No. 328 Abstract No. 434, NCB 15825 and also being a portion of an 8.508 acre tract of land as recorded in Volume 13770, Page 2487 Official Public Records of Bexar County and being more particularly described as follows:

BEGINNING: At a found cotton spindle on the west right of way line of Vance Jackson Road (86' Right of Way) and also being the northeast corner of Lot 1, Block 10, NCB 15825, as recorded in Amending Plat Oakland Heights Subdivision, Unit-3, Volume 9540, Page 4, Deed and Plat Records of Bexar County, Texas, same being the southeast corner of said 8.508 acre tract for the southeast corner of this tract being described herein;

THENCE: South 89°09'44" West, 390.18 feet along the north line of Lots 1 through 6 to a found ½" iron rod at the southeast corner of Casa Bella Rd. (24' R.O.W.) and southwest corner of said 8.508 acre tract for the southwest corner of this tract being described herein;

THENCE: North 00°54'22" West, 50.00 feet along the west line of said 8.508 acre tract to a set ½ iron rod on the east line of a 0.826 acre tract recorded in Volume 4527, Page 111 of the Official Public Records of Bexar County, Texas for the northwest corner of this tract being described herein;

THENCE: North 89°09'44" East, 375.55 feet crossing said 8.508 acre tract to a set 1/2" iron rod at the point of curvature of a curve to the left having a radius of 15.0', a delta angle of 89°43'41" and an arc length of 23.49 to a set ½" iron rod on the west R.O.W. of Vance Jackson Road for the northern most corner of this tract being described herein;

THENCE: S 00°33'57" East, 64.93 feet along said R.O.W. to the POINT OF BEGINNING and containing 0.449 acres (19,558 SF), of land more or less according to a survey prepared on the ground by GE Reaves Engineering, Inc. on June 21, 2012.

COSA Parcel # 18988

GE Reaves Engineering, Inc.
Gaylord E. Reaves, R.P.L.S., P.E.
Texas Survey Firm Number 101337
FN34837



Gaylord E. Reaves 7/12/12

ATTACHMENT B Casa Bella Street Extension





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12034

Applicant:

Roland Lozano, CEO, Brooks
Development Authority

Representative:

Pape-Dawson Engineers, Inc.

Owner:

Brooks Development Authority

Staff Coordinator:

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

Property Address/Location:

An approximately 71 acres tract of
land, generally located at Dave Erwin
Drive to the south, Boyle Road to the
west and Challenge Drive to the east

Legal Description:

70.882 acres out of NCB 10879

Tract Size:

Approx. 71 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 8/24/2012

Notices Mailed 8/30/2012

- 53 to property owners within 200 feet
 - No registered neighborhood association within 200 feet
 - 18 to planning team members
- Internet Agenda Posting 9/7/2012

REQUEST

A Master Plan Amendment to 1) the Stinson Airport Vicinity Land Use Plan from Regional Commercial to Light Industrial and 2) to include "I-1" General Industrial zoning district to Light Industrial land use classification as a recommended zoning district.

RECOMMENDED ACTION

Approval of 1) the proposed plan amendment from the Regional Commercial land use classification to Light Industrial land use classification, and 2) to include "I-1" General Industrial zoning district to Light Industrial land use category as a recommended zoning district.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Stinson 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 project is appropriately situated close to the major arterials, and within an already established multi-use center that draws its base from the larger region. Manufacturing and industrial uses are one of the core uses that are included into the Brooks City-Base Master Development Plan vision.

Transportation:

There are many surrounding arterials and adequate access to the Interstate Highway 37. The existing transportation infrastructure could support additional traffic generated by the requested land use change.

Community Facilities:

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

CASE HISTORY

This was postponed from the August 8, 2012 public hearing agenda.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Stinson Airport Vicinity Future Land Use Plan	
Plan Adoption Date: April 2, 2009	Update History: N/A
Goal I: Protect the quality of life of residents including health, safety and welfare	
Objective 1.1 Protect integrity of exiting residential neighborhoods	
Objective 1.2 Discourage developments of incompatible uses on vacant land	
Goal II: Encourage economic growth that enhances airport operations and development	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Regional Commercial	Vacant land
North	Regional Commercial	Vacant land
East	Regional Commercial	Vacant land
South	Low Density Residential	Single-Family Homes
West	Regional Commercial	Vacant land

Land Use: The subject property is classified as Regional Commercial in the Stinson Airport Vicinity Land Use Plan, as are most of the surrounding properties. However, the abutting subdivision is classified as Low Density Residential. The Stinson Airport Vicinity Land Use Plan, adopted in 2009, consists of land within the Brooks City-Base. The Brooks City-Base requested, and was granted, a future land use plan amendment on December 16, 2010 and most of the area's, including the subject property, future land use designation amended to Regional Commercial land use classification. In addition, the plan's land use text section has been amended in 2011 to include Heavy Industrial land use category and corresponding "I-2" Heavy Industrial as recommended zoning district for this land use category.

The subject area is surrounded mostly with vacant land with an exception of the existing subdivision to the south. There are industrial uses generally located to northwest of the subject property, but these uses are not adjacent to the subject property.

The requested plan amendment will enable the applicant to accommodate an increasing demand of manufacturing related uses for this area. Manufacturing and industrial uses are core uses that are included into the Brooks City-Base Master Development Plan vision. An amendment from Regional Commercial to Light Industrial would establish the land use framework necessary for the redevelopment of Brooks City-Base into a multi-use, "world-class" research and technology center. The project is appropriately situated close to the major arterials, and within an already established multi-use center that draws its base from the larger region. Any potential impact of manufacturing uses that are allowed in Light Industrial land use category can be mitigated by appropriate buffers to abutting residential neighborhood to the south. These types of measures will be addressed during the rezoning process.

The second request, to include I-1 General Industrial zoning district to Light Industrial land use category as a recommended zoning district, is reasonable and it appears to be consistent with other land use plans that adopted by the City.

Regional Commercial land use includes high intensity land uses that draw their customer base from a larger region and should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and be 20 acres or greater in area. Regional Commercial should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Examples include large commercial centers, malls, home improvement centers, hotels/motels, major employment centers, and low-high rise office buildings that promote mixed uses.

Light Industrial land use category includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial uses. These uses should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Currently, I-1 General Industrial zoning district is not included into this land use category as a recommended zoning district.

Transportation: Boyle Road to the west and Challenger Drive are collector roads with limited accessibility in the Brooks City-Base. These roads are currently not in public use and are partially blocked by a security fence and over-grown vegetation. Dave Ervin Drive, located at the southern boundary of the Base, is not accessible due to the existence of a perimeter fence. South New Braunfels Road is on the Major Thoroughfare Plan as a future Secondary Arterial Type A and Goliad Road is currently classified as Secondary Arterial Type B. There are currently no bike lines and sidewalks on this portion of Brooks City Base. There is a VIA bus-stop at the corner of Goliad and Lyster Road. South Presa Street is located 1750 feet to the south of the subject property; however, there are no direct connections from the subject property to this Arterial. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: The nearby community facilities are the Mission Academy and Texas Engineering Extension Service to the south, Brooks Academy of Science and Engineering to the east. All of them are learning facilities and can benefit from the technological nature of the proposed development. Mission Academy and Texas Engineering Extension Service is located on South Presa Street and will not be affected by the traffic generated in the Brooks City-Base since there is no access to City-Base from this Arterial. The Mission Academy, on the other hand, is located on Lyster Road within the City-Base. This section of the road is a four-lane divided high-capacity interior road and it is only one of the many other similar capacity interior roads within the City-Base that will serve the proposed development. The existing community facilities could support additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MR" Military Reserve District

Proposed Zoning: "I-1 S" General Industrial District with a Specific Use Authorization for Electronic Component Manufacturing

Corresponding Zoning Case: Z2012170 S

Zoning Commission Public Hearing Date: September 18, 2012

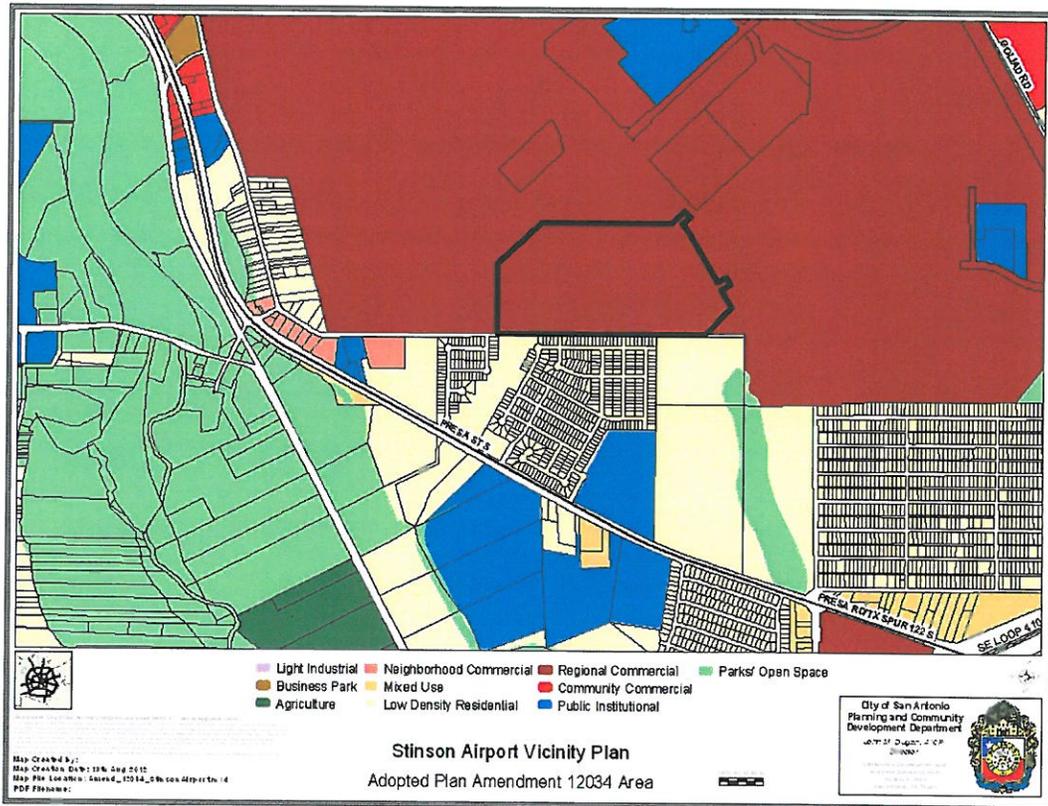
III. RECOMMENDATION

Light Industrial land use is compatible when appropriate measures are considered to mitigate its potential impact on existing residential neighborhoods. The request for Light Industrial for this location is appropriate as manufacturing and industrial uses are core uses that are included into the Brooks City-Base Master Development Plan vision. It is appropriate to include "I-1" General Industrial zoning district to Light Industrial land use category as a recommended zoning district.

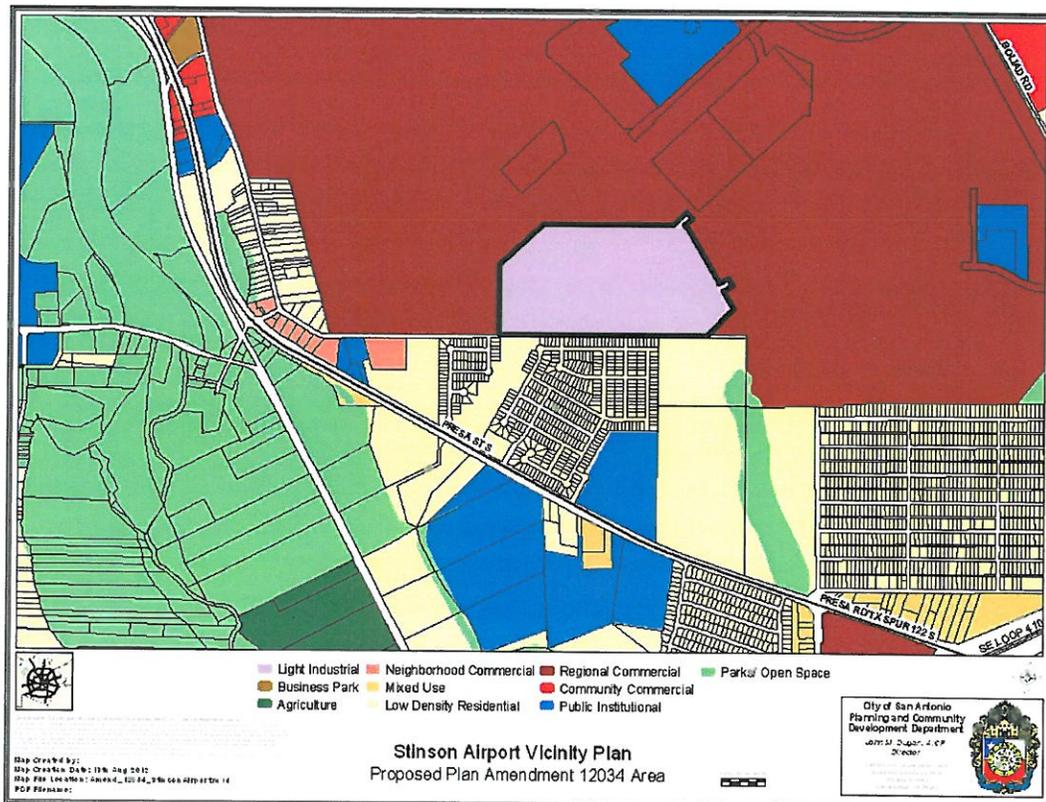
IV. ATTACHMENTS

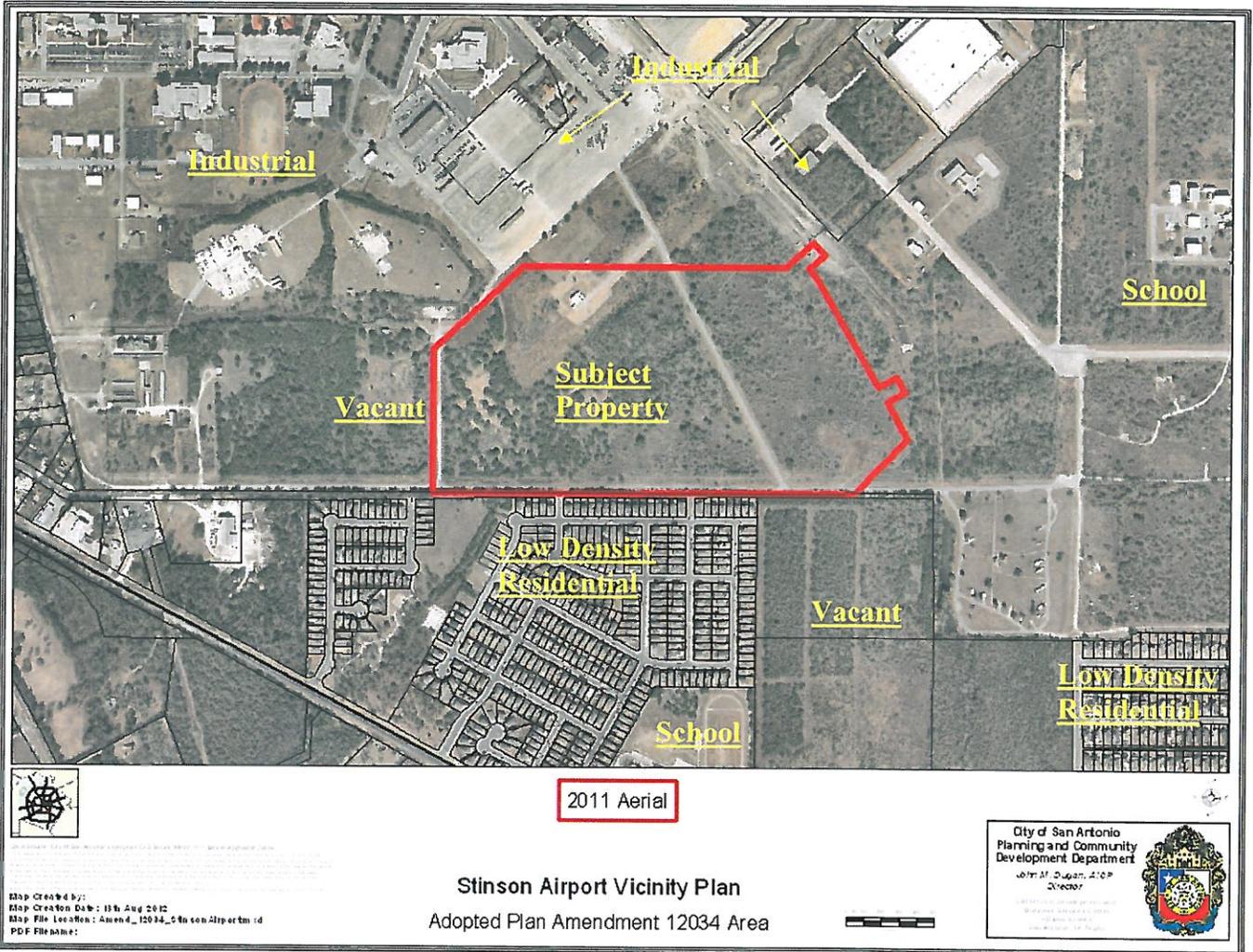
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12057

Applicant:

Obaid Ahmadzai

Representative:

Patrick W. Christensen

Owner:

Obaid Ahmadzai

Staff Coordinator:

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

Property Address/Location:

3011 East Commerce Street

Legal Description:

NCB 10233 Lot TR-2 and TR-4

Tract Size:

2.166 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial Recorder 7/6/2012
Notices Mailed 7/12/2012

- 8 to property owners within 200 feet
- Jefferson Heights Neighborhood Association
- 22 to planning team members

Internet Agenda Posting 7/20/2012

REQUEST

A Master Plan Amendment to change the future land use plan in the Arena District/Eastside Community Plan from Mixed Use to Heavy Industrial.

RECOMMENDED ACTION

DENIAL of the proposed amendment to the Arena District/Eastside Community Plan.

ALTERNATIVE ACTIONS

1. Recommend approval of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The future land use plan classifies this area as a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. In 2008, City Council established the East Commerce Street Arts and Entertainment District in support of the concept and redevelopment of the area. The proposed amendment to Heavy Industrial is incompatible with this Town Center concept and the East Commerce Street Arts and Entertainment District.

Transportation:

East Commerce Street is classified as a Primary Arterial Type B. A VIA bus stop is located on the adjacent side of East Commerce Street. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities:

The subject property is approximately 100 feet northwest of the George Gervin Youth Center and approximately 100 feet from Lincoln Park. It is also approximately 0.3 miles south of the AT&T Center and Freeman Coliseum. The proposed land use amendment could create vehicular traffic that could pose a negative impact on adjacent community facilities. Additionally, the industrial uses accommodated by the proposed land use could

pose noise and other impacts that would potentially be detrimental to adjacent community facilities.

CASE HISTORY

This case is a continuance from the July 25, 2012 Planning Commission meeting

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Arena District/Eastside Community Plan	
Plan Adoption Date: December 4, 2003	Update History: December 4, 2008 (Land Use Plan Update)
Urban Design Goal 3.1: Create a town center	
Land Use and Community Facilities 4.5: Create a Mixed Use Town Center south of the AT&T Center	
<p>The Arena District/Eastside Community Plan envisions future redevelopment taking the form of a mixed-use Town Center. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent similarly classified parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan. Additionally, the subject property is located in the East Commerce Street Arts and Entertainment District which is intended to allow the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The proposed plan amendment would perpetuate an obsolete development pattern which is inconsistent with future redevelopment as envisioned in the Arena District/Eastside Community Plan and East Commerce Street Arts and Entertainment District. Further, the City Recently purchased the Red Berry Mansion, which is located at 856 Gemblor Road, and has initiated a planning process which will serve to support the vision in the future land use plan. The applicant’s request would detract from the public investment made in surrounding properties.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use	Warehouse
North	Mixed Use	Manufacturing
East	Mixed Use	Manufacturing, Dry Cleaning Plant
South	Mixed Use	George Gervin Youth Center
West	Parks/Open Space	Lincoln Park

Land Use: The Arena District/Eastside Community Plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent Mixed Use parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan. The requested land use classification would perpetuate an intensive development pattern that would also be incompatible with Urban Design Goal 3.1 and Land Use and Community Facilities 4.5 which call for the creation of a mixed use town center that would provide amenities and services to the community at large

In 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues, draw more visitors into the community, and to promote infill development and redevelopment of the surrounding neighborhoods. The subject property as part of the new district was designated "AE-3" Arts and Entertainment District-3. The "AE-3" zoning district is intended to accommodate large lot, high intensity mixed use development. The AE-3 district allows a limited number of low impact industrial uses with a Specific Use Authorization. The property currently has a specific use authorization for a light industrial use. The Specific Use Authorization, in conjunction with the development regulations contained in the Arts and Entertainment District standards, allows reviewing staff to impose additional design standards that serve to minimize potential impacts and better support the plan's intent to create a more dense pedestrian-oriented, mixed use environment.

Current And Proposed Land Use Classification Descriptions: The Arena District/Eastside Community Plan classifies the subject property as Mixed Use. Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Mixed Uses include those in the commercial and residential categories including low, mid and high-rise office buildings and hotels. This classification accommodates a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

The proposed amendment would change the land use classification for the property to Heavy Industrial. Heavy Industrial includes: heavy manufacturing; processing and fabrication businesses; truck stops; carting crating, haulage and storage; cold storage plant and grocery wholesale. This use is not compatible with residential uses and should be separated from residential uses by either an intermediate land use or significant buffers.

Transportation: East Commerce Street is classified as a Primary Arterial Type B. There is a VIA bus stop on the adjacent side of East Commerce Street. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities: The subject property is approximately 100 feet northwest of the George Gervin Center and approximately 100 feet from Lincoln Park. The subject property is approximately 0.3 miles south of the AT&T Center and Freeman Coliseum and is approximately 1.3 miles southwest of the Red Berry Mansion. The intent of the Arena District/Eastside Community Plan, Arts and Entertainment District, and other planning efforts in the area, is to create a cohesive mix of uses in the area that can capitalize on traffic generated by entertainment venues in the area, such as the AT&T Center, Freeman Coliseum, and Red Berry Mansion. The proposed amendment, and the associated rezoning case would perpetuate an obsolete development pattern that is inconsistent with this intent.

II. SUPPLEMENTAL INFORMATION

Current Zoning: AE-3 EP-1 with a Specific Use Authorization for full service motor vehicle sales.

Proposed Zoning: I-1 EP-1

Corresponding Zoning Case: Z2012158

Zoning Commission Public Hearing Date: August 7, 2012

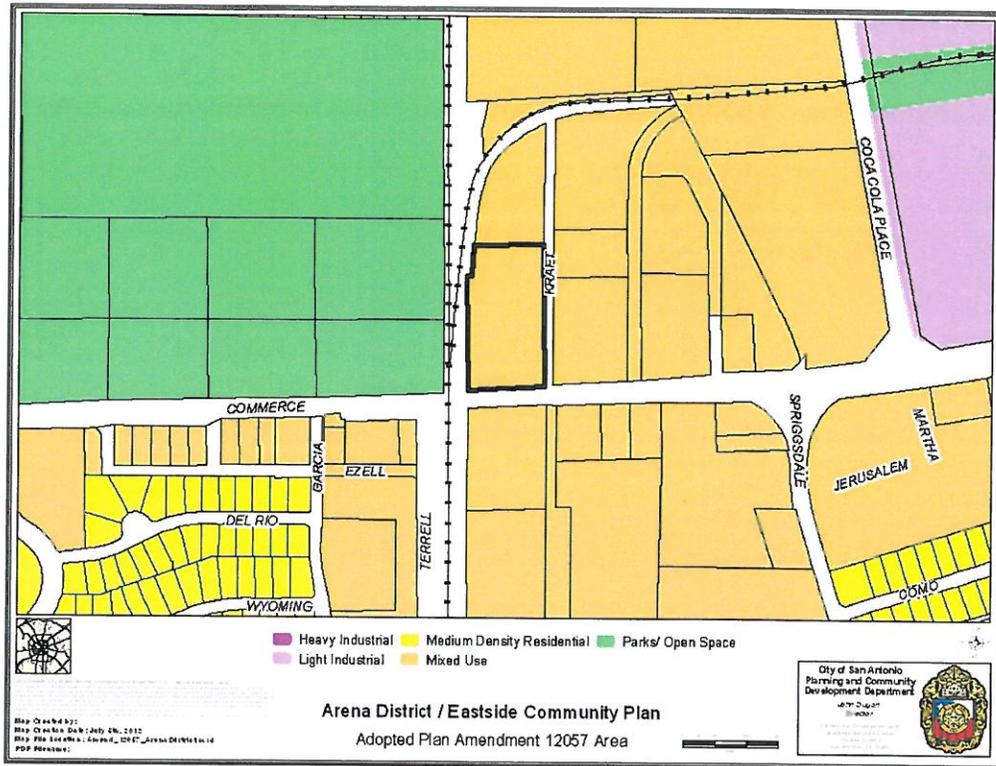
III. RECOMMENDATION

The Department of Planning and Community Development recommends DENIAL of the proposed plan amendment.

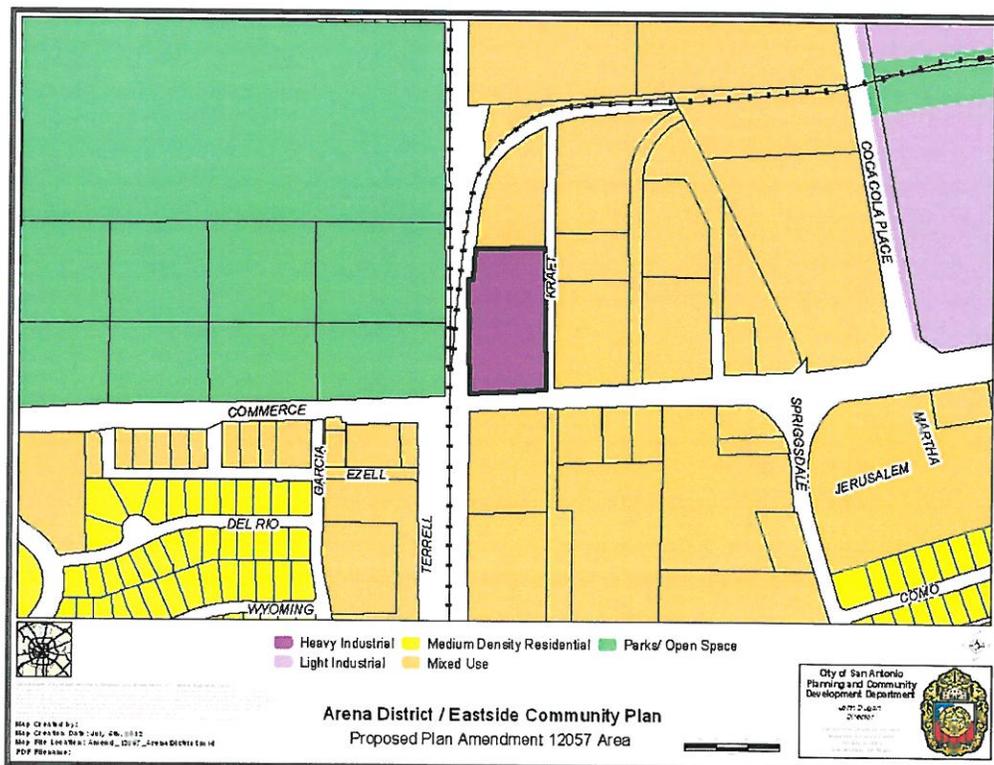
III. ATTACHMENTS

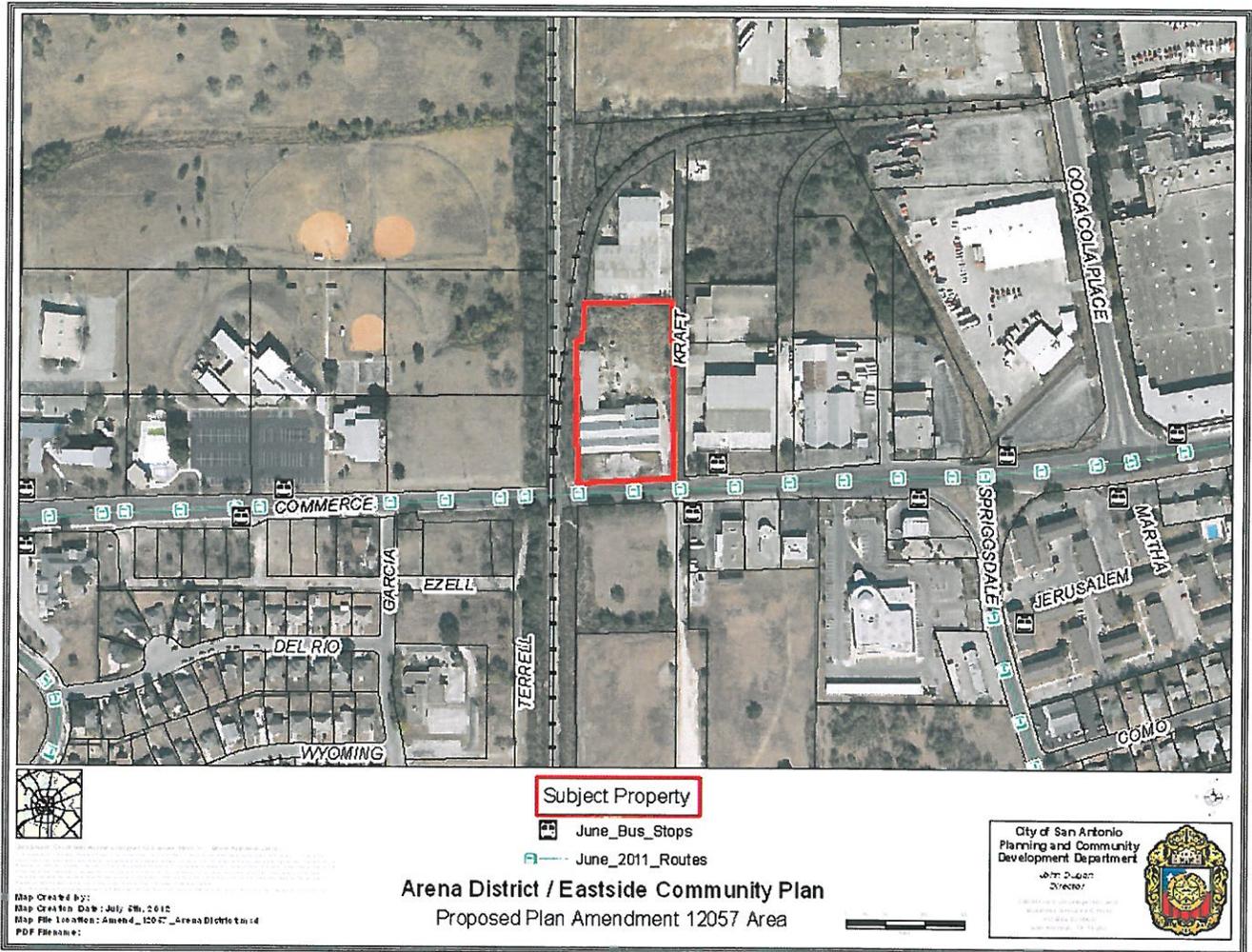
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12058

Applicant:

DMI Properties, Inc.

Representative:

Patrick W. Christensen

Owner:

DMI Properties, Inc

Staff Coordinator:

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

Property Address/Location:

3363 East Commerce

Legal Description:

NCB 10234 Blk Lot TR-7A

Tract Size:

6.807 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial Recorder 7/6/2012
Notices Mailed 7/12/2012

- 10 to property owners within 200 feet
- Jefferson Heights Neighborhood Association

22 to planning team members Internet Agenda Posting 7/20/2012

REQUEST

A Master Plan Amendment to change the future land use plan in the Arena District/Eastside Community Plan from Light Industrial to Heavy Industrial.

RECOMMENDED ACTION

DENIAL of the proposed amendment to the Arena District/Eastside Community Plan

ALTERNATIVE ACTIONS

1. Recommend approval of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The future land use plan calls for a mixed use town center in the area bounded by Houston Street, Coca Cola Boulevard, and Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities. In 2008, City Council established the East Commerce Street Arts and Entertainment District in support of the concept and redevelopment of the area. The proposed amendment to Heavy Industrial is incompatible with the Arena District/Eastside Community Plan.

Transportation:

East Commerce is classified as a Primary Arterial Type B. There is a VIA bus stop at the southeast corner of the subject property. The uses accommodated by the proposed amendment could result in increased truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities:

The subject property is immediately north of the Carver Branch Library and the Second Baptist Church Park. The subject property is also approximately 0.2 miles west of DaFoste Park and 0.29 miles south of the AT&T Center. The proposed land use amendment could create vehicular traffic that could pose a negative impact on adjacent community facilities. Additionally, the industrial uses accommodated by the proposed land use could

pose noise and other impacts that would potentially be detrimental to adjacent community facilities

CASE HISTORY

This case is a continuance from the July 25, 2012 Planning Commission meeting

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Arena District/Eastside Community Plan	
Plan Adoption Date: December 4, 2003	Update History: December 4, 2008 (Land Use Plan Update)
Urban Design Goal 3.1: Create a town center	
Land Use and Community Facilities 4.5: Create a Mixed Use Town Center south of the AT&T Center	
<p>The Arena District/Eastside Community Plan envisions future redevelopment taking the form of a mixed-use Town Center. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. Additionally, the subject property is located in the East Commerce Street Arts and Entertainment District which is intended to allow the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The proposed plan amendment would perpetuate the existing development pattern which is inconsistent with future redevelopment as envisioned in the Arena District/Eastside Community Plan and East Commerce Street Arts and Entertainment District. Further, the City Recently purchased the Red Berry Mansion, which is located at 856 Gemblor Road, and has initiated a planning process which will serve to support the vision in the future land use plan. The applicant’s request would detract from the public investment made in surrounding properties. These factors could pose an obstacle to potential future redevelopment as described in the Town Center concept.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Light Industrial	Warehouse
North	Light Industrial	Warehouse
East	Light Industrial	Warehouse
South	Parks/Open Space, Mixed Use	Library, Hotel
West	Mixed Use	Church

Land Use: The Arena District/Eastside Community Plan calls for a mixed use town center in the area bounded by Houston Street, Coca Cola Boulevard, and Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities such as banks, medical facilities, and libraries. The Town Center concept also incorporates open spaces which could become important use areas for public events which could benefit the area. The requested land use classification would perpetuate an intensive development pattern that would also be incompatible with Urban Design Goal 3.1 and Land Use and Community Facilities 4.5 which call for the creation of a mixed use town center that would provide amenities and services to the community at large.

Additionally, in 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues, to draw more visitors into the community and promote infill development and redevelopment of the surrounding

neighborhoods. The subject property as part of the new district was designated “AE-4” Arts and Entertainment District-4. The “AE-4” zoning district is intended to accommodate light industrial uses that are located near existing arts and entertainment venues by providing lot and building standards that ensure compatibility with adjacent uses and sensitivity to the high visibility of the area to visitors. Approval of Heavy Industrial is contrary to the established Arts and Entertainment District as well as the desired Town Center concept described in the Arena District/Eastside Community Plan.

Transportation: East Commerce is classified as a Primary Arterial Type B. VIA bus stops are located at Honey Boulevard, to the south, and the southwest corner of the adjoining property to the east. The uses accommodated by the proposed amendment could result in increased truck traffic with corresponding negative traffic impacts on adjacent properties. Additionally, the vehicular traffic that could be generated by the proposed amendment would not be consistent with the pedestrian environment that is envisaged in the Town Center concept contained in the community plan.

Community Facilities: The subject property is immediately north of the G.W. Carver Branch Library and the Second Baptist Church Park. The subject property is also approximately 0.2 miles west of DaFoste Park and 0.29 miles south of the AT&T Center and Freeman Coliseum and is approximately 1.3 miles southwest of the Red Berry Mansion. The intent of the Arena District/Eastside Community Plan, Arts and Entertainment District, and other planning efforts in the area, is to create a cohesive mix of uses in the area that can capitalize on traffic generated by entertainment venues in the area, such as the AT&T Center, Freeman Coliseum, and Red Berry Mansion, to foster redevelopment. The proposed amendment, and the associated rezoning case would perpetuate a development framework that is inconsistent with this intent.

Current And Proposed Land Use Classification Descriptions: The subject property is currently classified as Light Industrial. Light Industrial includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses. Examples of light industrial uses include cabinet shops, recycling collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

The proposed amendment would change the land use classification for the property to Heavy Industrial. Heavy Industrial includes heavy manufacturing; processing, and fabrication businesses; truck stops; carting crating, haulage and storage; cold storage plant and grocery wholesale. This use is not compatible with residential adjacencies and should be separated from residential uses by either an intermediate land use or significant buffers.

II. SUPPLEMENTAL INFORMATION

Current Zoning: AE-4 EP-1

Proposed Zoning: I-1

Corresponding Zoning Case: Z2012159

Zoning Commission Public Hearing Date: August 7, 2012

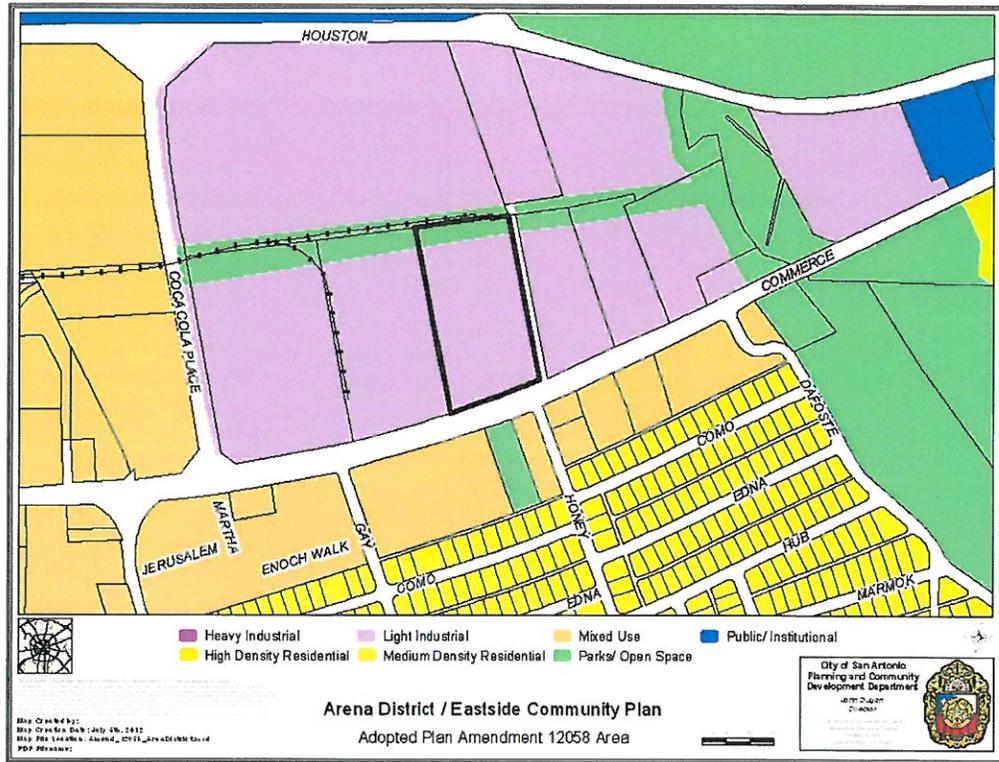
III. RECOMMENDATION

The Planning and Community Development Department recommends DENIAL of the proposed plan amendment.

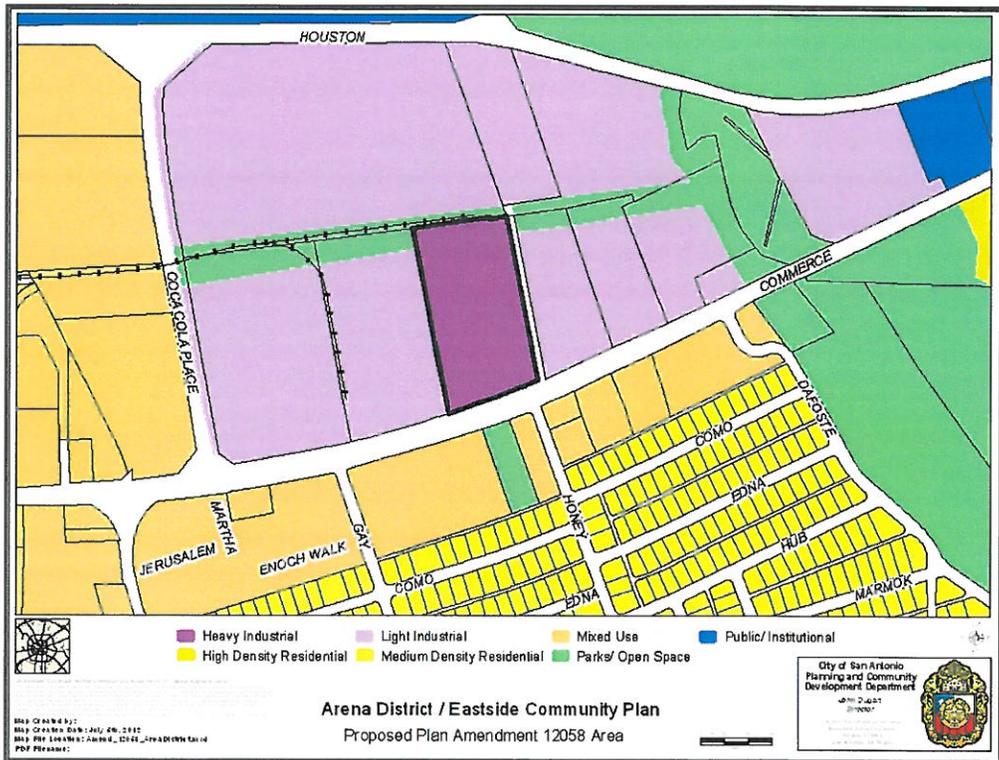
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12059

Applicant:

SPFI, LLC

Representative:

Patrick W. Christensen

Owner:

SPFI, LLC

Staff Coordinator:

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

Property Address/Location:

185 Coca Cola Place

Legal Description:

NCB 10233 Blk Lot S IRR 548.07 Ft
of 15

Tract Size:

7.558 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 7/6/2012
Notices Mailed 7/12/2012

- 8 to property owners within 200 feet
- Jefferson Heights Neighborhood Association
- 22 to planning team members

Internet Agenda Posting 7/20/2012

REQUEST

A Master Plan Amendment to change the future land use plan in the Arena District/Eastside Community Plan from Mixed Use to Heavy Industrial.

RECOMMENDED ACTION

DENIAL of the proposed amendment to the Arena District/Eastside Community Plan.

ALTERNATIVE ACTIONS

1. Recommend approval of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The community plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities. In 2008, City Council established the East Commerce Street Arts and Entertainment District in support of the concept and redevelopment of the area. The proposed amendment to Heavy Industrial is incompatible with this Town Center concept and the East Commerce Street Arts and Entertainment District.

Transportation:

East Houston Street is classified as a Secondary Arterial Type B. Coca Cola Place is a local street. There is a VIA bus stop located at the intersection of East Houston Street and Coca Cola Place. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities:

The subject property is approximately 0.08 miles south of the AT&T Center and Freeman Coliseum. The subject property is also approximately 0.32 miles southwest of the Willow Springs Golf Course and approximately 0.19 miles north of the George Gervin Youth Center and Lincoln Park. The proposed land use amendment could create vehicular traffic that could pose a negative impact on adjacent community facilities. Additionally, the industrial uses accommodated by the proposed land use could

pose noise and other impacts that would potentially be detrimental to adjacent community facilities.

CASE HISTORY

This case is a continuance from the July 25, 2012 Planning Commission meeting

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Arena District/Eastside Community Plan	
Plan Adoption Date: December 4, 2003	Update History: December 4, 2008 (Land Use Plan Update)
Urban Design Goal 3.1: Create a town center	
Land Use and Community Facilities 4.5: Create a Mixed Use Town Center south of the AT&T Center	
<p>The Arena District/Eastside Community Plan envisions future redevelopment taking the form of a mixed-use Town Center. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent similarly classified parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan. Additionally, the subject property is located in the East Commerce Street Arts and Entertainment District which is intended to allow the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The proposed plan amendment would perpetuate an obsolete development pattern which is inconsistent with future redevelopment as envisioned in the Arena District/Eastside Community Plan and East Commerce Street Arts and Entertainment District. Further, the City recently purchased the Red Berry Mansion, which is located at 856 Gembler Road, and has initiated a planning process which will serve to support the vision in the future land use plan. The applicant's request would detract from the public investment made in surrounding properties.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use	Warehouse
North	Mixed Use	Parking Facility
East	Light Industrial	Warehouse
South	Mixed Use	Warehouse
West	Mixed Use	School, Community Center

Land Use: The Arena District/Eastside Community Plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent Mixed Use parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan.

In 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues, draw more visitors into the community and to promote infill development and redevelopment of the surrounding neighborhoods. The

subject property as part of the new district was designated “AE-3” Arts and Entertainment District-3. The “AE-3” zoning district is intended to accommodate large lot, high intensity mixed use development. The AE-3 district allows a limited number of low impact industrial uses with a Specific Use permit. The property currently has a specific use authorization for an industrial use. The Specific Use permit, in conjunction with the development regulations contained in the Arts and Entertainment District standards, allows reviewing staff to impose additional design standards that serve to minimize potential impacts and better support the plan’s intent to create a more dense pedestrian-oriented, mixed use environment.

Current And Proposed Land Use Classification Descriptions: The Arena District/Eastside Community Plan classifies the subject property as Mixed Use. Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Mixed Uses include those in the commercial and residential categories including low, mid and high-rise office buildings and hotels. This classification accommodates a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

The proposed amendment would change the land use classification for the property to Heavy Industrial. Heavy Industrial includes: heavy manufacturing; processing, and fabrication businesses; truck stops; carting crating, haulage and storage; cold storage and grocery wholesale. This use is not compatible with residential uses and should be separated from residential uses by either an intermediate land use or significant buffers

Transportation: East Houston Street is classified as a Secondary Arterial Type B. Coca Cola Place is a local street. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities: The subject property is approximately 0.08 miles south of the AT&T Center and Freeman Coliseum. The subject property is also approximately 0.32 miles southwest of the Willow Springs Golf Course and approximately 0.19 miles north of the George Gervin Youth Center and Lincoln Park and approximately 0.5 miles southwest of the Red Berry Mansion. The intent of the Arena District/Eastside Community Plan, Arts and Entertainment District, and other planning efforts in the area is to create a cohesive mix of uses in the area that can capitalize on traffic generated by entertainment venues in the area, such as the AT&T Center, Freeman Coliseum, and Red Berry Mansion. The proposed amendment and the associated rezoning case would perpetuate an obsolete development pattern that is inconsistent with this intent.

II. SUPPLEMENTAL INFORMATION

Current Zoning: AE-3 EP-1 with a Specific Use Authorization for Warehousing

Proposed Zoning: I-1 EP-1

Corresponding Zoning Case: Z2012160

Zoning Commission Public Hearing Date: August 7, 2012

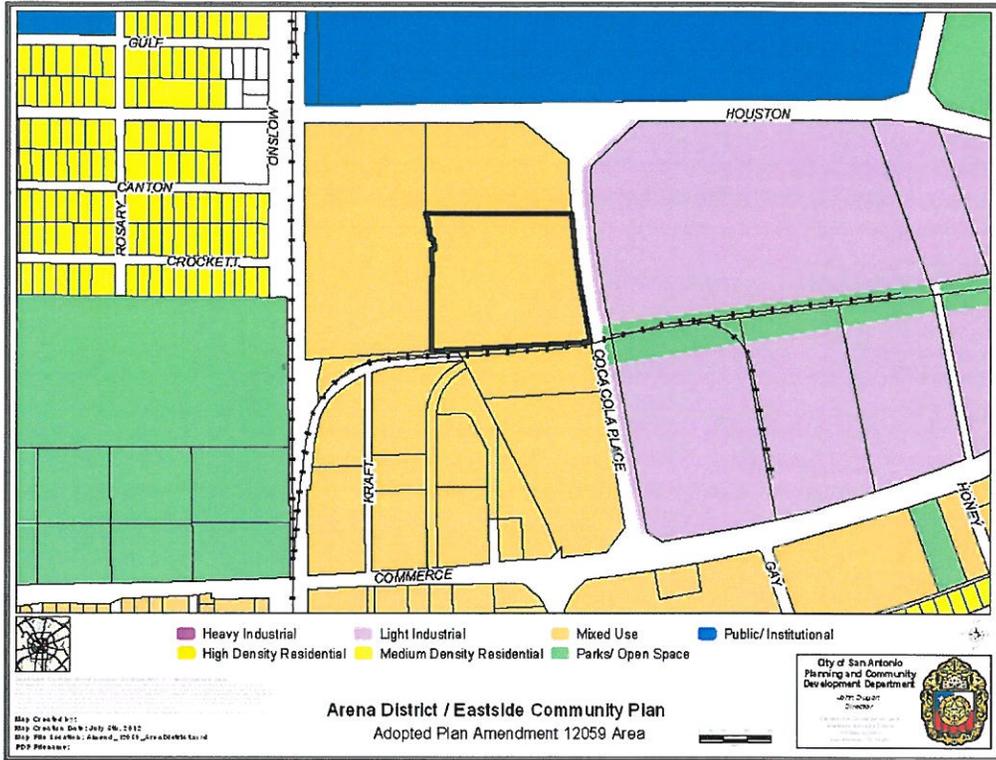
III. RECOMMENDATION

The Planning and Community Development Department recommends DENIAL of the proposed plan amendment.

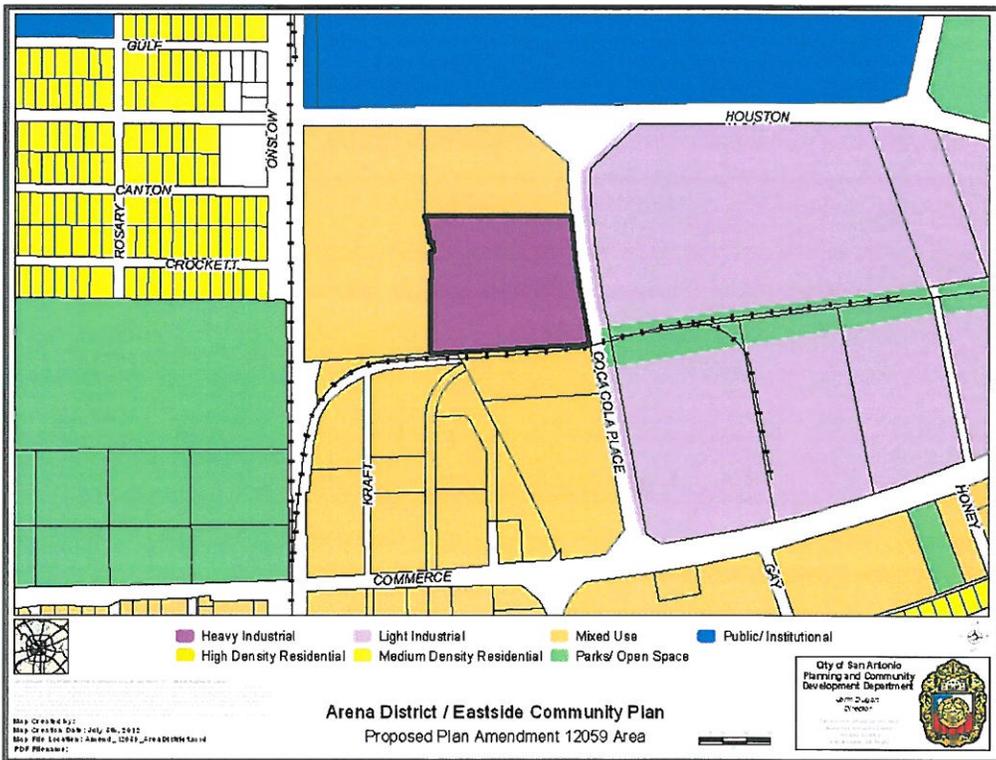
IV. ATTACHMENTS

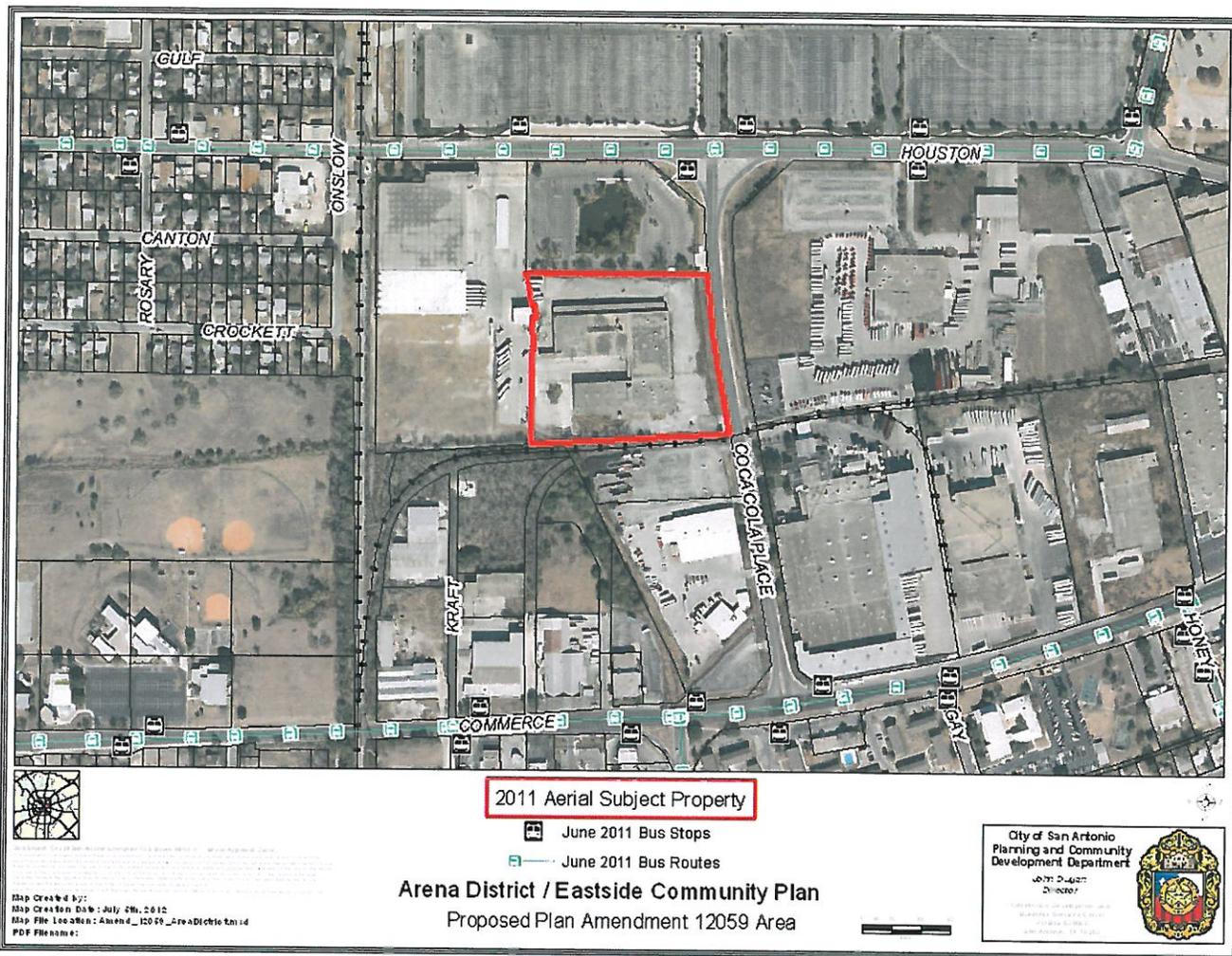
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12068

Applicant:

Matt Clark

Representative:

Matt Clark

Owner:

Matt Clark Trust

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

730 W. Summit

Legal Description:

NCB 2937 Blk N PT 2 Lot 15

Tract Size:

0.3880 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 8/24/2012

Notices Mailed 8/30/2012

- 30 to property owners within 200 feet
 - 1 to the registered neighborhood association within 200 feet
 - 18 to planning team members
- Internet Agenda Posting 9/7/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the future land use plan contained in the Midtown Neighborhoods Plan from Low Density Residential to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Midtown Neighborhoods Plan to change the future land use classification.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Mixed Use classification on the subject property supports the Midtown Neighborhoods Plan that encourages the development of live/work uses in or near its business corridors.

Transportation:

The requested land use change could generate more traffic and a greater demand for on-street parking spaces. Impact can be mitigated.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Midtown Neighborhoods Plan	
Plan Adoption Date: October 12, 2000	Update History: No update warranted, November 9, 2005
<p>Goal 1, Objective 1.3.5: Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area’s commercial centers.</p> <p>Land Use Plan, pg. 45: The neighborhoods support the use or adaptive use of existing commercial or residential structures in areas identified for Mixed Use Nodal development while maintaining the buildings’ architectural character. Businesses are encouraged to utilized on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.</p> <p>Land Use Concepts, page 47: Blanco between Summit to Hildebrand –develop as a mixed-use commercial center.</p> <p>The proposed mixed use development is consistent with the objectives of the Midtown Neighborhoods Plan.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Commercial building
North	Low Density Residential	Multi and single-family homes
East	Low Density Residential	Multi and single-family homes
South	Low Density Residential	Multi and single-family homes
West	Low Density Residential	Multi and single-family homes

Land Use The subject property is located at the intersection of West Summit Street and Aganier Avenue, one block east of Blanco Road. The subject property is occupied by a vacant building and is located in an area that is multi and single-family residential in character to the north, south, east and west.

The applicant requests this plan amendment and associated zoning change in order to develop a mixed use development that would include seven live-work units in the renovated facility. Although the subject property is classified as Low Density Residential, it is surrounded by several multi-family residences, and it is located on a local street that functions as a collector street. Its location and the general conditions, which include its historic commercial use, commercial uses to the east and the mix of existing commercial uses one block west, along Blanco Road make it appropriate for the Mixed Use classification. The Mixed Use classification on the subject property supports the Midtown Neighborhoods Plan that encourages the development of live/work uses in, or near, its business corridors.

The 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.

The requested classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. Commercial development, potentially at a higher intensity than found in the Neighborhood Commercial classification, would be the most typical land use. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit. The neighborhoods support the use or adaptive use of existing commercial or residential structures in areas identified for Mixed-Use development while maintaining the buildings' architectural character. Businesses are encouraged to utilize on street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Transportation: Blanco Road is a Secondary Arterial Type B. West Summit Street, Aganier Avenue and Agarita Avenue are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a VIA bus stop on the corner of West Summit and Blanco Road one block west from the subject property. The requested land use change could generate more traffic and a greater demand for on-street parking spaces. Impact could be mitigated.

Community Facilities: Agnes Cotton Elementary School, Mark Twain Middle School, San Pedro Park, San Pedro Public Library and San Antonio College are in close proximity. The existing community facilities could support additional demand, if any, generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3 NA, NCD -5

Proposed Zoning: IDZ AHOD NCD-5 with uses permitted in MF-25 and Neighborhood Commercial to allow Live/Work Spaces

Corresponding Zoning Case: Z2012192

Zoning Commission Public Hearing Date: September 18, 2012

III. RECOMMENDATION

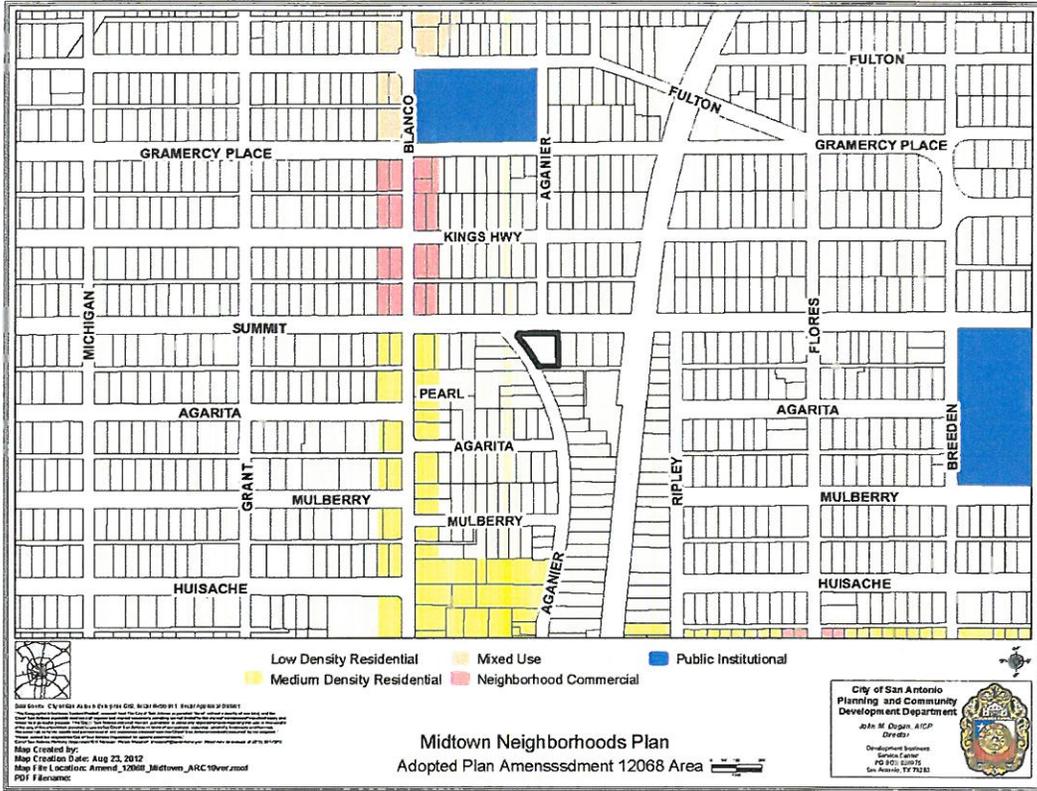
Although the subject property is classified as Low Density Residential, it is surrounded by several multi-family residences, and it is located on a local street that functions as a collector street. Its location and the general conditions, which include its historic commercial use, commercial uses to the east and the mix of existing commercial uses one block west, along Blanco Road make it appropriate for the Mixed Use classification. The Mixed Use classification on the subject property supports the Midtown Neighborhoods Plan that encourages the development of live/work uses in, or near, its business corridors.

IV. ATTACHMENTS

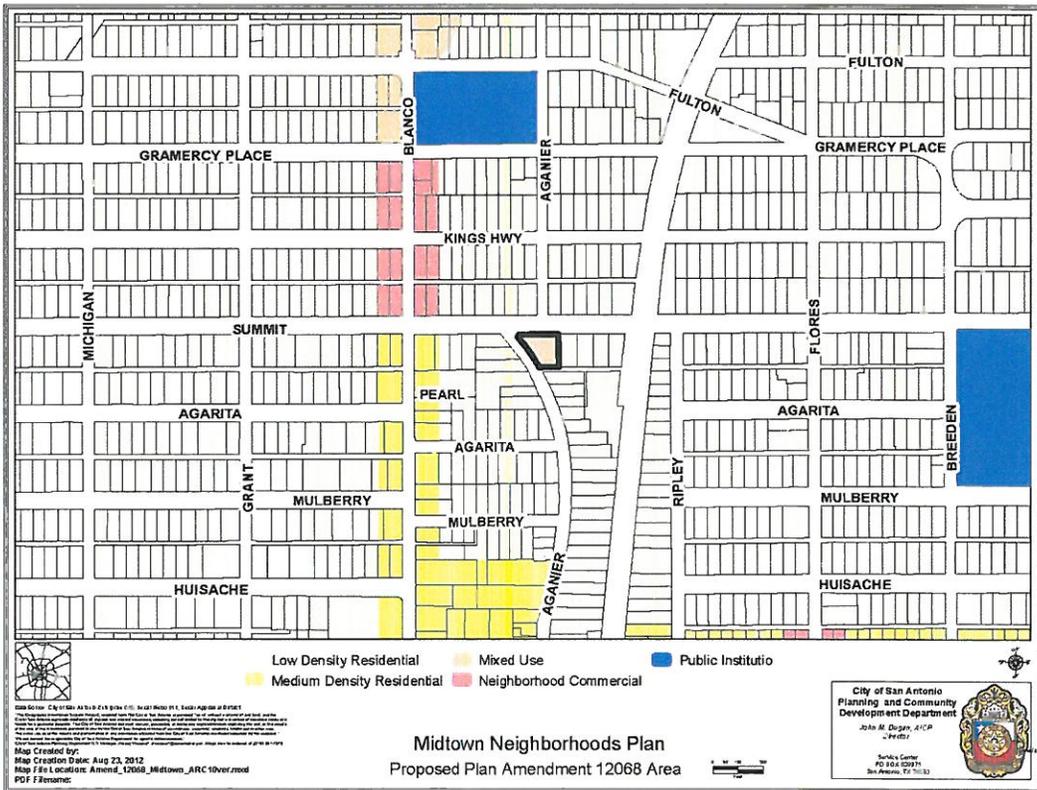
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12069

Applicant:

Yaser Abdelnabi

Representative:

Salah Diab

Owner:

Yaser Abdelnabi

Staff Coordinator:

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

Property Address/Location:

The subject property is located approximately 0.35 miles east of the intersection of Loop 410 and New Sulphur Springs Road.

Legal Description:

Lot 8 Block 9 NCB 18449

Tract Size:

0.59 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial Recorder 8/24/2012
Notices Mailed 8/30/2012

- 7 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 27 to planning team members

Internet Agenda Posting 9/7/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the Eastern Triangle Community Plan future land use from Medium Density Residential to Community Commercial.

RECOMMENDED ACTION

Denial of the proposed amendment from Medium Density Residential to Community Commercial.

ALTERNATIVE ACTIONS

1. Recommend approval of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment is inconsistent with the Eastern Triangle Community Plan's desire to maintain the rural residential character of this portion of the planning area. Additionally, the subject property is immediately adjacent to residential development to the north and south and could pose negative impacts to these properties.

Transportation:

New Sulphur Springs Road is classified as a Secondary Arterial Type A. No negative impacts to the transportation infrastructure are anticipated.

Community Facilities:

The subject property is approximately 0.63 miles northeast of Legacy Middle School. No negative impacts to community facilities are anticipated

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Eastern Triangle Community Plan	
Plan Adoption Date: May 31, 2009	Update History: N/A
Housing -Goal 12 Recommends development of high quality housing for all residents within the planning area.	
Land Use: East District:	
<ul style="list-style-type: none"> • Provide commercial opportunities within walking distance of residential neighborhoods along Highway 87 • Transform existing industrial sites north of Highway 87 into business parks • Maintain light industrial land uses south of Sinclair along the eastern side of Loop 410 	
<p>The Eastern Triangle Community Plan identifies the preservation and expansion of housing opportunities within the planning area as one of the community’s goals. The plan also identifies locations within the planning area where commercial development would be appropriate. The proposed amendment would reduce the number of properties in the planning area that are residentially developable. Additionally, the location of the subject property was not identified by the planning team as an appropriate location for commercial development.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Medium Density Residential	Vacant
North	Medium Density Residential	Manufactured Housing
East	Medium Density Residential	Vacant
South	Outside Plan Boundaries	Ranch
West	Medium Density Residential	Vacant

Land Use: The subject property is located approximately 0.34 miles east of the intersection of Loop 410 and New Sulphur Springs Road. The properties to the north, east, and west are classified as Medium Density Residential. The property to the south is outside the boundaries of a plan.

The Eastern Triangle Community Plan classifies the subject property as Medium Density Residential. Medium Density Residential includes single-family residential development on one lot, including townhomes, garden homes, zero-lot line, duplexes, triplexes, and fourplexes. This type of development should be located on collectors or residential roads and may serve as a buffer between low density residential and more intensive uses, such as commercial.

The proposed amendment would change the land use for the subject property to Community Commercial. Community Commercial accommodates offices, professional service, and moderately intensive retail uses. Examples include grocery stores, medical offices, shoe stores, or mailing services store. This land use classification can serve as an appropriate buffer between low, medium, and high density residential uses or between an arterial and low density residential development.

The subject property is located in the East District of the Eastern Triangle Community Plan. The area that the subject property is located in consists primarily of large-acreage residential development. The East District portion of the Eastern Triangle land use chapter recommends the preservation of the residential characteristics of the planning area. The proposed amendment is inconsistent with the planning team’s desire to promote residential development throughout the planning area. Further, the subject property is also located mid-block in an area classified as Medium Density Residential. The intensive nature of the

commercial uses accommodated by the Community Commercial classification would disrupt the cohesive land use pattern established in the area.

The subject property is also immediately adjacent to an existing manufactured housing subdivision as well as an active ranch. The commercial nature of the uses accommodated in the requested land use category could pose negative lighting and noise impacts to adjacent residential properties. The Eastern Triangle Community Plan identifies areas along Highway 87 as well as the vicinity of Sinclair Road as being more appropriate for commercial development. There are also areas currently classified as Regional Commercial at the northeast corner of the intersection of Loop 410 and New Sulphur Springs Road where commercial uses would be appropriate.

Transportation: New Sulphur Springs Road is classified as a Secondary Arterial Type A. There is a VIA bus stop approximately 620 feet east of the subject property at the intersection of Southcross Ranch Road and New Sulphur Springs Road. Community Commercial is not anticipated to pose negative impacts on existing transportation infrastructure in the vicinity.

Community Facilities: The subject property is approximately 0.63 miles northeast of Legacy Middle School. No negative impacts to community facilities are anticipated

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2

Proposed Zoning: C-2 CD (Conditional Use for Auto Sales)

Corresponding Zoning Case: Z2012195 CD

Zoning Commission Public Hearing Date: September 18, 2012

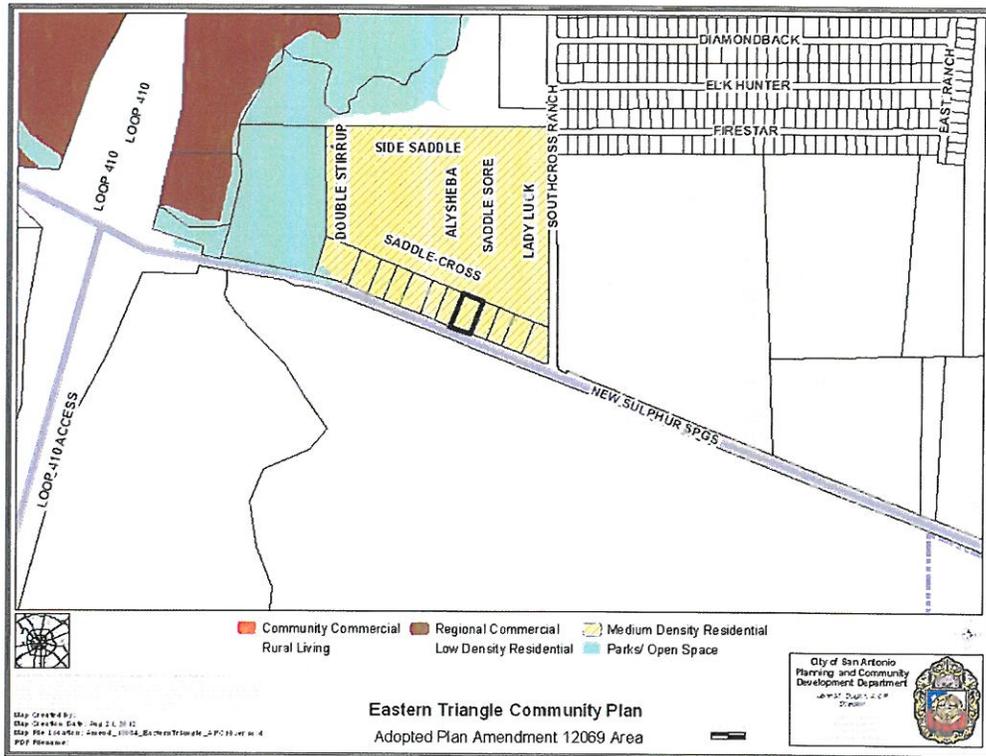
III. RECOMMENDATION

Denial. The proposed amendment is not consistent with the Eastern Triangle Community Plan recommendation to preserve the rural and residential character of the East District of the planning area. Additionally, the subject property is immediately adjacent to existing residential development to the north and south and could pose potential lighting, noise, and other negative impacts to these residential properties.

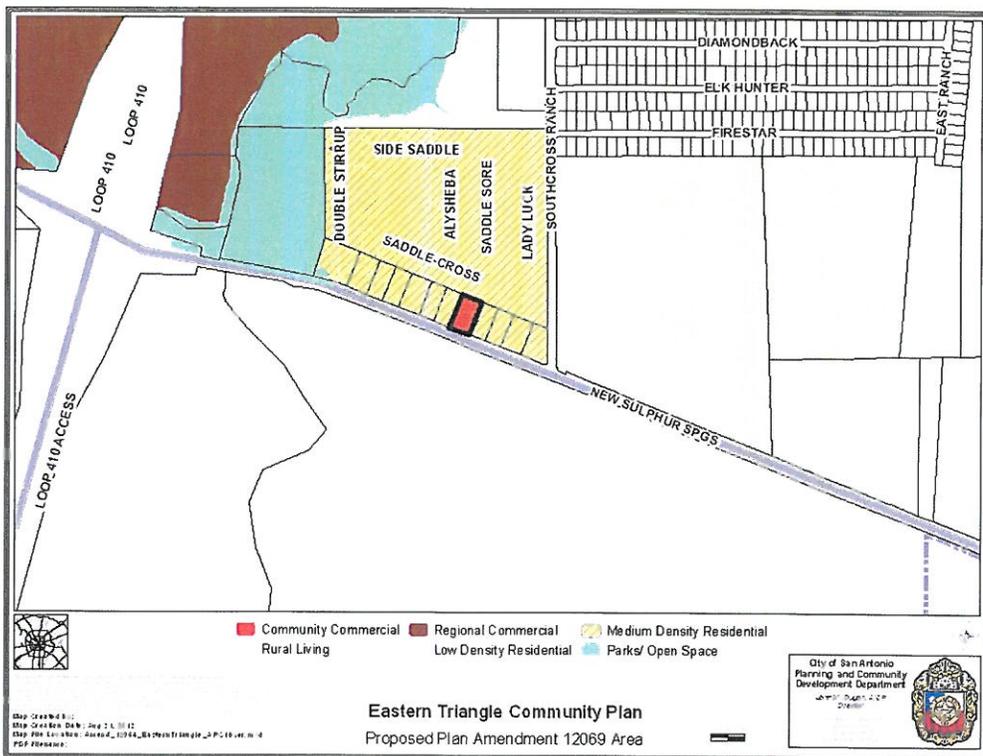
IV. ATTACHMENTS

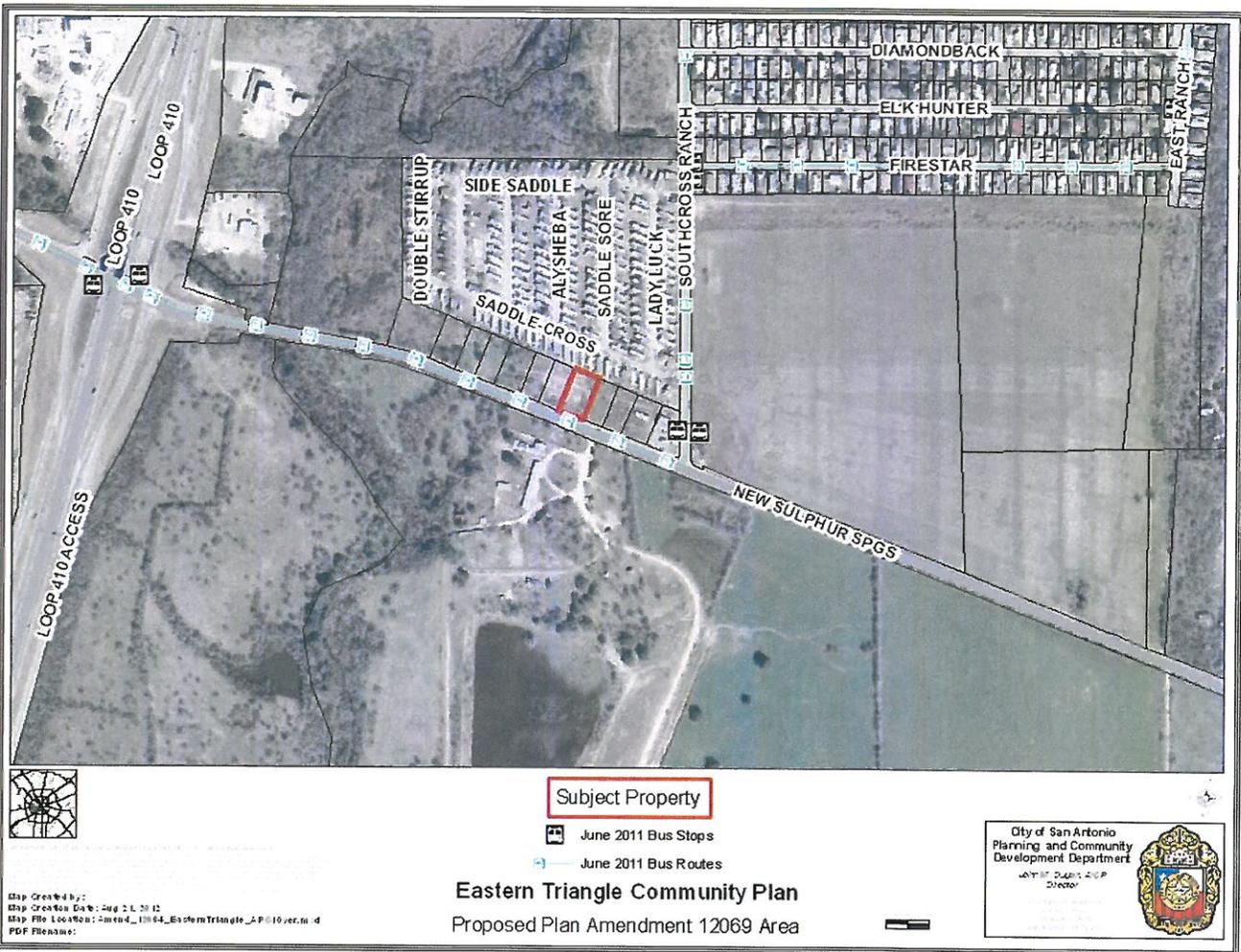
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12070

Applicant:

Kaufman & Killen, Inc.

Representative:

Michele Haussmann

Owner:

Way Out West, Ltd.

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

24121 Boerne Stage Road

Legal Description:

0.62516 acres out of a 1.3968 acre tract in NCB 34732(also known as Lot P-12F NCB 34732)

Tract Size:

0.62516 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial Recorder 8/24/2012
Notices Mailed 8/30/2012

- 6 to property owners within 200 feet
- 1 to the registered neighborhood association within 200 feet
- 38 to planning team members
Internet Agenda Posting 9/7/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the future land use plan contained in the North Sector Plan from Rural Estate Tier to Suburban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The proposed use should have minimal impact, if any, on adjacent properties.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	Update History: None
ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.	
ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.	
The proposed development is consistent with the above mentioned goals and objectives of the North Sector Plan.	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Rural Estate Tier	Vacant lot
North	Natural Tier	Vacant Lot
East	Suburban Tier	Shopping center parking lot
South	Suburban Tier	Major grocery store and shopping center
West	Rural Estate Tier	Commercial multi-tenant building

Land Use: The subject property is located just west of the intersection of Boerne Stage Road and IH-10 and abuts the *Market at Boerne Stage* shopping center. The subject property is a vacant lot and is located in an area that is commercial in character to the east, south and west; with a vacant lot to the north. The North Sector Plan classifies the properties to north as Natural Tier, Rural Estate Tier to the west and Suburban Tier to the east and south. The applicant requests to change the future land use from Rural Estate Tier to Suburban Tier.

The applicant requests this plan amendment and associated zoning change in order to allow for the expansion of the existing HEB grocery store in the *Market at Boerne Stage* shopping center. The addition of the property to the shopping center tract will accommodate a small corner of the expanded grocery store building and a drive aisle behind the store. The subject property is classified as Rural Estate Tier and is located along a major arterial and abuts an existing major Suburban Tier use. Its location and the general environment, which includes a mix of commercial uses on three sides, makes it appropriate for Suburban Tier. The Suburban Tier classification on the subject property supports the North Sector Plan that encourages development along major transportation routes. This plan amendment would not appear to conflict with the neighboring uses, in particular Camp Bullis. The proposed use should have minimal impact, if any, on adjacent properties.

The Rural Estate Tier includes both residential and non-residential uses. Residential uses for the Rural Estate Tier are characterized as low density residential estate. This generally includes large tract detached single family homes with lots greater than a half acre served by central water and septic systems. Non-residential uses are characterized as neighborhood commercial. This generally includes outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses in the Rural Estate Tier serve the low density rural estate neighborhoods of the tier, and should be located at the intersection of arterials, collectors, and/or rural roads. Although these non-residential uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby roads should be friendly to bicycles and pedestrians.

The Suburban Tier includes both residential and non-residential uses. Residential density within the Suburban Tier classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier 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. 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.

Transportation: Boerne Stage Road is a Secondary Arterial Type A and Interstate 10 is a Freeway. Autumn Stage and Baywater Stage are local streets. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities: Leon Springs Elementary School, Hector Garcia Middle School and O'Connor High School are in close proximity. The existing community facilities could support additional demand, if any, generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-6 GC-1

Proposed Zoning: C-2 GC-1

Corresponding Zoning Case: Z2012191

Zoning Commission Public Hearing Date: October 18, 2012

III. RECOMMENDATION

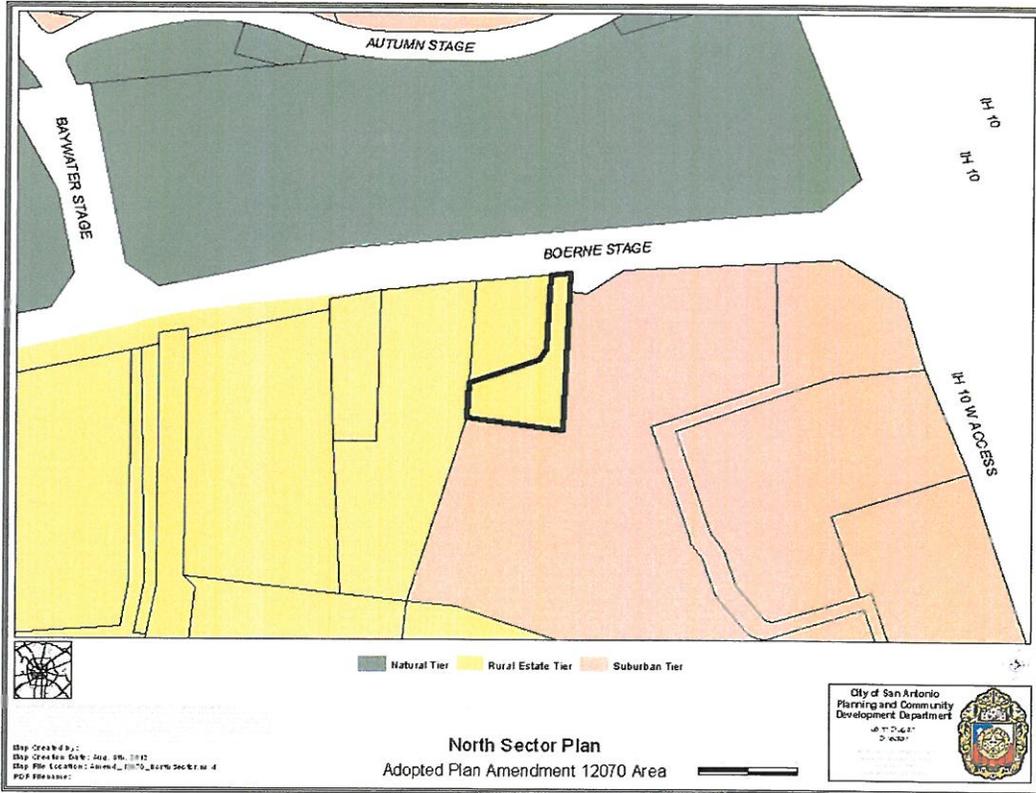
The subject property is classified as Rural Estate Tier and is located along a major arterial and abuts an existing major Suburban Tier use. Its location and the general environment, which includes a mix of commercial uses on three sides, makes it appropriate for Suburban Tier. The Suburban Tier classification on the subject property supports the North Sector Plan that encourages development along major transportation routes. This plan amendment would not appear to conflict with the neighboring uses, in particular Camp Bullis. The proposed use should have minimal impact, if any, on adjacent properties.

IV. ATTACHMENTS

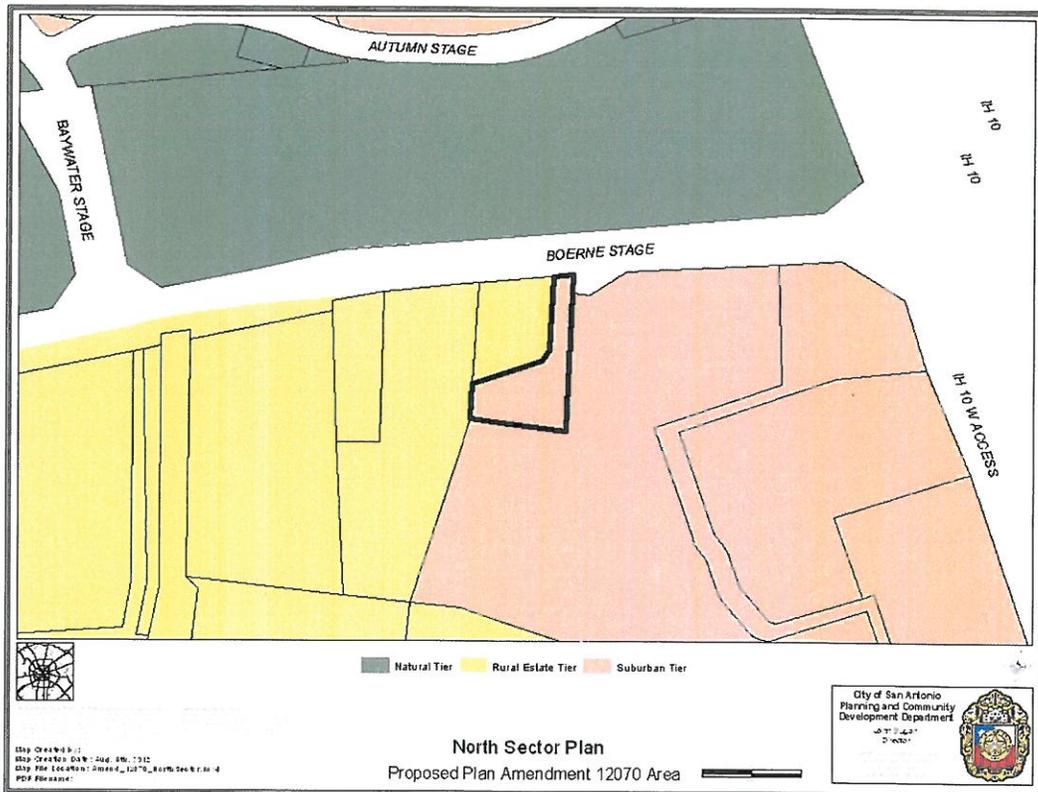
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
September 12, 2012

Case Number:

PA 12072

Applicant:

Brown and Ortiz, PC

Representative:

James Griffin

Owner:

Iwanta Oil, LLC

Staff Coordinator:

Tyler Sorrells, AICP
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:

5722 Walzem Road

Legal Description:

Lot P-54 NCB 15894

Tract Size:

23.7388 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 8/24/2012

Notices Mailed 8/30/2012

- 10 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 16 to planning team members

Internet Agenda Posting 9/7/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the Camelot I Neighborhood Plan future land use plan from Low Density Mixed Use and Parks/Open Space to Business Park.

RECOMMENDED ACTION

Approval of the proposed amendment from Low Density Mixed Use and Parks/Open Space to Business Park

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The subject property is located within the boundaries of both the Camelot I Neighborhood Plan and the Walzem Road Area Business District Strategic Revitalization Plan. The proposed amendment is consistent with the goals of both plans to develop business throughout the planning area.

Transportation:

The proposed amendment is not anticipated to pose negative impacts on adjacent properties. The property is of sufficient size to accommodate an internal circulation system that would minimize traffic impacts on adjacent properties.

Community Facilities:

The commercial nature of the proposed land use classification is not anticipated to pose negative impacts on community facilities in the area.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Camelot I Neighborhood Plan	
Plan Adoption Date: September 5, 2004	Update History: February 18, 2010 (Neighborhood Plan Update)
<p>Objective 1: Ensure that the overall development of Camelot I is consistent with plan goals and area needs.</p> <p>The Camelot I Neighborhood Plan identifies the community’s desire to focus on more diverse development to provide a more balanced land use pattern in the planning area. In order to facilitate the creation of the desired land use pattern, the Camelot I planning team identified the addition of Business Park land uses along Walzem Road as an appropriate tool to encourage diverse, yet balanced development in the planning area. (pg. 4) The proposed plan amendment is consistent with this objective.</p> <p>The subject property is also within the boundaries of the Walzem Road Area Business District Strategic Revitalization Plan. The primary focus of the Walzem Road Area Business District Strategic Revitalization Plan is on business retention and development. Although this plan does not contain a component specifically focused on land use the proposed amendment to Business Park would be consistent with the Plan’s focus on business growth and development.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Mixed Use, Parks/Open Space	Vacant
North	Outside City Limits	Single-Family Homes
East	Community Commercial, Business Park	Restaurant, pharmacy, multi-tenant commercial, vacant
South	Low Density Mixed Use	Vacant
West	High Density Residential, Low Density Mixed Use	Multi-family Residential, Auto parts store

Land Use: The subject property is located between Bentley Street and Parkcrest Drive, and is approximately 0.75 miles east of Roosevelt High School. The subject property is also approximately one mile east of Rackspace, formerly known as Windsor Park Mall. The subject property is classified as Low Density Mixed Use in the Camelot I Neighborhood Plan. The proposed amendment would change the land use classification of the subject property to Business Park.

The Camelot I Neighborhood Plan Plan classifies the subject property as Low Density Mixed Use and Parks/Open Space. Low Density Mixed Use is a mix of low intensity residential and commercial uses (on adjacent lots or integrated in one structure). It is compatible between commercial and residential uses. Shared parking is located to the rear of the structures, has limited curb cuts, and encourages monument signs. Examples include professional and personal services, shopfront retail with restaurants, cafes, and gift shops. The Parks/Open Space category accommodates public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards), or environmental protection (natural areas, urban forests, wetlands).

The 2010 Camelot I Neighborhood Plan Update encourages diverse, yet balanced, commercial development in order to counter a perceived decline in businesses throughout the planning area. The Camelot I planning team identified the Business Park land use category, and its broad array of uses, as an appropriate method to provide the desired balanced land use pattern. Additionally, the neighborhood plan specifically recommends the addition of Business Park land use along Walzem Road. The proposed amendment would also be compatible with adjacent properties that are classified as Community

Commercial and Business Park. Also, the subject property's proximity to an existing commercial node, as well as the size and configuration of the subject property, would allow for the design and installation of appropriate buffering and internal pedestrian and vehicular circulation systems to minimize any potential negative impacts on adjacent properties.

The Business Park land use category provides for employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This classification is intended for business uses which operate in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping and should feature lighting and signage controls. Business Park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, and other uses for the convenience and services for occupants of the business park.

The subject property is also within the boundaries of the Walzem Road Area Business District Strategic Revitalization Plan which was adopted in October, 2011. This plan is primarily focused on facilitating the retention of existing businesses as well as the growth and development of new ones. While the Walzem Road Area District Strategic Revitalization Plan does not have a specific land use focus the proposed plan amendment is compatible with its focus on business development.

Transportation: Walzem Road is classified as a Secondary Arterial Type A roadway. The proposed use is not anticipated to pose additional negative impacts to transportation in the area. The subject property is served by Parkcrest Drive, an existing local street. Additionally, there is an unnamed roadway to the east of the subject property that could serve the subject property. Also, the subject property, at approximately 23 acres, is of sufficient size to accommodate an internal circulation system appropriate for uses accommodated by the proposed land use classification. These factors would serve to mitigate any transportation impacts to surrounding properties. There are VIA bus stops at the northeast corner of the intersection of Parkcrest Drive and Walzem Road and, approximately 0.07 miles to the west, at the intersection of Bentley Drive and Walzem Road

Community Facilities: The subject property is approximately 0.75 miles east of Roosevelt High School and 0.20 miles northeast of White Middle School. The proposed amendment is not anticipated to pose any negative impacts on adjacent community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2, MF-33

Proposed Zoning: C-3

Corresponding Zoning Case: Z2012193

Zoning Commission Public Hearing Date: October 2, 2012

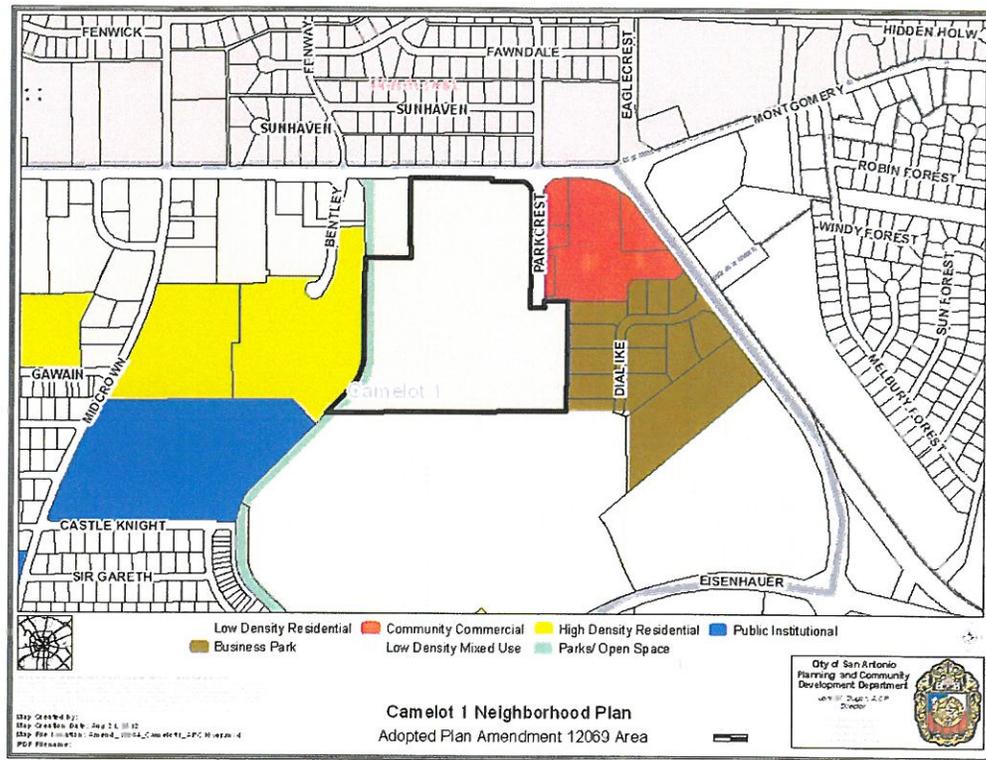
III. RECOMMENDATION

Approval. The Business Park land use classification is compatible with adjacent commercial uses and is anticipated to pose a minimal impact to those properties. Additionally, the request is compatible with both the Camelot I Neighborhood Plan and Walzem Road Area Business District Strategic Revitalization Plan's focus on commercial development throughout their respective planning areas.

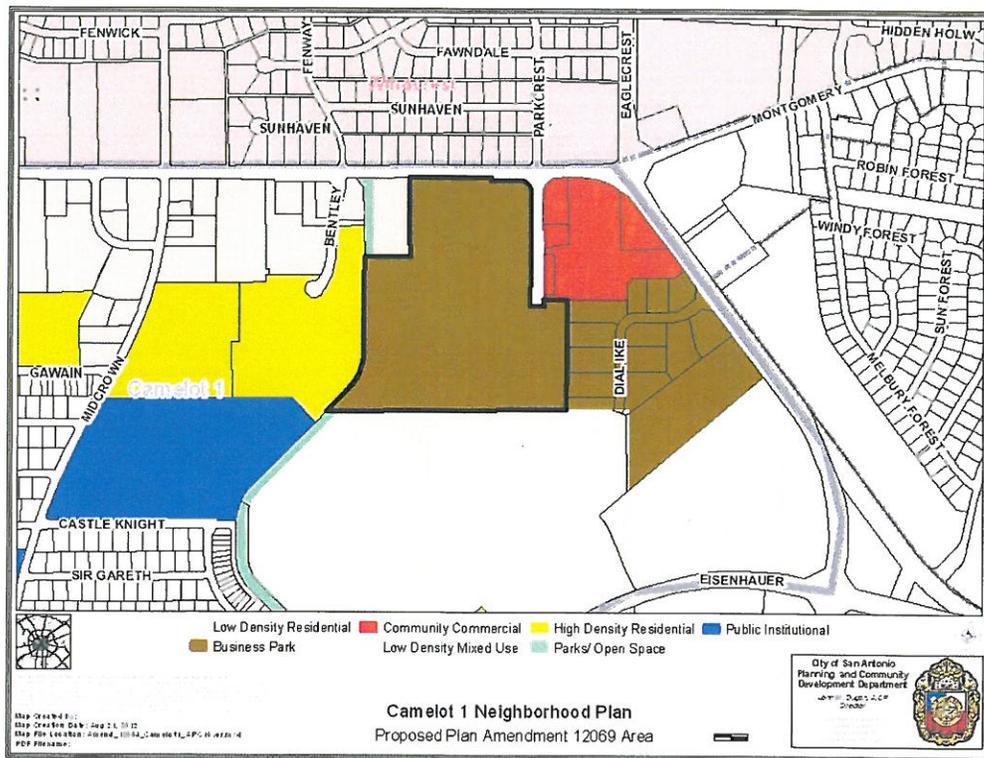
IV. ATTACHMENTS

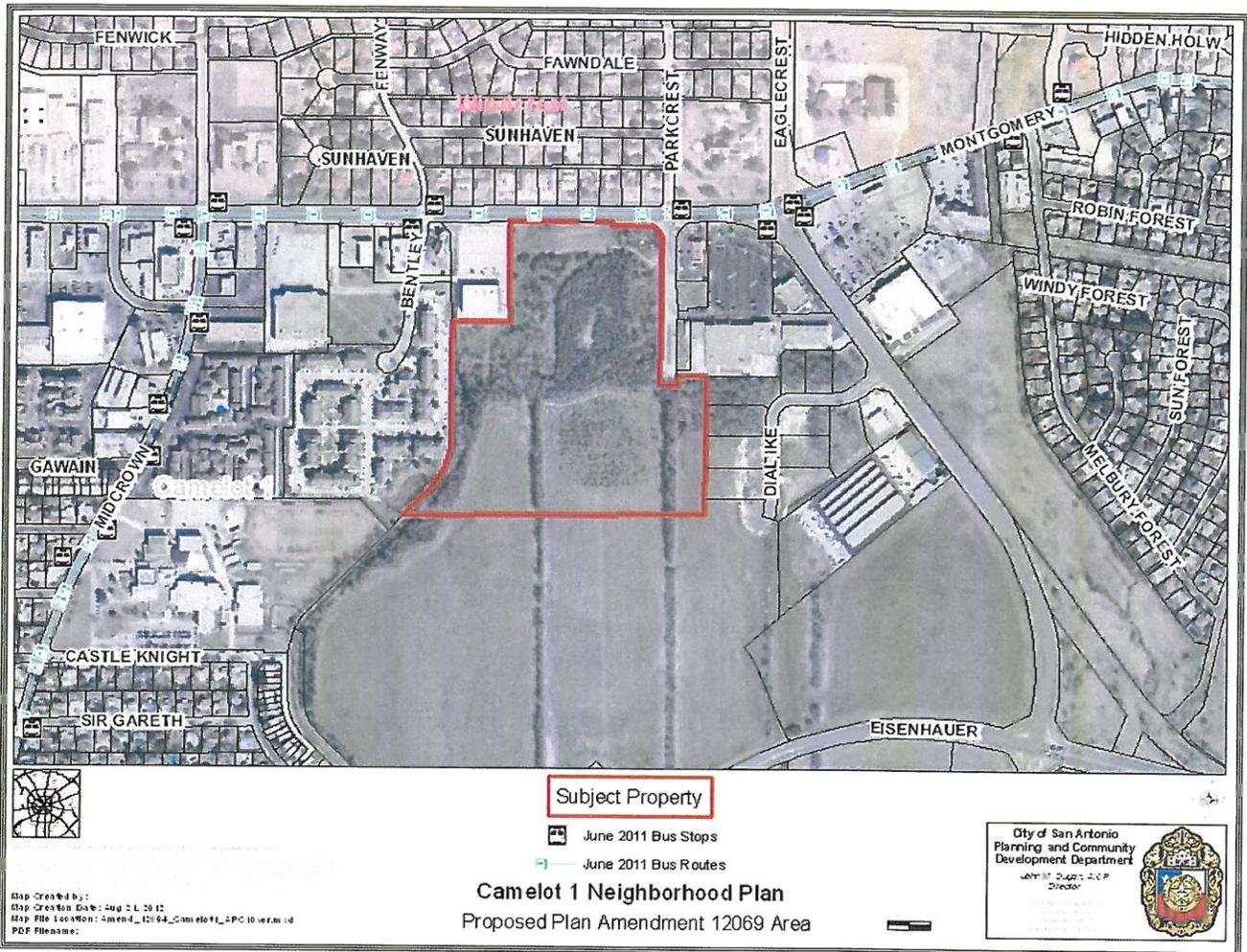
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





P/C AGENDA FOR SEPTEMBER 12, 2012

Item Number	Item Name	Company	Owner Information	Agent Information
6A & 8	San Miguel Subd., Unit -2 (PUD)	Canyon Springs LDM, Ltd.	Del Trautmann	
6B & 9	Provident Centre, Phase 1	IH 35 @ Highway 16, LLC	Kim Wise	
6C & 10	Triple " W " Estates		Mark E. Walls	
6D & 11	Trimberwood Park Unit 47 BSL	Timberwood Development Co.	Jason Gale	
6E & 12	Trimberwood Park Unit 48 BSL	Timberwood Development Co.	Jason Gale	
6F & 13	Century Oaks	Shaggy Development	Gordon V. Hartmen	
6G & 14	Howell At the Dominion Phase 1	Intco Dominion Partnership	Larry Slayter	
7	Provident Centre, Phase 3	IH 35 @ Highway 16, LLC	Kim Wise	
15	Howell At the Dominion Phase 1P.U.D.	Intco Dominion Partnership	Larry Slayter	
16	Tacara Apartments at Stone Oak	Crosswinds I Partnerships	Greg Gibson	
17	Children's Lighthouse Grosenbacher		Ken Key	
18	Wolf Creek Unit 6A	CB/ Windgate Ranch, Ltd.	Edward Barron	
19	Wolf Creek Unit 6C	CB/ Windgate Ranch, Ltd.	Edward Barron	
20	Ogden Court (IDZ)	Ogden Court Land, L.L.C.	Charles H. Turner	
21	Solana Ridge Unit 8R	Continental Homes of Texas, LLC	Stephen G. Walkup	
22	Stillwater Ranch Unit 15C		Shannon Livingston	
23	SP 1456	Parks & Recreation Department		
24	SP 1585	Public Works Department		
25	SP 1621	Green Land Ventures, LTD	Dana Green	
26	SP 1666	Capital Improvements Management Serv		
27	SP 1670	Capital Improvements Management Serv		
28	Property Purchase	Parks and Recreation Department		
29	7353 Joe Newton acquisition	Department of Public works		
30	Casa Bella Street Extension	Department of Public works		
31	PA 12034	Planning and Community Development		
32	PA 12057	Planning and Community Development		
33	PA 12058	Planning and Community Development		
34	PA 12059	Planning and Community Development		
35	PA 12068	Planning and Community Development		
36	PA 12069	Planning and Community Development		
37	PA 12070	Planning and Community Development		
38	PA 12072	Planning and Community Development		