

SAN ANTONIO PLANNING COMMISSION AGENDA



September 14, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



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

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 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)
- Briefing on San Antonio Complete Streets Initiative (Planning and Community Development by Trish Wallace)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 100125	1014 Treaty Oak P.U.D* (West of the intersection of Treaty Oak and Clay Oak)	9	482 C-8
B. 110137	Aspen Heights Phase 2A PUD (South of Hausman Road, east of Old Babcock Road)	8	548 A-1
C. 110138	Aspen Heights Phase 2B PUD (South of Hausman Road, east of Old Babcock Road)	8	548 A-1
D. 110226	KVW-10* (North side of Oak Drive, west of I.H. 10)	8	480 A-6
E. 110275	San Pedro Place Second Unit BSL (On the south side of Mandalay Drive, east of Blanco Road)	1	582 C-5

* Project is located in the Camp Bullis Notification Area.

REPLATS:

F. 100292	Austin Highway Multi-Family (North of Austin Highway, east of Meadow Lane)	10	583 E-4
G. 100358	Redland Hills, Unit 3 (East side of Redland Road, north of Jones Maltberger Road)	10	517 F-4
H. 110249	Hunter's Pond Skilled Nursing (On the southwest corner of Southwest Loop 410 and Hunter's Pond)	3	681 E-4

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.

PUBLIC HEARINGS FOR ITEM(S) 6-13 HELD ABOVE:

6.	100125	1014 Treaty Oak P.U.D* (West of the intersection of Treaty Oak and Clay Oak)	9	482 C-8
7.	110137	Aspen Heights Phase 2A PUD (South of Hausman Road, east of Old Babcock Road)	8	548 A-1
8.	110138	Aspen Heights Phase 2B PUD (South of Hausman Road, east of Old Babcock Road)	8	548 A-1
9.	110226	KVW-10* (North side of Oak Drive, west of I.H. 10)	8	480 A-6
10.	110275	San Pedro Place Second Unit BSL (On the south side of Mandalay Drive, east of Blanco Road)	1	582 C-5
11.	100292	Austin Highway Multi-Family (North of Austin Highway, east of Meadow Lane)	10	583 E-4
12.	100358	Redland Hills, Unit 3 (East side of Redland Road, north of Jones Maltberger Road)	10	517 F-4
13.	110249	Hunter's Pond Skilled Nursing (On the southwest corner of Southwest Loop 410 and Hunter's Pond)	3	681 E-4

PLATS:

- | | | | | |
|-----|--------|---|-------|---------|
| 14. | 100300 | U-Haul Addition Lot 17, Block 4
(North of Seguin Road, South of Woodlake Center) | 2 | 585 D-4 |
| 15. | 110157 | Talise De Culebra, Unit-1
(On the north side of Culebra Road, east of Galm Road) | 6/OCL | 545 B-8 |
| 16. | 110222 | Lakeside Nursing Facility
(On the north side of Lakeside Parkway, west of Cable Ranch Road) | 6 | 613 B-4 |
-

INDIVIDUAL CONSIDERATION

APPEALS:

- | | | | | |
|-----|--------|--|---|---------|
| 17. | 070605 | Diamond T Ranch Sub Unit 1, P.U.D. (Time Extension)
(North of Stone Oaks Parkway at Diamond T Way) | 9 | 483 B-4 |
| 18. | 080169 | Dominion Panhandle (Time Extension)
(On the south side of Brenthurst Lane, east of Vail Abby) | 8 | 480 B-6 |

STREET NAME CHANGE:

19. **S11-001** Request to change Legend Rock to Rock Pond between Hardy Oak Boulevard extension and Pelican Creek due to public safety concerns associated with duplicate street names in Bexar County.

LAND TRANSACTIONS:

20. **S.P. No. 1502** Request to declare as surplus and sell City owned property located at 550 Morning View. (Capital Improvements Management Services, by Mary Fors)
21. **S.P. No. 1565** Request to close vacate and abandon a portion of Berkshire Avenue Public Right of Way adjacent NCB 3147. (Capital Improvements Management Services, by Martha Almeria)

COMPREHENSIVE MASTER PLANS:

22. **PA11054** - Public hearing and consideration of a resolution amending the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amending the land use plan by changing the use of multiple parcels located within an area bound by East Josephine Street to the north, IH-35 to the south, North Hackberry Street to the East, and Broadway to the west from Neighborhood Commercial land use and Public Institutional land use to Mixed Use land use and Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)
23. **PA11055** - Public hearing and consideration of a resolution amending the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amending the land use plan by adding a Low Density Mixed Use land use classification, updating the existing text in the land use plan section, and changing the use of multiple parcels located within an area bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west from Neighborhood Commercial land use to Mixed Use land use and Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)
24. **PA11056** - Public hearing and consideration of a resolution amending the River Road Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan. (Planning and Community Development Department by Michael Taylor)
25. **PA11057** - Public hearing and consideration of a resolution amending the Tobin Hill Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan. (Planning and Community Development Department by Michael Taylor)
26. **PA11058** - Public hearing and consideration of a resolution amending the Westfort Alliance Neighborhood Plan, a component of the Master Plan of the City, by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amending the land use plan by adding a Low Density Mixed Use land use classification, updating the existing text in the land use plan section, and changing the use of multiple parcels located within an area bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west from Neighborhood Commercial land use to Mixed Use land use and Low Density Mixed Use land use. (Planning and Community Development Department by Michael Taylor)

OTHER ITEMS:

27. Approval of the minutes for the August 24, 2011 Planning Commission meeting.
28. Director's report - City Council Action Update (Planning Commission Items sent to Council)
29. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
30. **ADJOURNMENT**

Consent Agenda

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

AGENDA ITEM NO: _____ September 14, 2011

1014 TREATY OAK P.U.D.
SUBDIVISION NAME

MINOR PLAT

100125
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 C-8

OWNER: Keith and Rebecca Hering

ENGINEER: Gomez-Garcia and Associates, Inc., by Alejandro R. Gomez, P.E.

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

Date filed with Planning Commission: August 23, 2011

Location: West of the intersection of Treaty Oak and Clay Oak

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is associated with:

PUD 96-010B, The Oaks at Sonterra Unit 3B, approved on March 30, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.2494** acres consisting of **1** single family lot.

DISCUSSION:

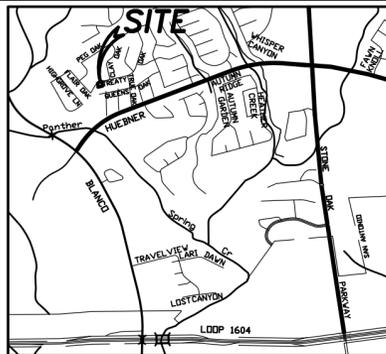
The Planning Commission will hold a public hearing on the proposed replatting of this property on September 14, 2011. Fifty-three notices were mailed to the adjacent property owners, as of this writing, one written opposition was submitted. In addition, notice was given to the Sonterra Property Owners Association and Stone Oak Property Owners Association, which are registered with the City of San Antonio.

This plat lies within the Edwards Recharge Zone District and the previous approval of Aquifer Protection and Evaluation Section of the San Antonio Water Systems is upheld for this site. There are no significant recharge features on this site.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

STAFF RECOMMENDATION:

Approval



- LEGEND**
- o 1/2" IRON ROD FOUND (UNLESS NOTED)
 - EXISTING CONTOURS
 - B.S.L. BUILDING SETBACK LINE
 - E,G,T,CA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - N.C.B. NEW CITY BLOCK
 - ESM'T EASEMENT
 - D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - P.U.D. PLANNED UNIT DEVELOPMENT

SURVEYOR'S NOTE:
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE GRID BEARINGS.

SAWS 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 WATERHELD 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.

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

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

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

COSA PUBLIC WORKS/ STORM WATER:
FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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:

THOMAS C. HABERER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

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.

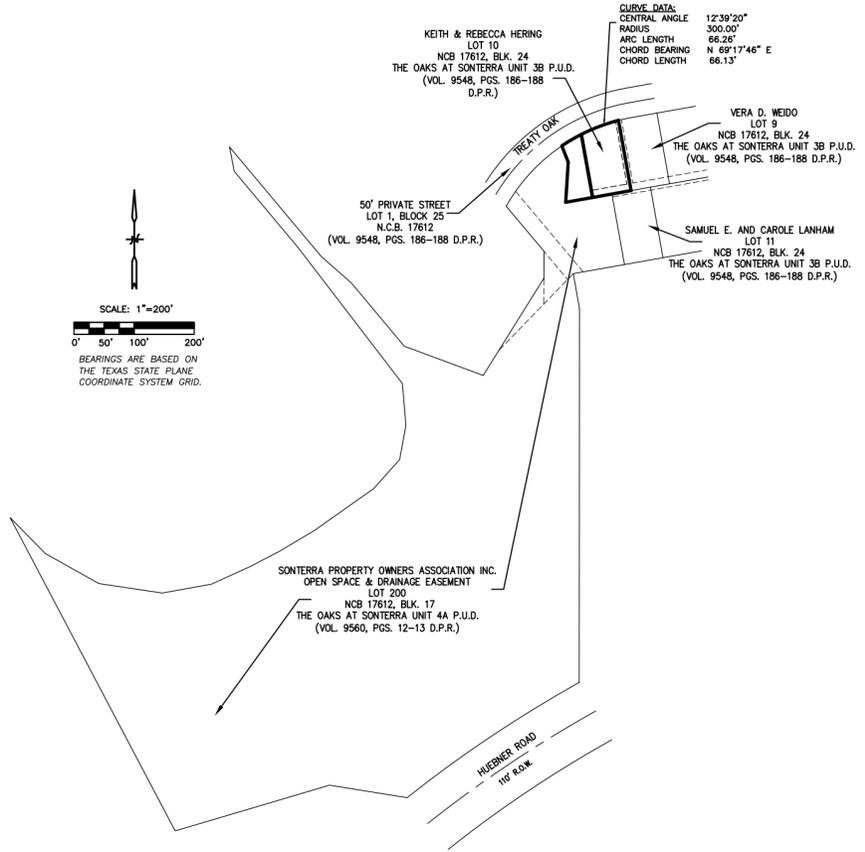
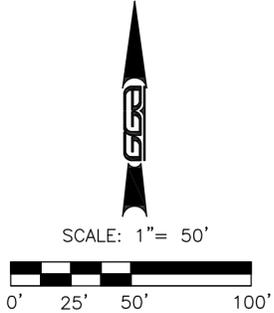
ALEJANDRO R. GOMEZ, P.E., C.F.M. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 - (210) 832-9615 FAX
TBPE FIRM REGISTRATION #5362

Northstar Land Surveying, Inc.
9033 AERO Suite # 105
SAN ANTONIO, TEXAS 78217
(210) 826-6228

OWNERS:
KEITH & REBECCA HERING
1014 TREATY OAK
SAN ANTONIO, TEXAS 78258
(210) 568-3699 PHONE

PLAT NUMBER 100125

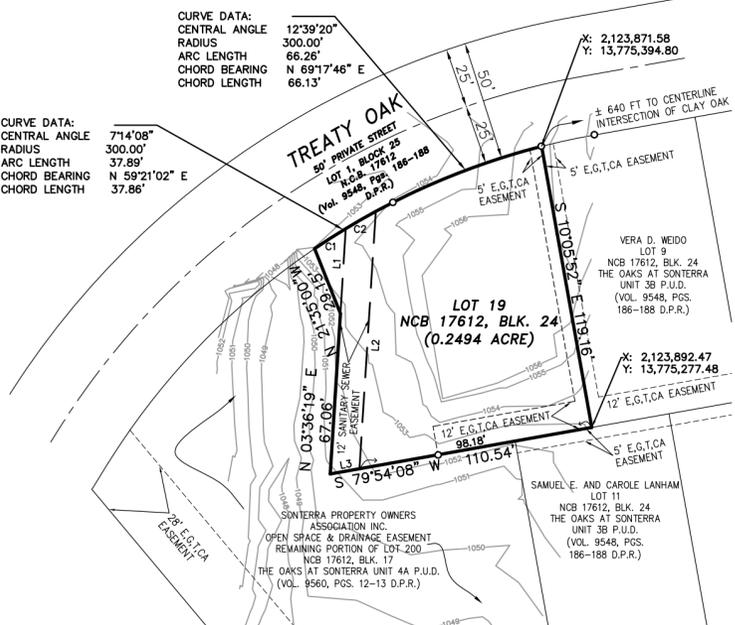


**AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION**

BEING LOT 10, BLOCK 24, N.C.B. 17612, A 0.1661 ACRE TRACT OF LAND OUT OF THE OAKS AT SONTERRA UNIT-3B P.U.D. SUBDIVISION PLAT I.D. #970541 AS RECORDED IN VOLUME 9548, PAGES 186-188, AND 0.0833 ACRES OUT OF LOT 200 BLOCK 17, N.C.B. 17612, THE OAKS AT SONTERRA UNIT-4A P.U.D., AS RECORDED IN VOLUME 9560, PAGES 12-13, OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	15.41	300.00	2'56'32"	15.40 N57'12'14"E
C2	14.40	300.00	2'45'01"	14.40 N60'03'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.52'	S03'36'19"W
L2	107.60'	S03'36'19"W
L3	12.35'	S79'54'08"W



**REPLAT ESTABLISHING
1014 TREATY OAK P.U.D.**

ESTABLISHING LOT 19, BLOCK 24, N.C.B. 17612, A 0.2494 ACRE TRACT OF LAND OUT OF THE OAKS AT SONTERRA UNIT-3B P.U.D. SUBDIVISION PLAT I.D. #970541 AS RECORDED IN VOLUME 9548, PAGE 186-188, AND OUT OF LOT 200 BLOCK 17, N.C.B. 17612 THE OAKS AT SONTERRA UNIT-4A P.U.D., AS RECORDED IN VOLUME 9560, PAGES 12-13 OF THE DEED AND PLAT RECORDS OF 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNERS: KEITH HERING & REBECCA HERING
1014 TREATY OAK
SAN ANTONIO, TEXAS 78258
210-568-3699

KEITH HERING, OWNER

REBECCA HERING, OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS REPLAT WAS PREVIOUSLY PLATTED ON PLAT NUMBER 970541, THE OAKS AT SONTERRA UNIT 3B P.U.D., WHICH IS RECORDED IN VOLUME 9548, PAGES 186-188, AND PLAT NUMBER 010332, THE OAKS AT SONTERRA UNIT 4A P.U.D., WHICH IS RECORDED IN VOLUME 9560, PAGES 12-13, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF THIS DAY OF _____, A.D. HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

KEITH HERING, OWNER

REBECCA HERING, OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS REPLAT OF 1014 TREATY OAK P.U.D. 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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF 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 BEXAR COUNTY, IN VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY, OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PLAT NO. 100125
1014 TREATY OAK
Date: May 19, 2011, 9:07am User: D:\cadavis\computer File: k:\Projects\1014 Treaty Oak\1014 Treaty Oak Plat.dwg

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

AGENDA ITEM NO: _____ September 14, 2011

ASPEN

HEIGHTS PHASE 2A PUD
SUBDIVISION NAME

MAJOR PLAT

110137
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 A-1

OWNER: Steubing Farm, Ltd., by Garnet Ray Steubing
Breckenridge Group San Antonio Phase II, LP, Agent for San Antonio

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

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

Date filed with Planning Commission: August 23, 2011

Location: South of Hausman Road, east of old Babcock Road

Services Available: SAWS Water and Sewer

Zoning: RM-4 Residential Mixed District
PUD Planned Unit Development
MLOD Military Lighting Overlay District

Plat is associated with:

MDP 021A-06, Steubing/Babcock Road, accepted on March 23, 2011

PUD 11-001, Aspen Heights Phase 2, approved on July 27, 2011

APP 11-001, Aspen Heights Phase 2, approved on July 27, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **33.07** acres consisting of **105** single family lots, **13** non-single family lots, **3,837** linear feet of public street and **6,274** linear feet of private street.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 14, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110137 REPLAT & SUBDIVISION PLAT OF ASPEN HEIGHTS PHASE 2A PUD

A 33.07 ACRE TRACT OF LAND OUT OF A 140.80 ACRE TRACT OF LAND CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF A 34.804 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN WARRANTY DEED RECORDED IN VOLUME 11200, PAGES 1734-1737 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF A 110.00 ACRE TRACT AS CONVEYED TO J.V. BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1741, PAGES 155-158 IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO PARTIALLY OUT OF LOT 901, NCB 14861 OF THE STEUBING/BABCOCK RD. - UNIT 1 SUBDIVISION TRACT AS CONVEYED TO GARNET STEUBING RECORDED IN VOLUME 9592, PAGES 188-189 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: August 16, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER: BRECKENRIDGE GROUP SAN ANTONIO PHASE II LP, A TEXAS LIMITED PARTNERSHIP (FOR PUD PORTION AND AGENT FOR CITY OF SAN ANTONIO)

BY: BRECKENRIDGE GROUP SAN ANTONIO PHASE II GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG HENRY, 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 17 DAY OF August, A.D. 20 11.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: STEUBING FARM, LTD. (FOR PUBLIC ROAD PORTIONS SHOWN ON PAGES 3 & 4)

BY: STEUBING FARM MANAGEMENT, LLC, ITS SOLE GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARNET RAY STEUBING, 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 18th DAY OF August, A.D. 20 11.

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ASPEN HEIGHTS PHASE 2A 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 August, A.D. 20 11.

BY: _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

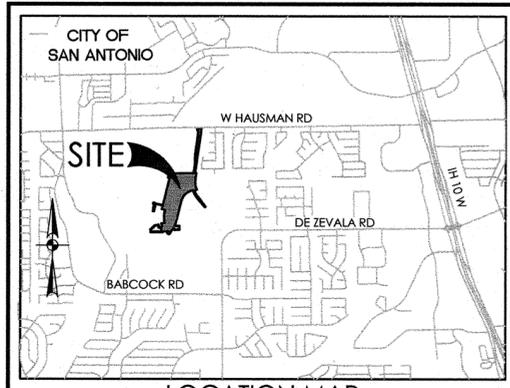
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

BY: _____ SECRETARY

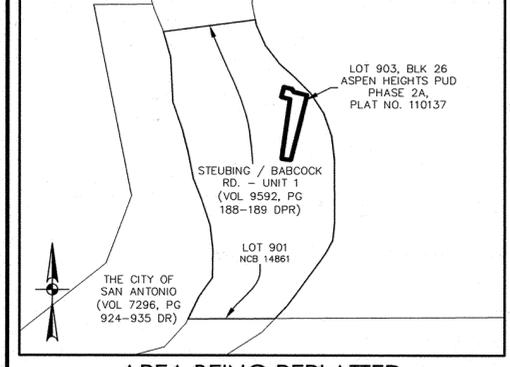
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO 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.

BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 548A1
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
SCALE: 1"=500'

THE AREA BEING REPLATTED IS A PORTION OF PREVIOUSLY PLATTED LOT 901, NCB 14861 OF THE STEUBING/BABCOCK RD. - UNIT 1 SUBDIVISION RECORDED IN VOLUME 9592, PAGES 188-189 OF THE DEED AND PLAT RECORDS OF BEXAR 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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON STEUBING/BABCOCK RD. - UNIT 1, PLAT NO. 080038 WHICH IS RECORDED IN VOLUME 9592, PAGES 188-189, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 14, 2011 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS HEARING.

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

OWNER: STEUBING FARM, LTD.
BY: STEUBING FARM MANAGEMENT, LLC, ITS SOLE GENERAL PARTNER
BY: Garnet Ray Steubing, GARNET RAY STEUBING, MANAGER, 6485 BABCOCK RD., SAN ANTONIO, TEXAS 78249 (210) 696-2940

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF August, A.D. 20 11.

MY COMMISSION EXPIRES: 5-15-2014

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 BY: PAPE-DAWSON ENGINEERS, INC.

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

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

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

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM 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 AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ASPEN HEIGHTS PHASE 2A PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ASPEN HEIGHTS PHASE 2A PUD HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM PANEL 4802C0203G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WATER QUALITY BASIN NOTE:
THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. LOT 902, BLK 23 (0.405 AC), LOT 903, BLK 26 (0.373 AC), LOT 902, BLK 27 (0.733 AC), LOT 901, BLK 37 (0.553 AC).

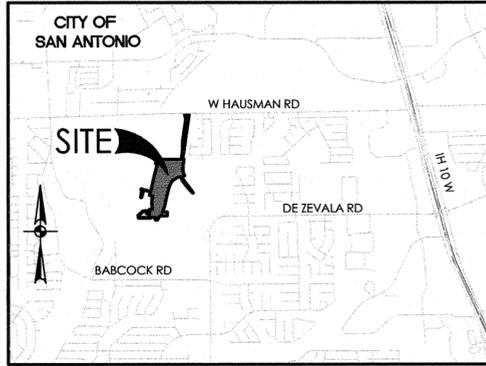
OPEN SPACE NOTE:
LOTS 901, 902, & 903 BLOCK 23, NCB 14861, LOT 901 & 902, BLOCK 24, NCB 14861, LOT 903, BLOCK 26, NCB 14861, LOTS 901 & 902, BLOCK 27, NCB 14861, LOT 901, BLOCK 29, NCB 14861, LOT 901, BLOCK 34, NCB 14861 AND LOT 902, BLOCK 37, NCB 14861 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

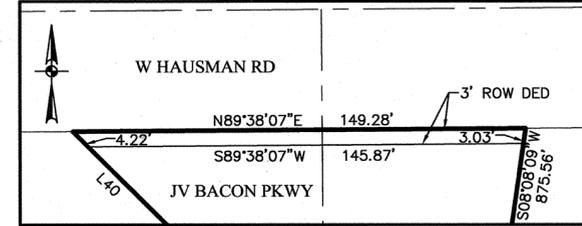
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	707.00'	30°09'33"	S06°50'53"E	367.87'	372.15'
C2	778.00'	24°39'56"	S34°15'24"E	332.34'	334.92'
C3	450.00'	21°02'17"	N27°48'48"W	164.31'	165.23'
C4	467.50'	58°51'40"	S43°16'31"W	459.43'	480.27'
C5	830.00'	10°45'31"	S19°13'26"W	155.62'	155.85'
C6	830.00'	12°19'14"	S37°13'09"W	178.13'	178.48'
C7	50.00'	272°33'15"	N53°28'25"W	69.12'	237.85'
C8	616.00'	23°19'55"	N02°10'43"E	249.12'	250.85'
C9	88.00'	14°16'27"	N06°42'27"E	21.87'	21.92'
C10	657.00'	09°52'38"	N03°17'35"E	113.12'	113.26'
C11	743.00'	09°46'53"	N03°14'42"E	126.69'	126.84'
C12	657.00'	05°34'17"	N05°21'00"E	63.86'	63.89'
C13	657.00'	01°11'05"	N00°13'40"E	13.58'	13.58'
C14	793.00'	00°42'55"	N21°33'56"W	9.90'	9.90'
C15	20.00'	86°05'11"	N64°15'04"W	27.30'	30.05'
C16	770.00'	29°32'05"	N28°36'43"E	392.54'	396.92'
C17	532.50'	58°51'40"	N43°16'31"E	523.31'	547.05'
C18	20.00'	86°09'20"	N29°37'41"E	27.32'	30.07'
C19	793.00'	21°40'53"	N02°36'33"W	298.29'	300.08'
C20	20.00'	90°00'00"	N31°09'19"W	28.28'	31.42'
C21	20.00'	90°00'00"	S58°50'41"W	28.28'	31.42'
C22	516.00'	19°18'09"	S23°29'45"W	173.02'	173.84'
C23	116.00'	56°30'33"	S61°24'06"W	109.83'	114.41'
C24	20.00'	99°08'38"	N40°05'04"E	30.45'	34.61'
C25	20.00'	90°00'00"	N31°09'19"W	28.28'	31.42'
C26	20.00'	90°00'00"	N58°50'41"E	28.28'	31.42'
C27	20.00'	90°00'00"	N31°09'19"W	28.28'	31.42'
C28	20.00'	90°00'00"	N58°50'41"E	28.28'	31.42'
C29	184.00'	07°23'32"	N10°08'55"E	23.72'	23.74'
C30	20.00'	96°52'55"	N41°59'19"W	29.93'	33.82'
C31	20.00'	14°47'45"	S83°01'54"E	5.15'	5.16'
C32	20.00'	81°20'20"	N48°54'04"E	26.07'	28.39'
C33	20.00'	95°46'03"	N42°32'45"W	29.67'	33.43'
C34	51.00'	21°11'46"	N79°49'54"W	18.76'	18.87'
C35	9.00'	111°11'46"	S55°10'06"W	14.85'	17.47'
C36	20.00'	46°29'24"	S23°40'28"E	15.79'	16.23'
C37	50.00'	160°44'17"	S33°26'58"W	98.59'	140.27'
C38	20.00'	48°35'55"	S89°31'10"W	16.46'	16.96'
C39	654.00'	51°22'31"	S39°31'56"W	566.97'	586.42'
C40	20.00'	90°00'00"	S31°09'19"E	28.28'	31.42'
C41	20.00'	90°00'00"	N58°50'41"E	28.28'	31.42'
C42	20.00'	85°13'25"	N46°57'31"E	27.08'	29.75'
C43	20.00'	97°58'31"	S41°26'31"E	30.18'	34.20'
C44	84.00'	51°57'36"	S33°31'32"W	73.59'	76.18'
C45	316.00'	36°21'29"	S41°19'36"W	197.18'	200.52'
C46	20.00'	84°42'35"	S65°30'09"W	26.95'	29.57'
C47	516.00'	04°50'08"	N74°33'38"W	43.54'	43.55'
C48	20.00'	90°49'22"	N31°34'00"W	28.49'	31.70'
C49	216.00'	09°29'52"	N09°05'45"E	35.76'	35.81'
C50	20.00'	86°15'23"	N46°26'32"E	27.35'	30.11'
C51	20.00'	90°00'00"	S45°25'46"E	28.28'	31.42'
C52	34.00'	67°56'08"	S33°32'18"W	37.99'	40.31'
C53	686.00'	23°16'26"	S55°52'09"W	276.75'	278.66'
C54	20.00'	87°19'44"	S87°53'47"W	27.62'	30.48'
C55	516.00'	15°59'53"	S56°26'18"W	143.61'	144.08'
C56	20.00'	87°58'37"	N20°26'56"W	27.78'	30.71'
C57	284.00'	35°57'58"	N41°31'22"E	175.36'	178.27'
C58	116.00'	56°11'30"	N31°24'35"E	109.26'	113.76'
C59	20.00'	89°02'58"	N58°22'10"E	28.05'	31.08'
C60	484.00'	28°42'21"	S62°45'11"E	239.96'	242.49'
C61	20.00'	86°47'11"	S05°00'25"E	27.48'	30.29'
C62	686.00'	24°32'30"	S26°06'56"W	291.60'	293.84'
C63	20.00'	90°00'00"	S58°50'41"W	28.28'	31.42'
C64	20.00'	90°00'00"	N31°09'19"W	28.28'	31.42'
C65	20.00'	90°00'00"	N58°50'41"E	28.28'	31.42'
C66	20.00'	90°00'00"	S31°09'19"E	28.28'	31.42'
C67	20.00'	90°00'00"	S58°50'41"W	28.28'	31.42'
C68	216.00'	05°26'11"	N78°52'25"W	20.49'	20.49'
C69	20.00'	79°12'51"	N41°59'05"W	25.50'	27.65'
C70	584.00'	16°13'20"	N05°44'01"E	164.80'	165.35'
C71	20.00'	113°19'55"	N47°10'43"E	33.42'	39.56'
C72	20.00'	93°01'22"	S29°38'38"E	29.02'	32.47'
C73	484.00'	16°16'47"	S25°00'26"W	137.06'	137.52'
C74	15.00'	137°21'56"	N78°10'12"W	27.95'	35.96'
C75	657.00'	08°30'01"	N03°53'08"E	97.38'	97.47'
C76	830.00'	29°32'05"	S28°36'43"W	423.12'	427.85'
C77	160.00'	29°15'08"	S73°25'48"W	80.80'	81.69'
C78	786.00'	16°45'57"	S50°25'16"W	229.18'	230.00'
C79	786.00'	25°50'04"	S26°45'42"W	351.41'	354.40'
C80	793.00'	24°33'40"	N34°12'13"W	337.34'	339.94'
C81	100.00'	14°16'27"	N06°42'27"E	24.85'	24.91'

LEGEND
ACRE(S)
BLK BLOCK
DED DEDICATION
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PG PAGE(S)
RW RIGHT-OF-WAY
SS SANITARY SEWER
VOL VOLUME
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
5' X 10' CPS TRANSFORMER EASEMENT (SEE DETAIL THIS SHEET)
10' X 11' CPS TRANSFORMER EASEMENT (SEE DETAIL THIS SHEET)
EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

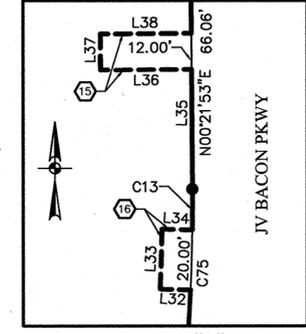
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
10' PUBLIC DRAINAGE EASEMENT
16' SANITARY SEWER E



LOCATION MAP
MAPSCO MAP GRID: 548A1
NOT-TO-SCALE

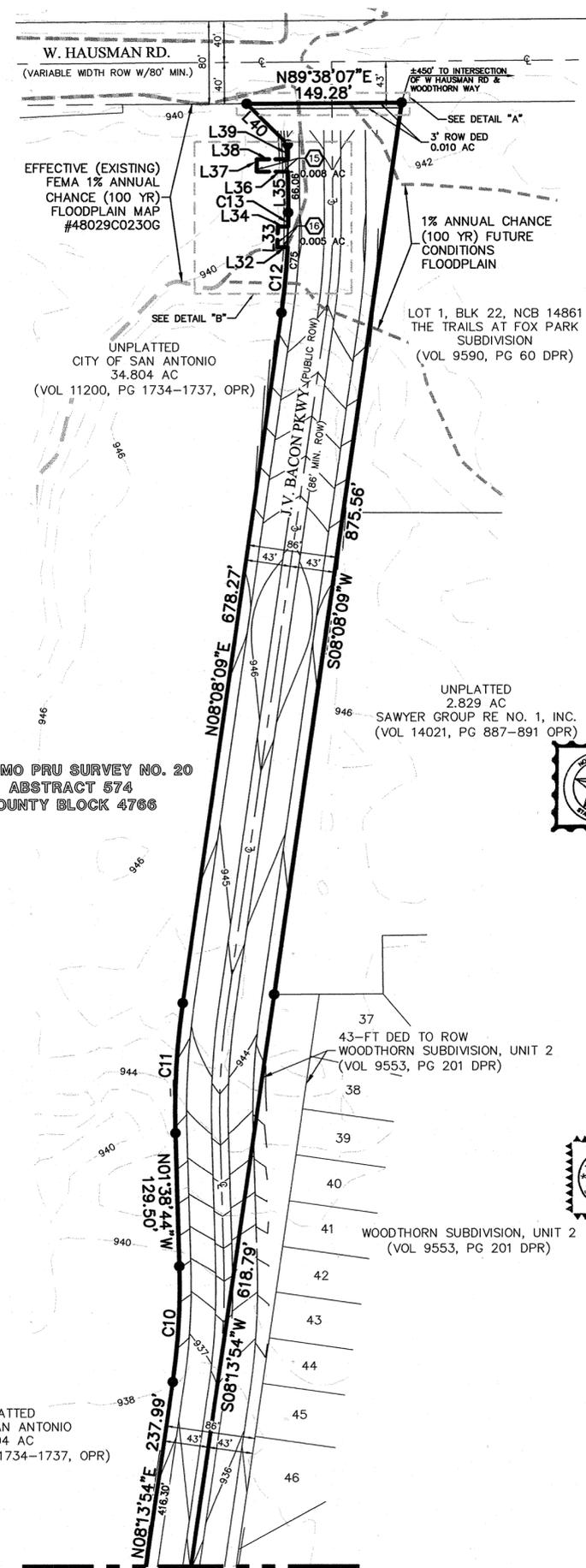


DETAIL "A"
NOT-TO-SCALE



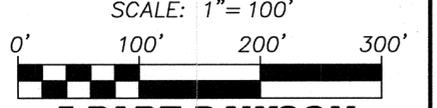
DETAIL "B"
NOT-TO-SCALE

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



PLAT NUMBER 110137
REPLAT & SUBDIVISION PLAT
OF
ASPEN HEIGHTS PHASE 2A PUD

A 33.07 ACRE TRACT OF LAND OUT OF A 140.80 ACRE TRACT OF LAND CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF A 34.804 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN WARRANTY DEED RECORDED IN VOLUME 11200, PAGES 1734-1737 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF A 110.00 ACRE TRACT AS CONVEYED TO J.V. BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1741, PAGES 155-158 IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO PARTIALLY OUT OF LOT 901, NCB 14861 OF THE STEUBING/BABCOCK RD., UNIT 1 SUBDIVISION TRACT AS CONVEYED TO GARNET STEUBING RECORDED IN VOLUME 9592, PAGES 188-189 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
 TPE, FIRM REGISTRATION # 470
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

DATE OF PRINT: August 16, 2011

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

DEVELOPER/OWNER: BRECKENRIDGE GROUP SAN ANTONIO PHASE II LP
 A TEXAS LIMITED PARTNERSHIP (FOR PUD PORTION AND AGENT FOR CITY OF SAN ANTONIO)

BY: BRECKENRIDGE GROUP SAN ANTONIO PHASE II LP, L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY,
 AS GENERAL PARTNER

BY: NAME: GREG HENRY, MANAGER

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG HENRY 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 17th DAY OF August, A.D. 20 11.

Shaun Giakoumis
 NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER: STEUBING FARM, LTD.
 (FOR PUBLIC ROAD PORTIONS SHOWN ON PAGES 3 & 4)

BY: STEUBING FARM MANAGEMENT, L.L.C.
 ITS SOLE GENERAL PARTNER

BY: *Garnet Ray Steubing*
 GARNET RAY STEUBING, MANAGER
 6485 BABCOCK RD.
 SAN ANTONIO, TEXAS 78249
 (210) 696-2940

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARNET RAY STEUBING 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 18th DAY OF August, A.D. 20 11.

Diana R. Rodriguez
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF ASPEN HEIGHTS PHASE 2A 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 BEXAR

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BEXAR
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON STEUBING/BABCOCK RD., UNIT 1, PLAT NO. 080038 WHICH IS RECORDED IN VOLUME 9592, PAGES 188-189, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 14, 2011 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: STEUBING FARM, LTD.
 BY: STEUBING FARM MANAGEMENT, L.L.C.
 ITS SOLE GENERAL PARTNER
 BY: *Garnet Ray Steubing*
 GARNET RAY STEUBING, MANAGER
 6485 BABCOCK RD.
 SAN ANTONIO, TEXAS 78249
 (210) 696-2940

STATE OF TEXAS
 COUNTY OF BEXAR
 SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF August, A.D. 20 11.

Diana R. Rodriguez
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 5-15-2014

STATE OF TEXAS
 COUNTY OF BEXAR

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

Rick Wood
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

G. E. Buchanan
 REGISTERED PROFESSIONAL LAND SURVEYOR

ANSELMO PRU SURVEY NO. 20
 ABSTRACT 574
 COUNTY BLOCK 4766

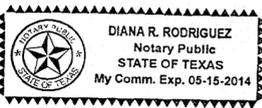
UNPLATTED
 CITY OF SAN ANTONIO
 34.804 AC
 (VOL 11200, PG 1734-1737, OPR)

UNPLATTED
 2.829 AC
 SAWYER GROUP RE NO. 1, INC.
 (VOL 14021, PG 887-891 OPR)

Shawn Giakoumis
 My Commission Expires
 June 27, 2012

Diana R. Rodriguez
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 05-15-2014

MATCHLINE - SEE SHEET 3 OF 4



Civil Job No. 6362-05; Survey Job No. 6362-10

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

AGENDA ITEM NO: _____ September 14, 2011

ASPEN HEIGHTS PHASE 2B PUD
SUBDIVISION NAME

MAJOR PLAT

110138
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 A-1

OWNERS: Steubing Farms, Ltd., by Garnet Ray Steubing
Breckenridge Group San Antonio Phase II, LP, by Greg Henry

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

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

Date filed with Planning Commission: August 23, 2011

Location: South of Hausman Road and east of Old Babcock Road

Services Available: SAWS Water and Sewer

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

Plat is associated with:

MDP 021A-06, Steubing/Babcock Road, accepted on March 23, 2011

PUD 11-001, Aspen Heights Phase 2, approved on July 27, 2011

APP 11-001, Aspen Heights Phase 2, approved on July 27, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **28.673** acres consisting of **67** single family lots **7** non-single family lots and **2,722** linear feet of private streets.

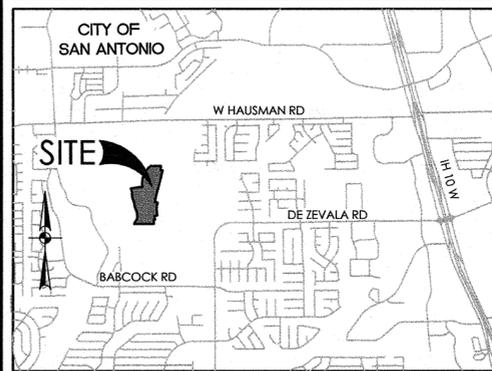
DISCUSSION:

This plat lies within the Edwards Recharge Zone District; however, does not fall under the regulated area as defined in the Ordinance 81491. Therefore, no report was required. This property meets all of the requirements for development over the recharge zone, as per Aquifer Protection and Evaluation Section of the San Antonio Water Systems.

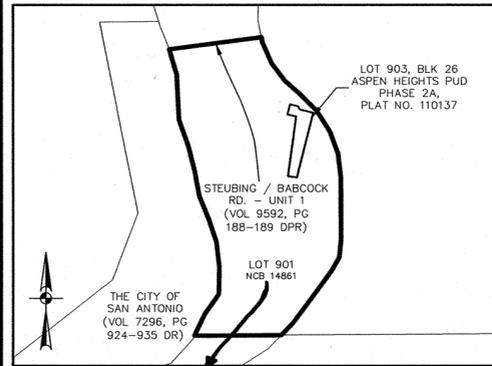
The Planning Commission will hold a public hearing on the proposed replatting of this property on September 14, 2011. Four notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 548A1
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 500'

THE AREA BEING REPLATTED WAS A PORTION OF PREVIOUSLY PLATTED LOT 901, NCB 14861 OF THE STEUBING/BABCOCK RD. - UNIT 1 SUBDIVISION RECORDED IN VOLUME 9592, PAGES 188-189 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 903, BLOCK 26 OF THE ASPEN HEIGHTS PUD PHASE 2A, PLAT NO. 110137, WHICH IS RECORDED IN VOLUME _____ PAGES _____, COUNTY PLAT AND DEED RECORDS.

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON STEUBING/BABCOCK RD. - UNIT 1, PLAT NO. 080038, WHICH IS RECORDED IN VOLUME 9592, PAGES 188-189, AND ON ASPEN HEIGHTS PHASE 2A PUD PHASE 2A, PLAT NO. 110137, WHICH IS RECORDED IN VOLUME _____ PAGES _____, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUGUST 24, 2011 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: STEUBING FARM, LTD.
BY: STEUBING FARM MANAGEMENT, LLC, ITS SOLE GENERAL PARTNER
BY: *Garnet Ray Steubing*
GARNET RAY STEUBING, MANAGER
6485 BABCOCK RD.
SAN ANTONIO, TEXAS 78249
(210) 696-2940

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF August A.D. 2011

Mary A. Gimon
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/24/12

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.

W. R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G. E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM 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 AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ASPEN HEIGHTS PHASE 2B PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ASPEN HEIGHTS PHASE 2B PUD HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0230G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION. THE TYPE OF MODIFICATIONS WHICH ALTER THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:

LOT 901, BLOCK 26, NCB 14861 AND LOTS 902 & 903, BLOCK 24, NCB 14861 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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.

FEMA NOTE:

A PORTION OF LOTS 15, 16, & 18, BLOCK 24, NCB 14861, LOTS 1-6, BLOCK 25, NCB 14861, LOTS 2-21, BLOCK 26, NCB 14861, LOTS 1 & 6-8, BLOCK 28, NCB 14861, LOTS 5-12 & 15, BLOCK 30, NCB 14861, AND LOT 2, BLOCK 32, NCB 14861 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0230G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. (NOTE: THE VERBIAGE OF THIS NOTE DOES NOT CONSTITUTE APPROVAL OF THE FLOOD STUDY AT THIS TIME. COMMENTS REGARDING THE FLOOD STUDY WILL BE SUBMITTED UNDER SEPARATE LETTER).

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON STEUBING/BABCOCK RD. - UNIT 1, PLAT NO. 080038, WHICH IS RECORDED IN VOLUME 9592, PAGES 188-189, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 14, 2011 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

DEVELOPER: BRECKENRIDGE GROUP SAN ANTONIO PHASE II, LP
A TEXAS LIMITED PARTNERSHIP
BY: BRECKENRIDGE GROUP SAN ANTONIO PHASE II GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
AS GENERAL PARTNER
BY: *Greg Henry*
NAME: GREG HENRY, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF August A.D. 2011

Shawn Giakoumis
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6/27/12

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. TO INCLUDE BUT NOT LIMITED TO: LOTS 14-16 & 18, BLOCK 24, NCB 14861, LOTS 3 & 4, BLOCK 25, NCB 14861, AND LOTS 1-22 & 25, BLOCK 26, NCB 14861.

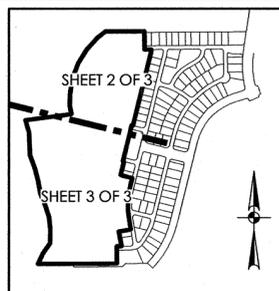
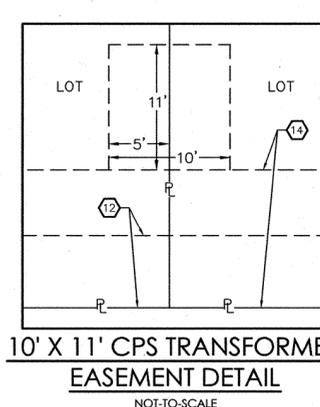
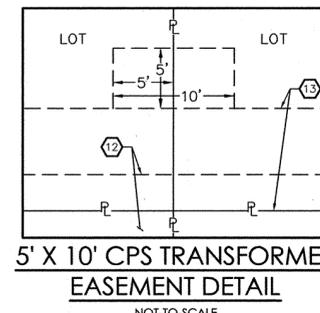
PRIVATE STREET NOTE:

LOT 999, BLOCK 23, NCB 14861 (PINON CANYON, ENGELMANN, BROOKBRIDGE CT, BLUE RIVER DR, DEERMONT PATH, ECHO GREEN, STEAMBOAT, AND IDELEDALE DR) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	100.00'	14°16'27"	S06°42'27"W	24.85'	24.91'
C2	616.00'	23°19'55"	S02°10'43"W	249.12'	250.85'
C3	34.00'	75°43'33"	S51°42'27"W	41.74'	44.94'
C4	20.00'	90°00'00"	S31°09'19"E	28.28'	31.42'
C5	20.00'	90°00'00"	S58°50'41"W	28.28'	31.42'
C6	20.00'	90°00'00"	S31°09'19"E	28.28'	31.42'
C7	20.00'	90°00'00"	S58°50'41"W	28.28'	31.42'
C8	434.00'	23°00'23"	S02°20'29"W	173.10'	174.27'
C9	20.00'	90°19'33"	S54°19'28"E	28.36'	31.53'
C10	20.00'	83°00'01"	N39°21'00"E	26.50'	28.97'
C11	20.00'	90°49'52"	N54°04'19"W	28.49'	31.71'
C12	20.00'	90°00'00"	S35°30'45"W	28.28'	31.42'
C13	34.00'	80°51'22"	S49°54'56"E	44.10'	47.98'
C14	20.00'	38°10'22"	S70°34'12"W	13.08'	13.32'
C15	50.00'	157°12'07"	N49°54'56"W	98.03'	137.18'
C16	20.00'	38°10'22"	N09°35'57"E	13.08'	13.32'
C17	466.00'	23°19'55"	N02°10'43"E	188.46'	189.76'
C18	20.00'	90°00'00"	N31°09'19"W	28.28'	31.42'
C19	26.00'	90°00'00"	S58°50'41"W	36.77'	40.84'
C20	26.00'	90°00'00"	S31°09'19"E	36.77'	40.84'
C21	20.00'	90°00'00"	N58°50'41"E	28.28'	31.42'
C22	20.00'	90°00'00"	N31°09'19"W	28.28'	31.42'
C23	26.00'	90°00'00"	S58°50'41"W	36.77'	40.84'
C24	26.00'	90°00'00"	S31°09'19"E	36.77'	40.84'
C25	20.00'	90°00'00"	N58°50'41"E	28.28'	31.42'
C26	20.00'	46°53'07"	N09°35'53"W	15.91'	16.37'
C27	50.00'	169°29'48"	N51°42'27"E	99.58'	147.91'
C28	20.00'	32°05'22"	S59°35'20"E	11.06'	11.20'
C29	334.00'	23°04'03"	N02°18'39"E	133.56'	134.47'
C30	576.00'	23°19'55"	S02°10'43"W	232.94'	234.56'
C31	62.00'	19°28'06"	S04°06'38"W	20.97'	21.07'
C32	50.00'	63°02'29"	N44°38'05"W	52.28'	55.01'
C33	80.00'	56°38'40"	S61°14'53"W	75.91'	79.09'
C34	216.00'	00°20'15"	N80°40'53"E	1.27'	1.27'
C35	38.00'	80°51'22"	S49°54'56"E	49.29'	53.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°25'46"E	152.00'
L2	N89°34'14"E	55.85'
L3	S00°25'46"E	5.48'
L4	N76°09'19"W	10.00'
L5	S76°09'19"E	10.00'
L6	S13°50'41"W	116.00'
L7	S76°09'19"E	100.00'
L8	S13°50'41"W	81.50'
L9	S09°29'15"E	98.77'
L10	S80°30'45"W	100.00'
L11	S09°29'15"E	124.29'
L12	S89°39'23"W	38.27'
L13	S00°20'37"E	142.00'
L14	N25°26'34"E	102.25'
L15	N35°21'06"E	98.51'
L16	N00°44'43"E	114.15'
L17	N06°18'45"W	102.58'
L18	N18°28'50"W	103.81'
L19	N21°36'40"W	100.44'
L20	N10°46'17"W	112.77'
L21	N14°20'52"W	100.28'
L22	N19°30'37"W	116.56'
L23	N02°50'48"W	98.50'
L24	N02°20'25"W	88.43'
L25	N16°14'03"W	110.21'
L26	N11°33'29"W	70.56'
L27	N00°50'37"E	93.00'
L28	N09°37'11"E	135.79'
L29	N20°23'16"E	132.80'
L30	N31°20'30"E	133.80'
L31	N42°08'55"E	135.07'
L32	N52°55'05"E	81.68'
L33	S76°09'19"E	80.00'
L34	N76°09'19"W	70.00'
L35	S76°09'19"E	70.00'
L36	S76°09'19"E	80.00'
L37	S89°39'23"W	17.18'
L38	N76°09'19"W	104.00'
L39	S13°50'41"W	20.00'
L40	N76°09'19"W	24.00'
L41	S76°09'19"E	24.00'
L42	S13°50'41"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S76°09'19"E	104.00'
L44	N76°09'19"W	104.00'
L45	N13°50'41"E	20.00'
L46	N76°09'19"W	24.00'
L47	S76°09'19"E	23.63'
L48	S13°50'41"W	20.00'
L49	S76°09'19"E	104.00'
L50	S09°13'22"E	19.56'
L51	N76°09'19"W	72.74'
L52	N76°53'10"E	12.00'
L53	S57°04'27"E	18.96'
L54	S89°34'14"W	74.15'
L55	S00°47'14"E	221.30'



INDEX MAP
SCALE: 1"= 1000'

LEGEND

- AC ACRE(S)
- BLK BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PR PRIVATE
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- SS SANITARY SEWER
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FINISHED FLOOR
- 5' X 10' CPS TRANSFORMER EASEMENT (SEE DETAIL THIS SHEET)
- 10' X 11' CPS TRANSFORMER EASEMENT (SEE DETAIL THIS SHEET)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 1% A.C. (100-YR) FLOODPLAIN PER CLOMR #11-06-3345R

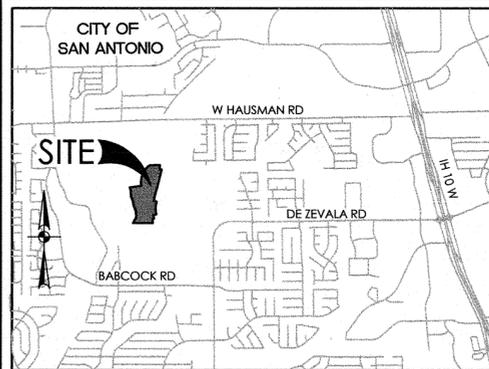
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 8' PEDESTRIAN & STREET MAINTENANCE EASEMENT
- 24' PRIVATE DRIVEWAY ACCESS EASEMENT
- 34' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 46' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH PRIVATE DRIVEWAY ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ASPEN HEIGHTS PHASE 2A PUD PLAT NO. 110137
- 24' PRIVATE DRIVEWAY ACCESS EASEMENT ASPEN HEIGHTS PHASE 2A PUD PLAT NO. 110137
- 8' PEDESTRIAN & STREET MAINTENANCE EASEMENT ASPEN HEIGHTS PHASE 2A PUD PLAT NO. 110137
- 25' PRIVATE DRAINAGE EASEMENT ASPEN HEIGHTS PHASE 2A PUD PLAT NO. 110137
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ASPEN HEIGHTS PHASE 2A PUD PLAT NO. 110137
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Shawn Giakoumis
SHAWN GIAKOUMIS
My Commission Expires June 27, 2012

Diana R. Rodriguez
DIANA R. RODRIGUEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-16-2014

PLAT NUMBER 110138
REPLAT & SUBDIVISION PLAT
ESTABLISHING
ASPEN HEIGHTS PHASE 2B PUD

A 28.673 ACRE TRACT OF LAND OUT OF A 140.80 ACRE TRACT OF LAND CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF LOT 9



LOCATION MAP
MAPSCO MAP GRID: 548A1
NOT-TO-SCALE

C.P.S. ENERGY NOTES:

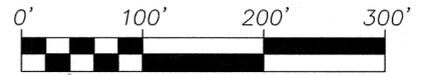
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIRED 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 HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT NUMBER 110138

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
ASPEN HEIGHTS PHASE 2B PUD**

A 28.673 ACRE TRACT OF LAND OUT OF A 140.80 ACRE TRACT OF LAND CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF LOT 901, NCB 14861 OF THE STEUBING/BABCOCK RD. - UNIT 1 SUBDIVISION TRACT AS CONVEYED TO GARNET STEUBING RECORDED IN VOLUME 9592, PAGES 188-189 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS
TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: August 16, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER: BRECKENRIDGE GROUP SAN ANTONIO PHASE II, LP
A TEXAS LIMITED PARTNERSHIP

BY: BRECKENRIDGE GROUP SAN ANTONIO PHASE II GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
AS GENERAL PARTNER

BY: *[Signature]*
NAME: GREG HENRY, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG HENRY, 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 17 DAY OF August, A.D. 20 11.

Shawn Giakoumis
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: STEUBING FARM, LTD.

BY: STEUBING FARM MANAGEMENT, LLC,
ITS SOLE GENERAL PARTNER

BY: *[Signature]*
GARNET RAY STEUBING, MANAGER
6485 BABCOCK RD.
SAN ANTONIO, TEXAS 78249
(210) 696-2940

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARNET RAY STEUBING, 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 17th DAY OF August, A.D. 20 11.

Diana R. Rodriguez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ASPEN HEIGHTS PHASE 2B 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 BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

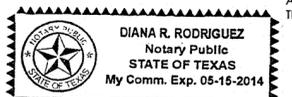
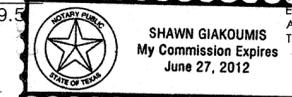
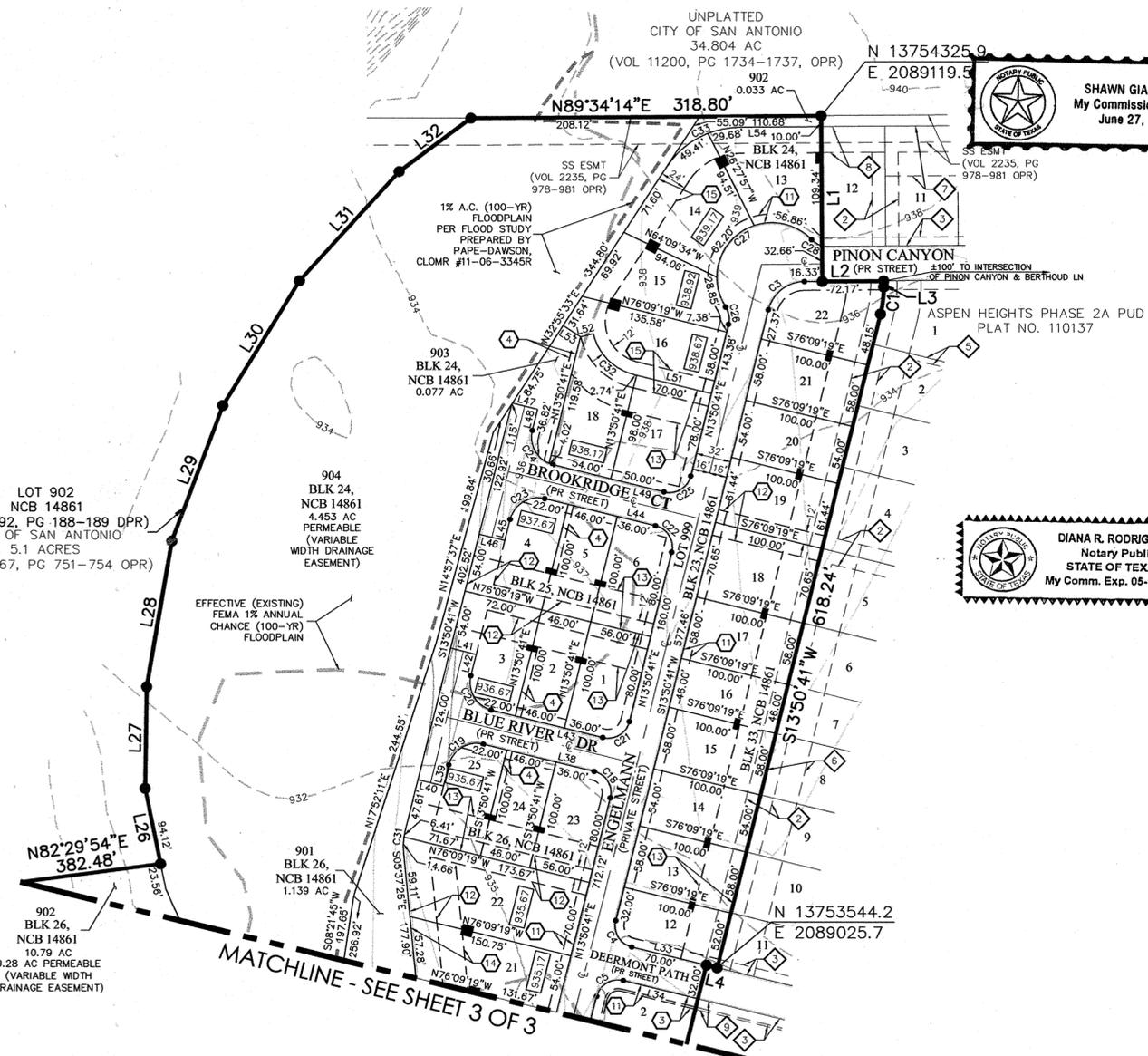
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

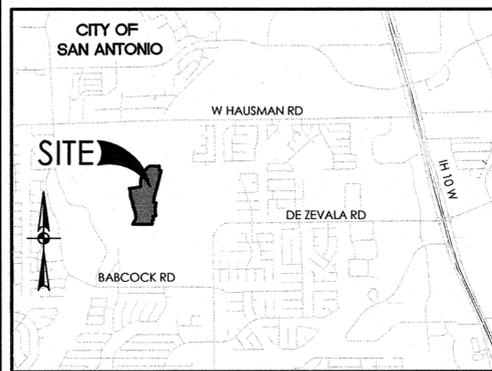
J. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE - SEE SHEET 3 OF 3

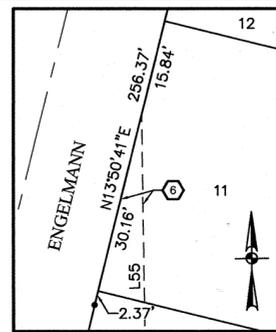
Civil Job No. 6362-05; Survey Job No. 6362-10

Date: Aug 16, 2011, 8:30am User ID: C:\w...
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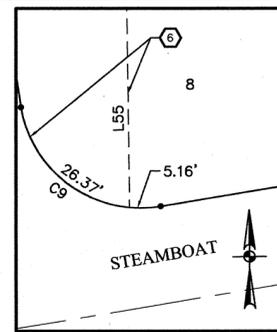


LOCATION MAP
MAPSCO MAP GRID: 548A1
NOT-TO-SCALE

LOT 902
NCB 14861
(VOL 9592, PG
188-189 DPR)
CITY OF SAN ANTONIO
5.1 ACRES
(VOL 13567, PG
751-754 OPR)



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

PLAT NUMBER 110138

REPLAT & SUBDIVISION PLAT
ESTABLISHING
ASPEN HEIGHTS PHASE 2B PUD

A 28.673 ACRE TRACT OF LAND OUT OF A 140.80 ACRE TRACT OF LAND CONVEYED TO J.V. & TEA ORA BACON IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 670, PAGES 389-390 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND PARTIALLY OUT OF LOT 901, NCB 14861 OF THE STEUBING/BABCOCK RD. - UNIT 1 SUBDIVISION TRACT AS CONVEYED TO GARNET STEUBING RECORDED IN VOLUME 9592, PAGES 188-189 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON
ENGINEERS
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: August 16, 2011

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER: BRECKENRIDGE GROUP SAN ANTONIO PHASE II, LP
A TEXAS LIMITED PARTNERSHIP

BY: BRECKENRIDGE GROUP SAN ANTONIO PHASE II GP, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY,
AS GENERAL PARTNER

BY: *[Signature]*
NAME: GREG HENRY, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG HENRY 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 17 DAY OF August, A.D. 20 11

Shawn Giakoumis
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: STEUBING FARM, LTD.

BY: STEUBING FARM MANAGEMENT, L.L.C.
ITS SOLE GENERAL PARTNER

BY: *[Signature]*
GARNET RAY STEUBING, MANAGER
6485 BABCOCK RD.
SAN ANTONIO, TEXAS 78249
(210) 696-2940

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARNET RAY STEUBING 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 18th DAY OF August, A.D. 20 11

Diana R. Rodriguez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ASPEN HEIGHTS PHASE 2B 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 BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

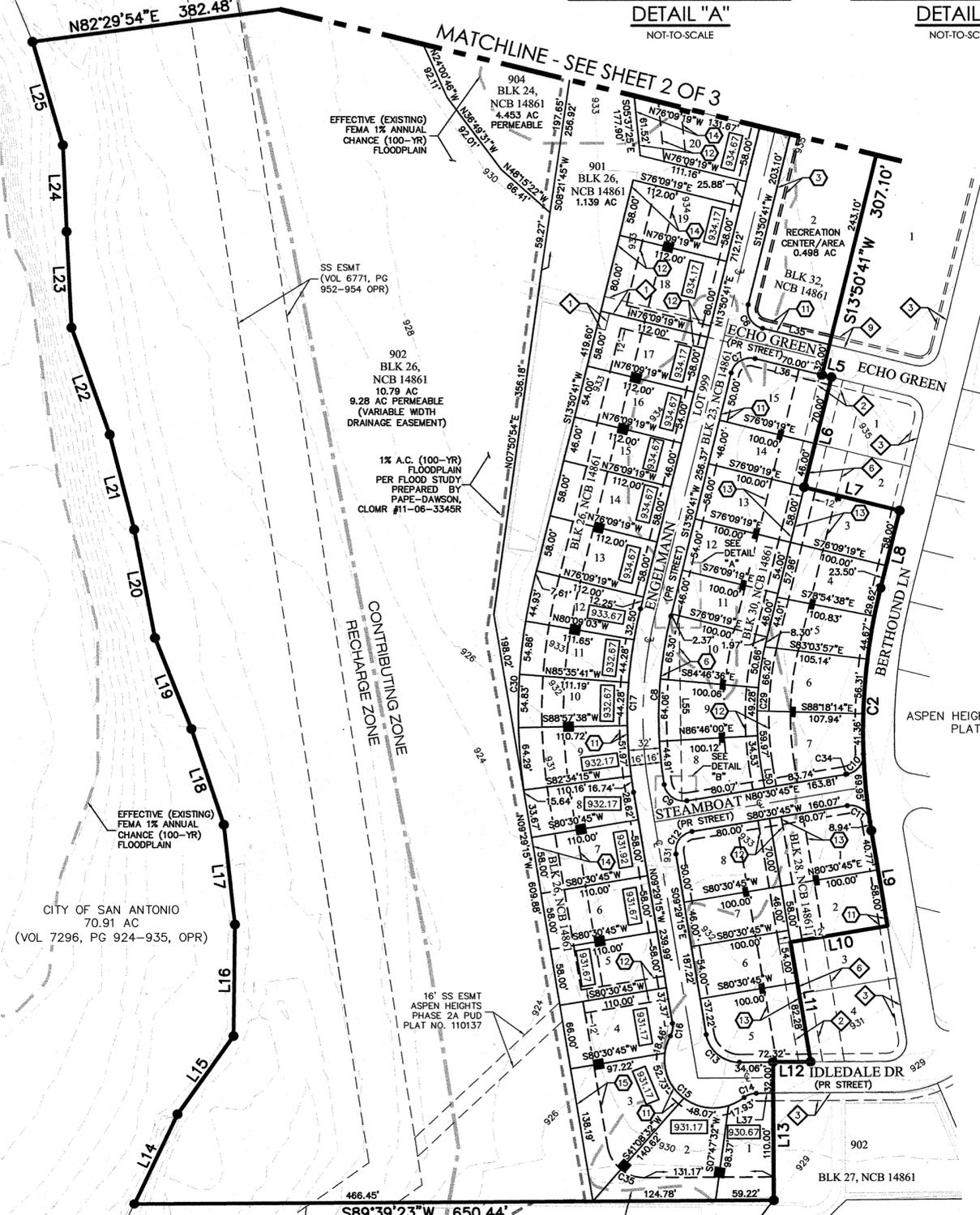
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Erik Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

J. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



CONTRIBUTING ZONE
RECHARGE ZONE

EFFECTIVE (EXISTING)
FEMA 1% ANNUAL
CHANCE (100-YR)
FLOODPLAIN

16' SS ESMT
ASPEN HEIGHTS
PHASE 2A PUD
PLAT NO. 110137

EFFECTIVE (EXISTING)
FEMA 1% ANNUAL
CHANCE (100-YR)
FLOODPLAIN

REMAINING PORTION
LOT 901
NCB 14861
(VOL 9592, PG
188-189 DPR)

UNPLATTED
87.69 ACRE PORTION OF
110 ACRE TRACT
STEUBING FARM LTD.
(VOL 1741, PG 155-158 DR)
(VOL 11067, PG 2436-2442 OPR)
(VOL 11067, PG 2429-2435 OPR)
(VOL 11067, PG 2443-2449 OPR)

SHAWN GIAKOUIMIS
My Commission Expires
June 27, 2012

DIANA R. RODRIGUEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-15-2014



ASPEN HEIGHTS PHASE 2B PUD
Civil Job No. 6362-05; Survey Job No. 6362-10

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

AGENDA ITEM NO: _____ September 14, 2011

KVW-10

MINOR PLAT

110226

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 A-6

OWNER: Kahlig Motor Company, by William F. Vaughn, Jr.

ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Christopher B. Dumas, P.E.

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

Date filed with Planning Commission: August 23, 2011

Location: North side of Oak Drive, west of I.H. 10

Services Available: SAWS Water and On Site Sewer Facility

Zoning: C-2 CD Commercial District Conditional Approval for Motor Vehicles Sales - Full Service
GC-1 Hill Country Gateway Corridor
MLOD Military Lighting Overlay Zoning District

Proposed Use: Commercial facility

Major Thoroughfare: I.H. 10 is a Freeway

APPLICANT'S PROPOSAL:

To plat **4.580** acres consisting of **1** non-single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 14, 2011. Eleven notices were mailed to the adjacent property owners, as of this writing, one written opposition was submitted. In addition, notice was given to the Friends of Friedrich Wilderness Park Neighborhood Association, which is registered with the City of San Antonio.

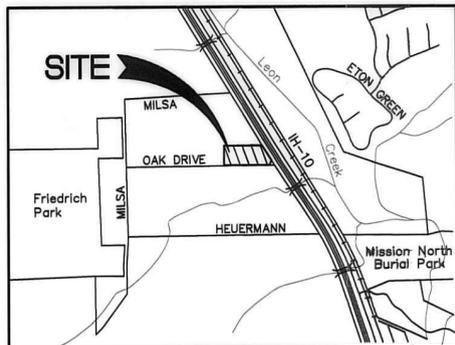
Furthermore, this plan lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed Memorandum of Understanding.

STAFF RECOMMENDATION:

Approval

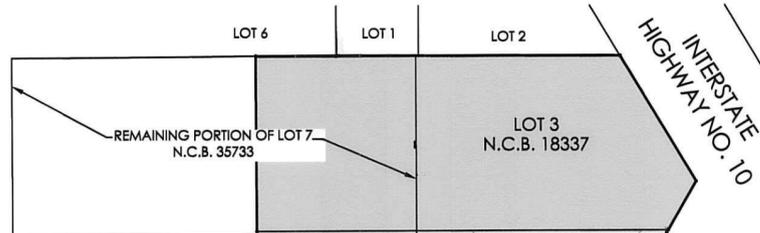
REPLAT ESTABLISHING
KVV-10

BEING A TOTAL 4.580 ACRE TRACT ESTABLISHING LOT 4, N.C.B. 18337, AND A 5' WIDE ROAD RIGHT-OF-WAY DEDICATION (0.078 ACRES) TO THE CITY OF SAN ANTONIO, TEXAS, PARTIALLY IN LOT 3, N.C.B. 18337 OAK SHADOWS SUBDIVISION, AS RECORDED IN VOLUME 9617, PAGE 60, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND PARTIALLY IN LOT 7 N.C.B. 35733, TRAYLOR SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS, SAID 4.580 ACRE TRACT CONVEYED TO KAHLIG MOTOR COMPANY BY DEEDS RECORDED IN VOLUME 14722, PAGES 690-692, AND VOLUME 14648, PAGES 1625-1627, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE GRID NO. 480 A6

LEGEND table with symbols for existing contour, electric/gas/telephone/cable TV easement, centerline, easement, found iron rod, plat records, set iron rod, vehicular non-access easement, official public records, and deed records.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING LOT 3, N.C.B. 18337 OAK SHADOWS SUBDIVISION, AS RECORDED IN VOLUME 9617, PAGE 60, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF LOT 7 N.C.B. 35733, TRAYLOR SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OAK SHADOWS SUBDIVISION WHICH IS RECORDED IN VOLUME 9617, PAGE 60, BEXAR COUNTY PLAT AND DEED RECORDS AND TRAYLOR SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGE 238, BEXAR COUNTY PLAT AND RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING ON THIS PROPERTY.

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

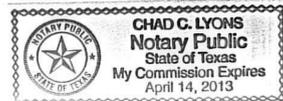
Signature of William F. Lyons, Owner's Duly Authorized Agent.

OWNER: KAHLIG MOTOR COMPANY 9207 SAN PEDRO AVE. SAN ANTONIO, TEXAS 78216

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF Aug 2011

Signature of Chad C. Lyons, Notary Public.

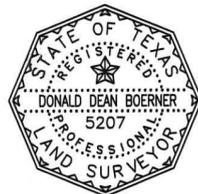
MY COMMISSION EXPIRES: 4-14-13



STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MOY TARIN RAMIREZ ENGINEERS, LLC

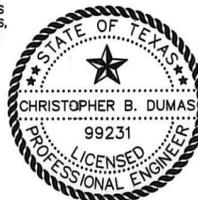
Signature of Donald Dean Boerner, Registered Professional Land Surveyor No. 5207.



STATE OF TEXAS COUNTY OF BEXAR

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

Signature of Christopher B. Dumas, Licensed Professional Engineer No. 99231.



TxDOT NOTES:

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG INTERSTATE HIGHWAY 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 342.86'.

DRAINAGE NOTES:

- 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:

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

STREETSCAPE TREE NOTE:

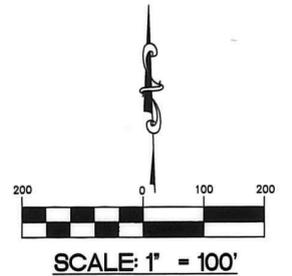
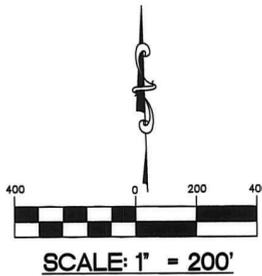
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (UDC).

C.P.S. NOTES:

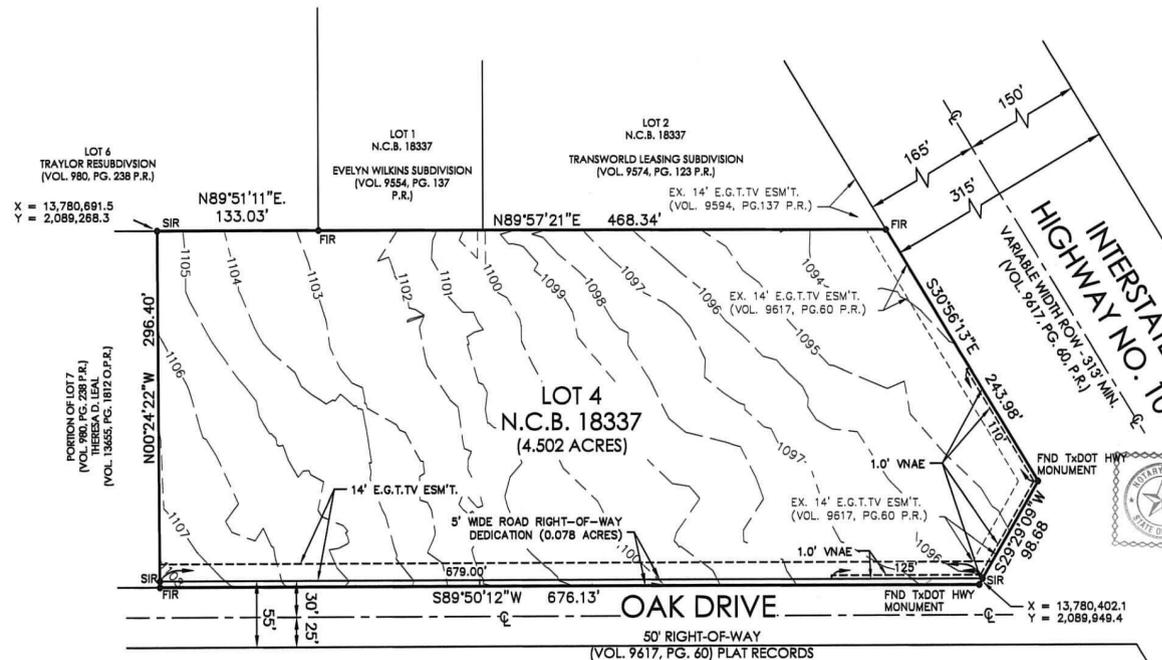
- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. 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 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 T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

OWNER / DEVELOPER

KAHLIG MOTOR COMPANY 9207 SAN PEDRO AVE. SAN ANTONIO, TEXAS 78216



MIR logo and contact information for Moy Tarin Ramirez Engineers, LLC, including address, phone, and fax numbers.

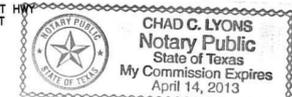


STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS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

Signature of William F. Lyons, Owner's Duly Authorized Agent.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS EXPRESSED AND 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 10 DAY OF Aug 2011



Signature of Chad C. Lyons, Notary Public.

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF KVV-10 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 SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___ A.D. 20___ AT ___ M. AND DULY RECORDED THE ___ DAY OF ___ A.D. 20___ AT ___ M. IN THE RECORDS OF ___ AND ___ OF SAID COUNTY, IN BOOK VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___ A.D. 20___ COUNTY CLERK, BEXAR COUNTY, TEXAS BY: ___ DEPUTY

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

AGENDA ITEM NO: _____ September 14, 2011

SAN PEDRO PLACE

SECOND UNIT BSL

SUBDIVISION NAME

MINOR PLAT

110275

PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 C-5

OWNER: Reynaldo P. and Ethelvina G. Cuellar

SURVEYOR: Armando Aranda

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

Date filed with Planning Commission: August 15, 2011

Location: On the south side of Mandalay Drive, east of Blanco Road

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.17** acres consisting of **1** single family lot.

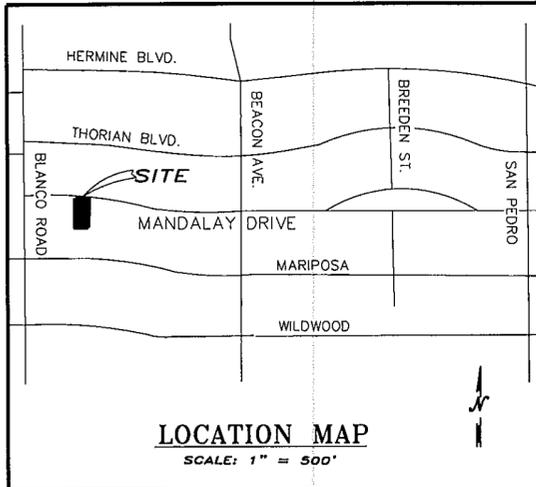
DISCUSSION:

PUBLIC HEARING NOTE:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 14, 2011. Twenty-five notices were mailed to the adjacent property owners, as of this writing, one written opposition was submitted. In addition, notice was given to the Northmoor Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval



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

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

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

**SAN PEDRO PLACE
SECOND UNIT BSL**

PURPOSE OF REPLAT IS TO REMOVE FRONT BUILDING SETBACK LINE FOR LOT 38, BLOCK 18, NEW CITY BLOCK 9221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAN PEDRO PLACE, SECOND UNIT, AS RECORDED IN VOLUME 2222, PAGES 236-237 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

OWNER: REYNALDO P AND
ETHELVINA G. CUELLAR
558 MANDALAY DRIVE
SAN ANTONIO, TEXAS 78212-1320

ARMANDO A. ARANDA
2222 BEECHAVEN
SAN ANTONIO, TEXAS 78207
210-846-3128
FAX 210-434-1160



STATE OF TEXAS
COUNTY OF BEXAR

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

REYNALDO P. CUELLAR, OWNER

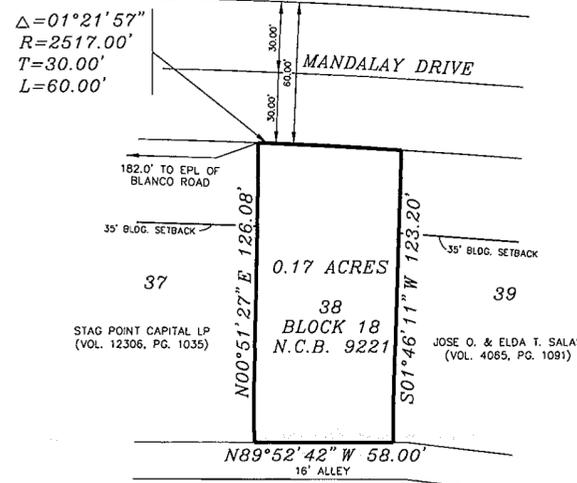
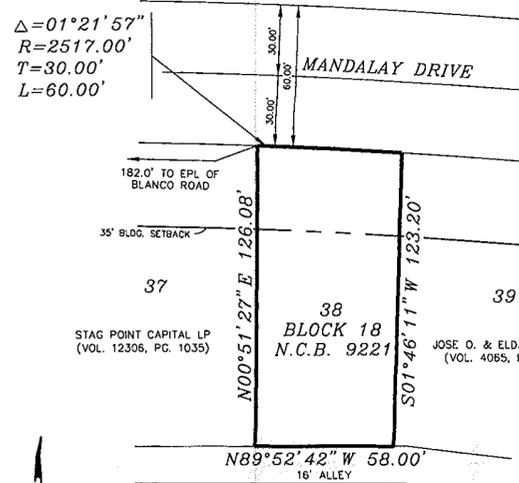
ETHELVINA G. CUELLAR, OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING LOT 38, BLOCK 18, NEW CITY BLOCK 9221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAN PEDRO PLACE, SECOND UNIT, AS RECORDED IN VOLUME 2222, PAGES 236-237, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SAN PEDRO PLACE, SECOND UNIT, WHICH IS RECORDED IN VOLUME 2222, PAGES 236-237, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, REYNALDO P AND ETHELVINA G. CUELLAR, THE OWNER (S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTS.

REYNALDO P. CUELLAR, OWNER

ETHELVINA G. CUELLAR, OWNER

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

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

NOTES:

- 1.) ALL LOT CORNERS ARE MONUMENTED WITH FOUND 1/2" REBARS UNLESS NOTED OTHERWISE.
- 2.) VERTICAL DATUM AND STATE-PLANE COORDINATES WERE OBTAINED BY GPS OBSERVATIONS PERFORMED BY GEODETIX ON NOVEMBER 17, 1998. DATUM IS NAD '83, TEXAS SOUTH CENTRAL ZONE.
- 3.) CONSIDERING THE FEMA FIRM PANEL NUMBER 48029C 0385 G, DATED SEPTEMBER 29, 2010, AND CAREFULLY SCALING THIS PROPERTY ONTO IT, IT APPEARS THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE A, BUT IS LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOODING.
- 4.) D. & P.R. IS DEED AND PLAT RECORDS. R.P.R. IS REAL PROPERTY RECORDS. D.R. IS DEED RECORDS.

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:
ARMANDO A. ARANDA

LICENSED PROFESSIONAL SURVEYOR

THIS PLAT OF REPLAT OF SAN PEDRO PLACE, SECOND UNIT BSL, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING COMMISSION, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) HAVE BEEN GRANTED.

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

BY: _____
PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF BEXAR

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, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT AND
SUBDIVISION PLAT

AGENDA ITEM NO: _____ September 14, 2011

AUSTIN HIGHWAY MULTI-FAMILY
SUBDIVISION NAME

MAJOR PLAT

100292
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 583 E-4

OWNER: Siete Acres, LLC, by Guillermo C. Nicolas

ENGINEER: Kimley-Horn and Associates, Inc., by Stephen G. Gose, P.E.

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

Date filed with Planning Commission: August 23, 2011

Location: North of Austin Highway, east of Meadow Lane

Services Available: SAWS Water and Sewer

Zoning: MF-50 Multi-Family

Proposed Use: Multi-Family

Major Thoroughfare: Austin Highway is a primary arterial, Type A, minimum R.O.W. 120 feet

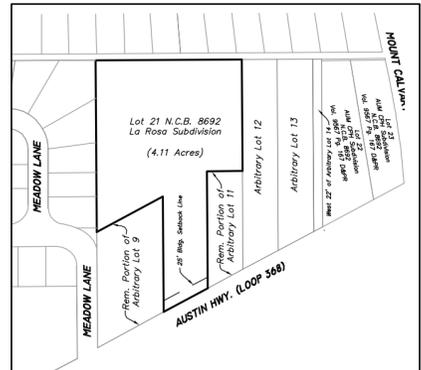
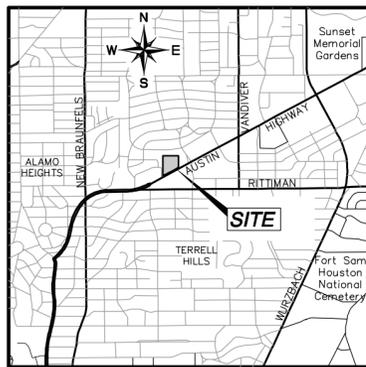
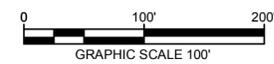
APPLICANT'S PROPOSAL:

To plat 7.38 acres consisting of 2 non-single family lot.

STAFF RECOMMENDATION:

Approval

REPLAT AND SUBDIVISION PLAT ESTABLISHING
AUSTIN HIGHWAY MULTI-FAMILY
 ESTABLISHING LOTS 25 AND 26, NCB 8692, BEING A TOTAL OF 7.38 ACRES OF
 LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



STATE OF TEXAS)
 COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LA ROSA SUBDIVISION WHICH IS RECORDED IN VOLUME 6600, PAGE 118, BEXAR COUNTY PLAT AND RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

GUILLERMO C. NICOLAS, MANAGER

STATE OF TEXAS)
 COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO C. NICOLAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF AUGUST, 2011.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
 COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SIGHTLINE SURVEYING UNDER MY SUPERVISION.

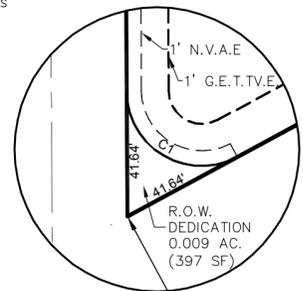
R. P. SHELLEY, R.P.L.S. (4540)
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
 COUNTY OF BEXAR)

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

STEPHEN C. GOSE, P.E. (95682)
 LICENSED PROFESSIONAL ENGINEER

- C.P.S. 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 RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- SAWS NOTES:
- IMPACT FEE NOTE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- SURVEYORS NOTES:
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "RPLS 4540" UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - DIMENSIONS SHOWN ARE SURFACE DISTANCES.
- TXDOT NOTES:
- 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 (2) ACCESS POINTS ALONG LP 368, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 596.69'.



STATE OF TEXAS)
 COUNTY OF BEXAR)

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

GUILLERMO C. NICOLAS, MANAGER

STATE OF TEXAS)
 COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO C. NICOLAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF AUGUST, 2011.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
 COUNTY OF BEXAR)

THIS REPLAT AND SUBDIVISION PLAT OF AUSTIN HIGHWAY MULTI-FAMILY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____ A.D., 2011.

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 ____ DAY OF ____ 2011 AT ____ M, AND DULY RECORDED THE ____ DAY OF ____ 2011 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 ____ 2011.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT AND
SUBDIVISION PLAT

AGENDA ITEM NO: _____ September 14, 2011

REDLAND HILLS, UNIT-3
SUBDIVISION NAME

MAJOR PLAT

100358
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 517 F-4

OWNER: FCS Fischer, Ltd., by Rich Sheldon

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

Date filed with Planning Commission: August 15, 2011

Location: East side of Redland Road, north of Jones Maltsberger Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
ERZD Edwards Recharge Zone District

Plat is associated with:

MDP 859, FCS Fisher, Ltd. 86.73, accepted on November 17, 2005

Proposed Use: Commercial

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

APPLICANT'S PROPOSAL:

To plat **14.260** acres consisting of **1** non-single family lot.

DISCUSSION:

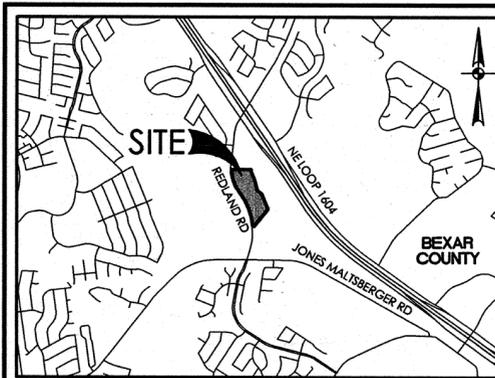
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for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

STAFF RECOMMENDATION:

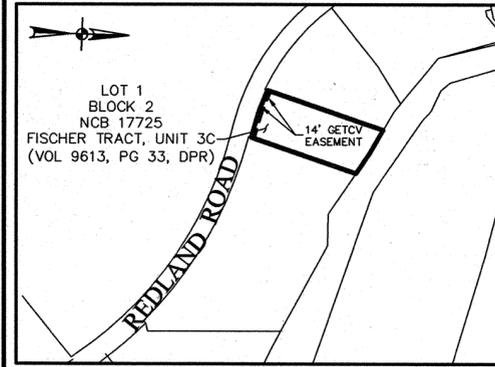
Approval

PLAT NUMBER 100358
REPLAT & SUBDIVISION PLAT
ESTABLISHING
REDLAND HILLS, UNIT-3

A 14.260 ACRE TRACT OF LAND ESTABLISHING LOT 28, BLOCK 1, NCB 17725, OUT OF A 86.73 ACRE TRACT OF LAND (TRACT III) CONVEYED TO FCS FISCHER, LTD. IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 8368, PAGES 210-226 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN ESCAMIA SURVEY NUMBER 3564, ABSTRACT 218, COUNTY BLOCK 4954, IN NEW CITY BLOCK 17725, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
 MAPSCO MAP GRID: 517F4
 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING
 SCALE: 1"=500'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 2, NEW CITY BLOCK 17725 AND A 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT OF THE FISCHER TRACT, UNIT 3C SUBDIVISION RECORDED IN VOLUME 9613, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FISCHER TRACT, UNIT 3C WHICH IS RECORDED IN VOLUME 9613, PAGE(S) 33, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

Rick Sheldon
 OWNER/DEVELOPER: RICK SHELDON
 FCS FISCHER, LTD.
 601 SONTERRA
 SAN ANTONIO, TEXAS 78258
 (210) 490-2500

STATE OF TEXAS
 COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF August A.D. 2011.

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

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

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.

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

G. E. Buchanan
 REGISTERED PROFESSIONAL LAND SURVEYOR

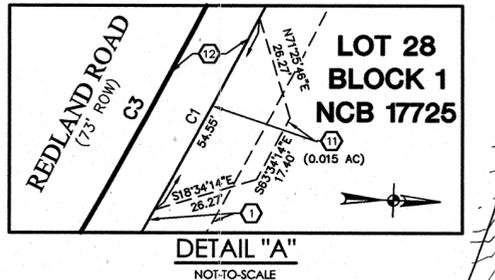
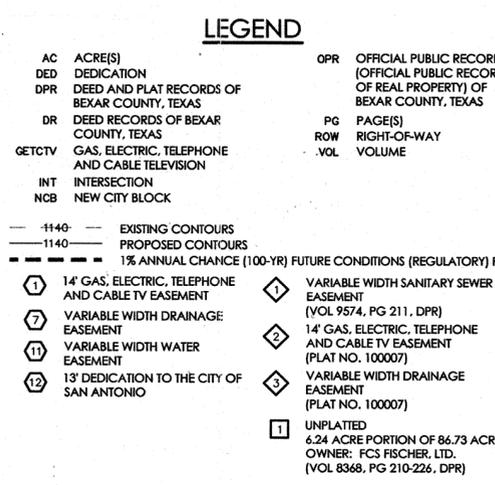
C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE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

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

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

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DED	DEDICATION	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	.VOL	VOLUME
GETCV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
INT	INTERSECTION		
NCB	NEW CITY BLOCK		



DETENTION NOTE:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.75 ACRES AND A VOLUME OF APPROXIMATELY 3 ACRE-FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

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

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

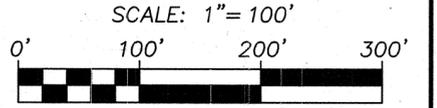
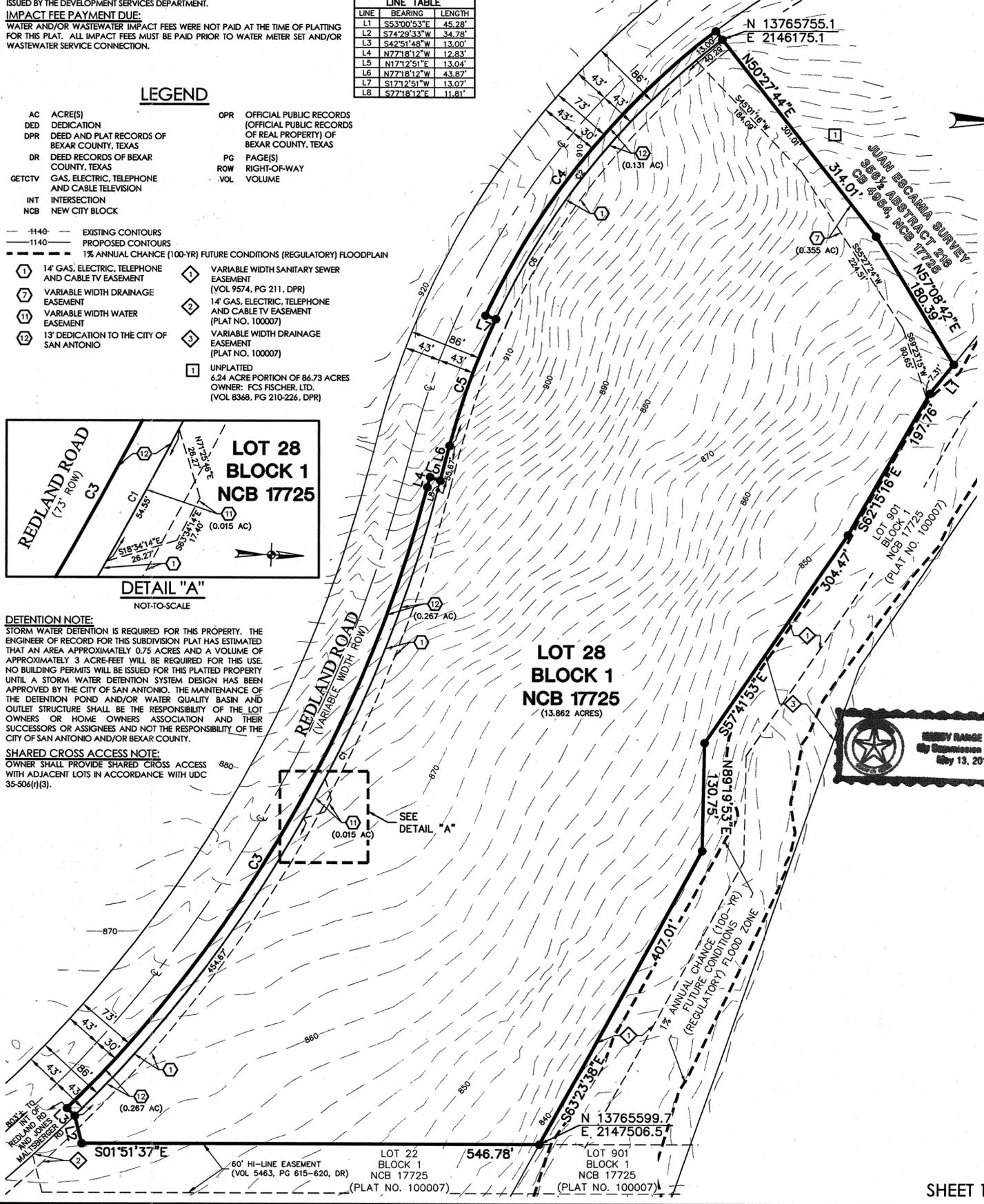
LINE TABLE

LINE	BEARING	LENGTH
L1	S53°00'53"E	45.28'
L2	S74°29'33"W	34.78'
L3	S42°51'48"W	13.00'
L4	N77°18'12"W	12.83'
L5	N17°12'51"E	13.04'
L6	N77°18'12"W	43.87'
L7	S17°12'51"W	13.07'
L8	S77°18'12"E	11.81'

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL 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 AND/OR BEXAR COUNTY.

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 WATERSHED 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.

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



PAPE-DAWSON ENGINEERS
 TBPE, FIRM REGISTRATION # 470
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 DATE OF PRINT: August 2, 2011

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1680.28'	30°10'00"	N62°13'12"W	874.50'	884.68'
C2	912.37'	27°29'01"	S53°16'47"E	433.46'	437.64'
C3	1667.28'	30°10'00"	N62°13'12"W	867.73'	877.84'
C4	925.37'	27°33'53"	N53°19'13"W	440.91'	445.19'
C5	912.37'	10°16'55"	N72°09'45"W	163.51'	163.73'
C6	912.37'	37°45'56"	N58°25'14"W	590.54'	601.37'

STATE OF TEXAS
 COUNTY OF BEXAR

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

Rick Sheldon
 OWNER/DEVELOPER: RICK SHELDON
 FCS FISCHER, LTD.
 601 SONTERRA
 SAN ANTONIO, TEXAS 78258
 (210) 490-2500

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICK SHELDON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF August A.D. 2011.

Jerry Range Field
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ REDLAND HILLS, UNIT-3 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

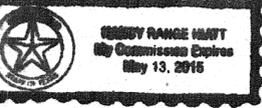
BY: _____ CHAIRMAN
 BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



REDLAND HILLS, UNIT-3
 Civil Job No. 4763-99; Survey Job No. 9772-99



June 27, 2011

Ms. Shauna Weaver, P.E.
Pape-Dawson Engineering, Inc.
555 E Ramsey
San Antonio, Texas 78216

RE: SAWS File No. 1106001 - Request for review of **Redland Hills Unit 3, Plat No. 100358** located on east side of Redland Road north of Jones Maltsberger Road.

Dear Ms. Weaver:

On June 2, 2011, 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 commercial or and consists of approximately 14.260 acres located entirely within the EARZ. No sensitive features were observed. The property lies 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. 1847. 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/has 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 Redland Hills Unit 3, Plat No. 100358.

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:LMR

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT**

AGENDA ITEM NO: _____ September 14, 2011

HUNTER'S POND SKILLED NURSING
SUBDIVISION NAME

MAJOR PLAT

110249
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 681 E-4

OWNER: Murphy Health Development, LP, by Jeffery Smithers

ENGINEER: Vickrey and Associates, Inc., by Brady D. Baggs, P.E.

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

Date filed with Planning Commission: August 22, 2011

Location: On the southwest corner of Southwest Loop 410 and Hunter's Pond.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: UD Urban Development District

Plat is associated with:

MDP 657, Hunter's Pond, accepted on December 20, 1999

Proposed Use: Skilled Nursing Facility

Major Thoroughfare: Southwest Loop 410 is a freeway

APPLICANT'S PROPOSAL:

To plat **4.665** acres consisting of **1** non-single family lot.

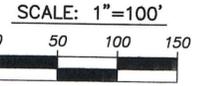
STAFF RECOMMENDATION:

Approval

REPLAT ESTABLISHING HUNTER'S POND SKILLED NURSING

ESTABLISHING LOT 5, BLOCK 3, N.C.B. 18087 FORMERLY KNOWN AS LOT 4, BLOCK 3, N.C.B. 18087, AMENDING PLAT OF HUNTER'S POND PHASE 5 RECORDED IN VOLUME 9630, PG. 68, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS CONTAINING A TOTAL OF 4.665 ACRES OF LAND.

LAND DEVELOPMENT SERVICES DIVISION



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78216 Telephone: (210)349-3271 Firm Registration No.: F-159

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

NOTE: BEXARMET IMPACT FEE PAYMENT DUE: BEXAR METROPOLITAN 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.

NOTES: COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE GRID. BASIS OF BEARINGS FOR THIS PLAT ARE BASED ON HUNTER'S POND PHASE 5 RECORDED IN VOLUME 9555, PAGE 152 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 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. * 14' G.E.T.C.A EASEMENT ALONG WEST PROPERTY LINE IS REMOVED.

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

OWNER/DEVELOPER MURPHY HEALTH DEVELOPMENT, LP A TEXAS LIMITED PARTNERSHIP 21726 HARDY OAK SAN ANTONIO, TEXAS 78258 OWNER: JEFFREY SMITHERS, MANAGER BY: ETOWAH PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER DULY AUTHORIZED AGENT: JEFFREY SMITHERS, MANAGER

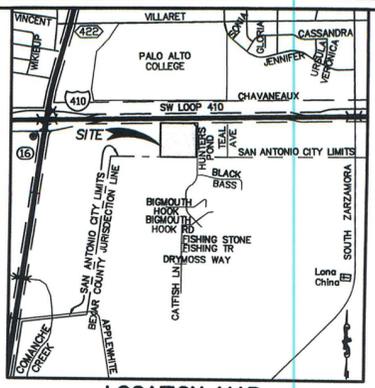
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF SMITHERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF August, A.D. 2011. Cassandra A. Mitchener, Notary Public, Bexar County, Texas. My commission expires 03-28-2014.

THIS PLAT OF HUNTER'S POND SKILLED NURSING 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 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 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

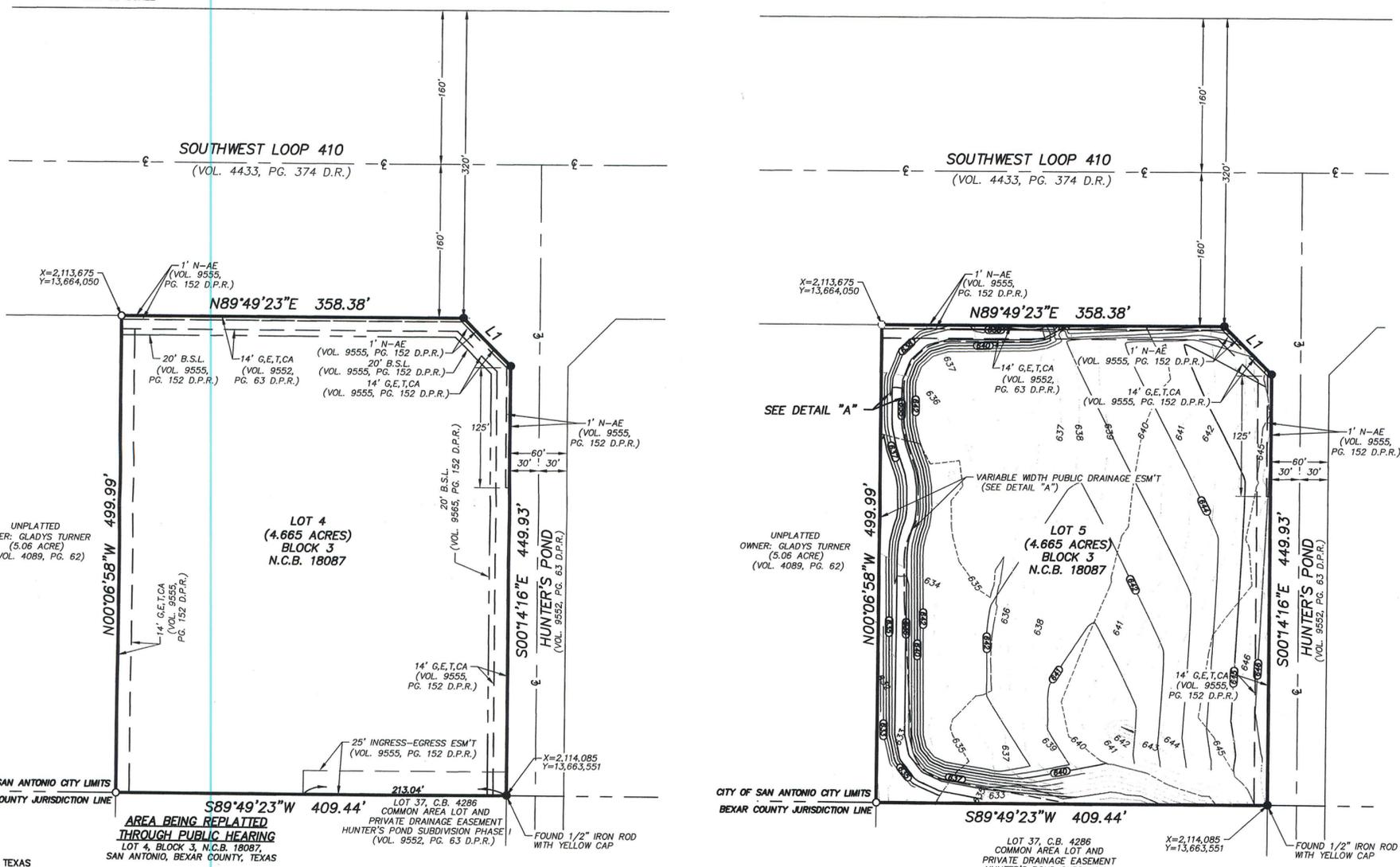


LEGEND: Symbols for iron rods, contours, volume, page, D.P.R., R.O.W., G.E.T.C.A., B.S.L., N-AE, D.R., and ESM'T.

CURVE TABLE: Table with columns CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Lists curves C1 through C7.

LINE TABLE: Table with columns LINE, BEARING, LENGTH. Lists lines L1 through L9.

TAOOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY... 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS... NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...



STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON AMENDING PLAT FOR HUNTER'S POND PHASE 5 PLAT NO. 110191, RECORDED IN VOLUME 9630, PAGE 68, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

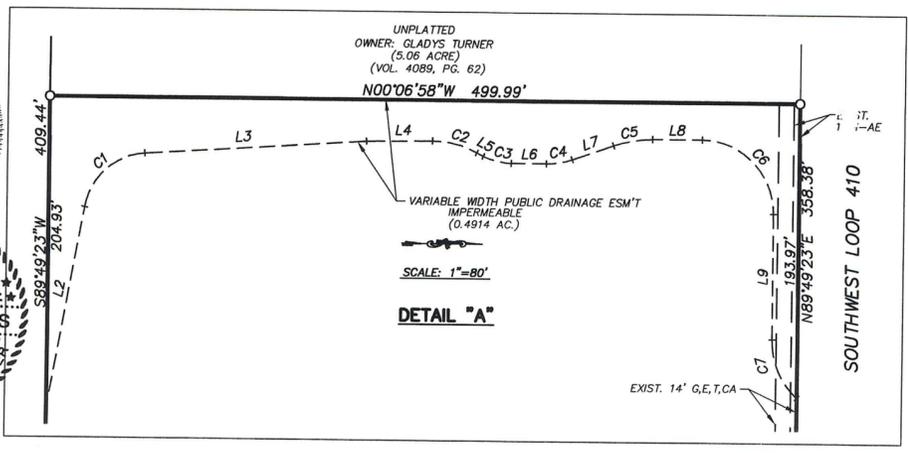
OWNER/DEVELOPER MURPHY HEALTH DEVELOPMENT, LP A TEXAS LIMITED PARTNERSHIP 21726 HARDY OAK SAN ANTONIO, TEXAS 78258 OWNER: JEFFREY SMITHERS, MANAGER BY: ETOWAH PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 10th DAY OF August, A.D. 2011. Cassandra A. Mitchener, Notary Public, Bexar County, Texas.

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

VICKREY & ASSOCIATES, INC. BY: BRADY D. BAGGS, P.E. 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: VICKREY & ASSOCIATES, INC. VICKREY & ASSOCIATES, INC. BY: JOHN E. DEHAN, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: _____ September 14, 2011

U-HAUL

ADDITION LOT 17, BLOCK 4
SUBDIVISION NAME

MAJOR PLAT

100300
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 585 D-4

OWNER: Amerco Real Estate Company of Texas, by Carlos Vizcarra

ENGINEER: Baird, Hampton & Brown, Inc., by J.C. Garcia, P.E.

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

Date filed with Planning Commission: August 30, 2011

Location: North of Seguin Road, south of Woodlake Center

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District

Plat is associated with:

MDP 007-09, U-Haul Addition at Seguin Road, accepted on June 1, 2010

Proposed Use: Industrial

APPLICANT'S PROPOSAL:

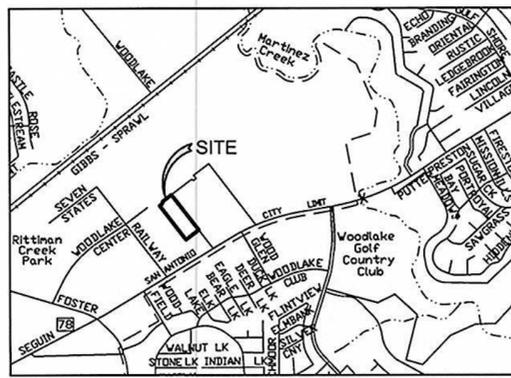
To plat **5.658** acres consisting of **1** non-single family lot.

DISCUSSION:

The Development Services Department has cited: Section 35-523 of the UDC, regarding the minimum preservation allowed for non-residential uses as shown on Table 523-1A. The applicant has submitted a request for a variance to the requirement. The City Arborist has approved the variance request.

STAFF RECOMMENDATION:

Approval



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OF PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN SAID DRAINAGE EASEMENTS.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AS INDICATED BY THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 48029C0476F, COMMUNITY PANEL NO. 476, WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2006. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. FLOOD ZONE EXPLANATION: ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. AY2157. DATUM IS NAD 83 ADJUSTMENT 1993) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999637 ROTATION: GRID TO PLAT IS 0°11'08".
2. MONUMENTATION AS SHOWN.
3. THE BASIS OF BEARING SHOWN HEREON IS THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAYMAP FOR F.M. 78, SEGUIN ROAD.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FOURTEEN (14) FOOT ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FOURTEEN (14) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FOURTEEN (14) FOOT WIDE EASEMENTS.

SAWS DEFERRED IMPACT FEE NOTE:

1. WATER IMPACT FEE WAS NOT PAID AT THE TIME OF PLATTING. IMPACT FEE MUST BE PAID PRIOR TO WATER METER BEING SET.

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:
CIVIL ENGINEERING CONSULTANTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

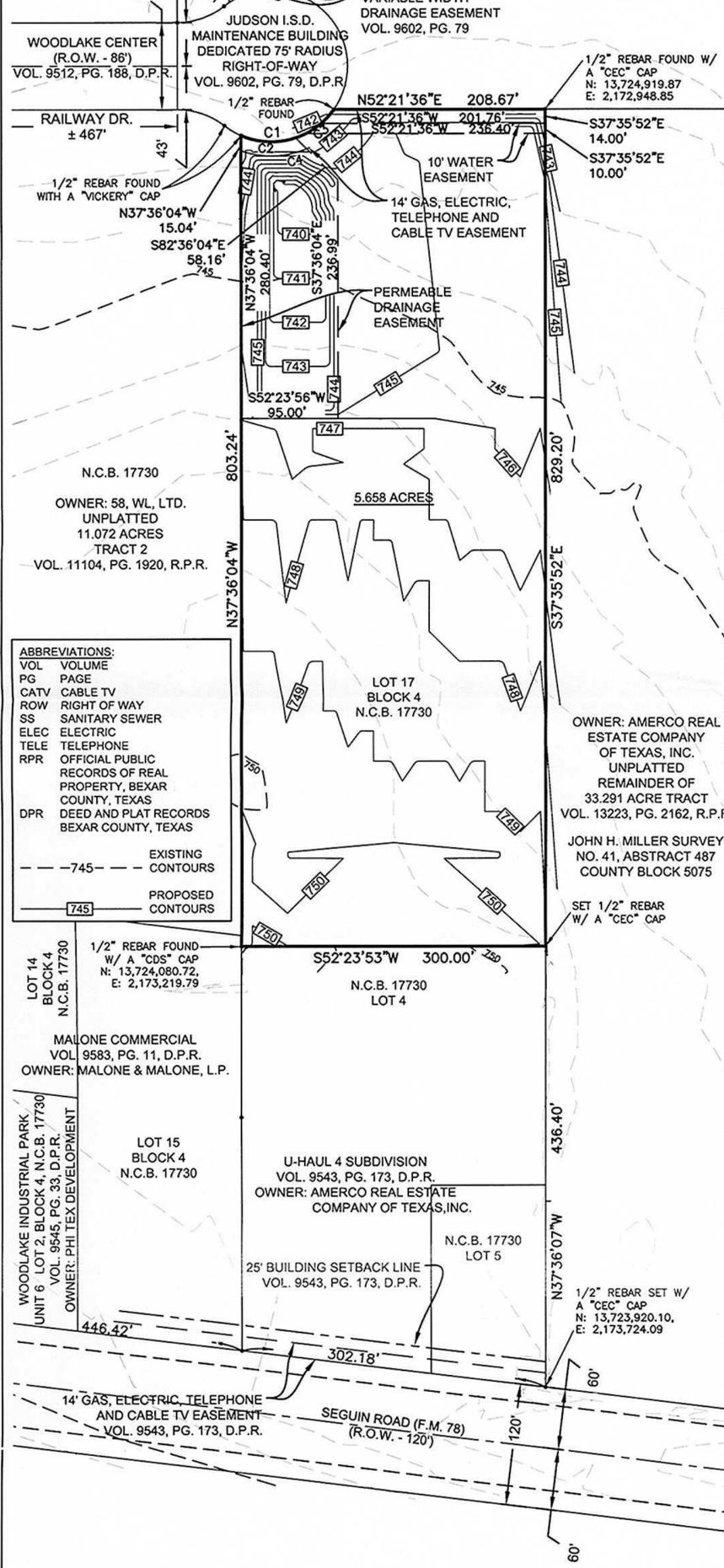
STATE OF TEXAS §
COUNTY OF BEXAR §

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	75.00	78°32'53"	102.82'	N36°36'57"E	94.95'
C2	75.00	42°08'11"	55.16'	N54°49'18"E	53.92'
C3	75.00	13°49'52"	18.10'	N18°44'26"E	18.06'
C4	89.00	69°50'32"	108.49'	S37°06'19"W	101.90'

JUDSON I.S.D.
MAINTENANCE BUILDING
LOT 4, BLOCK 2
N.C.B. 17730
VOL. 9602, PG. 79, D.P.R.
OWNER: JUDSON I.S.D.



ABBREVIATIONS:

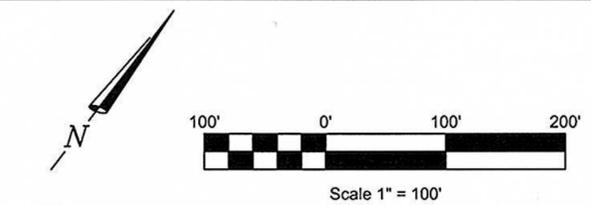
VOL	VOLUME
PG	PAGE
CATV	CABLE TV
ROW	RIGHT OF WAY
SS	SANITARY SEWER
ELEC	ELECTRIC
TELE	TELEPHONE
RPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

PLAT ID NO: 100300

RECEIVED SUBDIVISION PLAT ESTABLISHING

2011 AUG 23 AM 10:44 U-HAUL ADDITION
LOT 17, BLOCK 4

BEING 5.658 ACRES OF LAND OUT OF A 33.291 ACRE TRACT RECORDED IN VOL. 13223, PG. 2162, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS AND LYING IN THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT 487, COUNTY BLOCK 5075, BEXAR COUNTY, TEXAS.



SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
DON DUREN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.8440
Email: cec@cectexas.com

ENGINEER:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 SH 360, Suite 180 Grapevine, TX 76051 Tel:(817)251-8550 Fax:(817)251-8810 E-Mail:mail@bhinc.com

DATE: 06/14/11 JOB NO. 2008.017.000

STATE OF ARIZONA §
COUNTY OF MARICOPA §

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

OWNER: AMERCO REAL ESTATE COMPANY OF TEXAS
2727 N. CENTRAL AVENUE, 9-N
PHOENIX, AZ 85044

BY: CARLOS VIZCARRA - PRESIDENT

STATE OF ARIZONA §
COUNTY OF MARICOPA §

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

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

NOTARY PUBLIC, MARICOPA COUNTY

MY COMMISSION EXPIRES: _____

THIS PLAT OF U-HAUL ADDITION LOT 17, BLOCK 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

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

COUNTY CLERK, BEXAR COUNTY

BY: _____, DEPUTY

April 28, 2011

RECEIVED
2011 AUG 11 AM 9:47

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

**RE: U-Haul Facility 770469
A/P No. 1669038; Plat ID No. 100300
UDC Article V, Division 3, Section 35-523 Tree Preservation
BHB Project 2008.017.000**

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear COSA DSD,

Our client, Amerco Real Estate Company, currently owns a 5.658 acre tract of land in northeast San Antonio, which they plan to develop into a new U-Haul storage facility consisting of mini-storage units and covered RV storage. The tract is located in City Council District 2, on the north side of Seguin Road (FM 78) between Railway Drive and Wood Glen Drive, and is in a mandatory stormwater detention area.

In order to develop this property as planned, we are requesting the Development Services Department grant an environmental variance from Article V, Division 3, Section 35-523 of Unified Development Code. Specifically, we are requesting a variance of the allowed maximum mitigation allowed for non-residential uses as shown on Table 523-1A of the Unified Development Code (UDC).

The 5.658 acre tract currently has twenty eight (28) trees on-site, twelve (12) of which are designated as significant. The significant trees on-site are either Hackberry or Huisache, and have a total of one hundred thirty nine inches (139") DBH and two hundred ninety feet (290') of canopy. According to the UDC, a minimum of forty percent (40%) of the existing significant trees must be mitigated, and twenty five percent (25%) of the area being platted must have tree canopy coverage when the trees are fully mature.

All of the trees on-site are located on the northern area of the tract where we will have to raise the finished ground approximately one foot (1') on average in order to accommodate the on-site detention basin required to capture the increase in storm water runoff. We are positive raising the final grade around the on-site significant trees will cause the trees to die off. We are unable to lower the on-site detention basin due to the lack of adequate positive drainage in the existing drainage easement downstream of the basin. With the exception of the minimum tree preservation requirements, we believe we will be able to meet all landscaping and tree preservation requirements required by the UDC.

2011 AUG 11 AM 9:47

We feel our rational supports our request for an environmental variance for the reasons listed below:

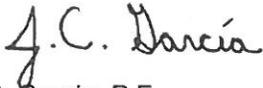
- A major portion of the tract will not be able to be developed if the variance is not granted, because all of the significant trees are located on the northern, downstream, areas of the tract where a detention basin is required and finished grades must be raised in order to have the tract drain in to the proposed basin.
- Stormwater captured and detained in the on-site detention basin has to be discharged into a public drainage easement to the north on Judson I.S.D. property where there is a minimum amount of positive drainage.
- The granting of the variance will not be injurious to the adjacent property owners or future property owners who develop in accordance with the City of San Antonio's regulations.

We do not believe the granting of this environmental variance contradicts the City of San Antonio's Unified Development Code or causes an adverse affect to the health, safety, or welfare of the public.

Any consideration and approval granted will be greatly appreciated. Please feel free to contact me via telephone, (817) 251-8550 x 304, or email, jcgarcia@bhbinc.com should you have any further questions.

Sincerely,

BAIRD, HAMPTON & BROWN, INC.

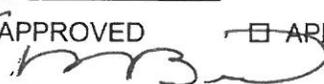


J.C. Garcia, P.E.

Enclosure: Tree Survey / Tree Preservation Plan
\$350 Check for Variance Processing Fee
Administrative Exception / Variance Request Application

CC: Dick Antonio – U-Haul International – Amerco
Konstantine Bakintas, P.E. – BHB
File

E:\2008.000.000\2008.017.000\Docs\Administrative Exception Variance Request (Revised).doc

For Office Use Only: AEVR#: _____		Date Received: _____
DSD – Director Official Action:		
<input checked="" type="checkbox"/> APPROVED		<input type="checkbox"/> APPROVED W/ COMMENTS
<input type="checkbox"/> DENIED		
Signature: 	Date: 6-2-2011	
Printed Name: Mark Bird	Title: City Arborist	
Comments: trees being removed are fence line trees on previous ag land. trees planted are large species shade trees that are long lived.		

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: _____ September 14, 2011

TALISE DE CULEBRA, UNIT-1
SUBDIVISION NAME

MAJOR PLAT

110157
PLAT #

COUNCIL DISTRICT: 6 and Outside San Antonio City Limits

FERGUSON MAP GRID: 545 B-8

OWNER: Sivage Community Development, Inc., by Michael Sivage

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

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

Date filed with Planning Commission: August 30, 2011

Location: On the north side of Culebra Road, east of Galm Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family District
Outside San Antonio City Limits

Plat is associated with:

MDP 044A-06, Settlers Ridge, accepted on April 19, 2011

Proposed Use: Residential

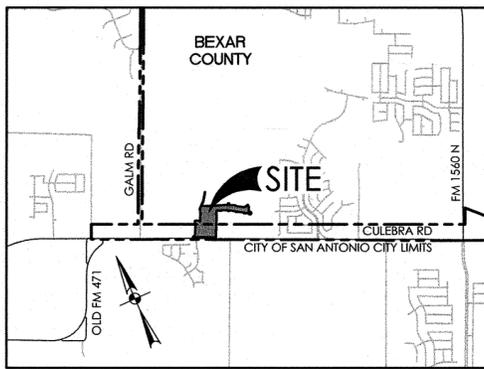
Major Thoroughfare: Culebra Road is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **23.30** acres consisting of **95** single family lots, **4** non-single family lots and **4,564** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

TXDOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 471, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 822.16'.

BEXAR COUNTY MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TALISE DE CULEBRA UNIT-1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE TALISE DE CULEBRA HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 155; LOT 901, BLOCK 163; LOT 901, BLOCK 164.

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

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

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

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

FIRE FLOW NOTE:
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:
 LOT 901 (0.361 AC), BLOCK 155, NCB 18296, LOT 902 (0.057 AC), BLOCK 155, NCB 18296, LOT 901 (0.025 AC), BLOCK 163, CB 4450 AND LOT 901 (0.101 AC), BLOCK 164, CB 4450 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

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

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

STATE OF TEXAS
 COUNTY OF BEXAR

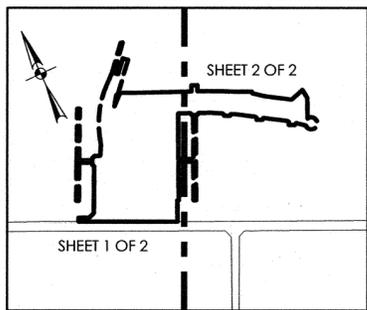
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Rick Wood
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

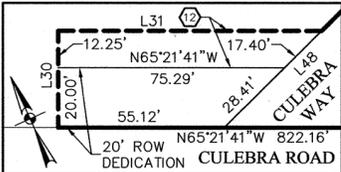
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John Noell Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP

SCALE: 1"=1000'



DETAIL "A"

NOT-TO-SCALE

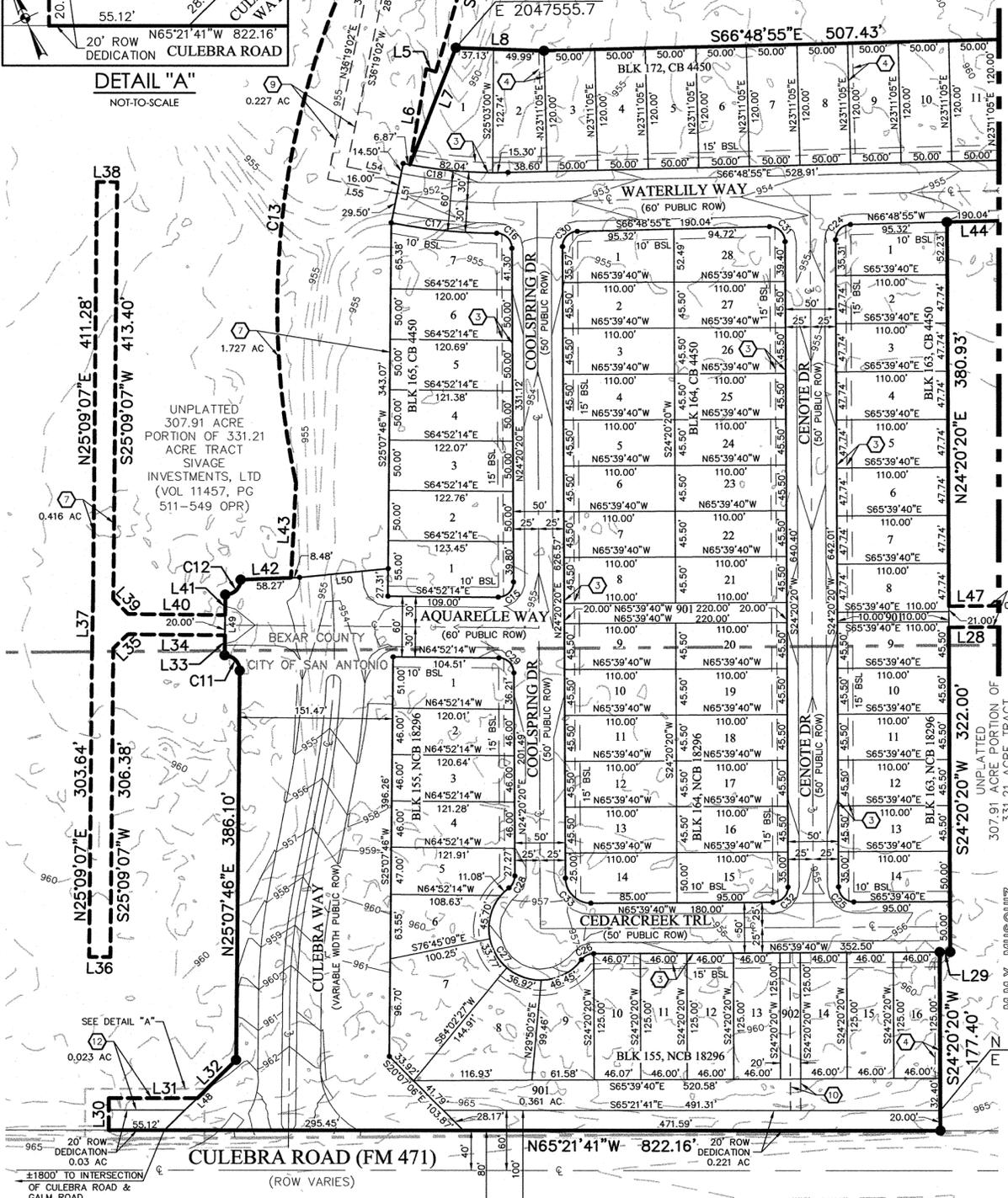
NOTE:
 SEE SHEET 2 OF 2 FOR
 CURVE AND LINE TABLE

LEGEND

- AC ACRE(S)
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- ESMT EASEMENT
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- 1140--- EXISTING CONTOURS
- - -1140- - - PROPOSED CONTOURS
- - - - - CITY OF SAN ANTONIO LIMITS
- - - - - ORIGINAL SURVEY/COUNTY LINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW
- 16' SANITARY SEWER EASEMENT
- 10' WATER EASEMENT
- 21' PUBLIC DRAINAGE EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

UNPLATTED
 307.91 ACRE PORTION OF 331.21 ACRE TRACT
 SIVAGE INVESTMENTS, LTD
 (VOL 11457, PG 511-549 OPR)

M.M.Y. MUSQUIZ
 SURVEY NUMBER 80,
 ABSTRACT 467,
 COUNTY BLOCK 4450

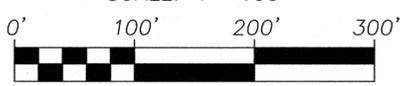


PLAT NUMBER 110157

SUBDIVISION PLAT
 OF
 TALISE DE CULEBRA UNIT-1

A 23.30 ACRE TRACT OF LAND OUT OF A 331.21 ACRE TRACT BEING THE REMAINDER OF THAT 370.47 ACRE TRACT, CONVEYED TO SIVAGE INVESTMENTS, LTD. RECORDED IN VOLUME 11457, PAGES 511-549 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450 IN BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



PAPE-DAWSON ENGINEERS
 TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: August 12, 2011

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: SIVAGE COMMUNITY DEVELOPMENT, INC.,
 A TEXAS CORPORATION

BY: *Michael Savage*
 MICHAEL SAVAGE - PRESIDENT
 4902 ALAMEDA BLVD, NE
 ALBUQUERQUE, NM 87113
 (505) 998-1800

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael Savage*, 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 23rd DAY OF August, A.D. 2011.

Katrina C. Guilmino
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KATRINA C. GUILMINO
 Notary Public, State of Texas
 My Commission Expires
 December 15, 2014

CERTIFICATE OF APPROVAL

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

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

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

THIS PLAT OF TALISE DE CULEBRA UNIT-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. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOUIS GONZABA
 SURVEY NUMBER 84,
 ABSTRACT 253,
 COUNTY BLOCK 4408

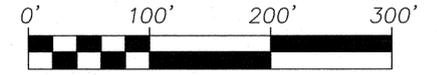
TALISE DE CULEBRA UNIT-1
 Civil Job No. 7695-00; Survey Job No. 9347-06

PLAT NUMBER 110157

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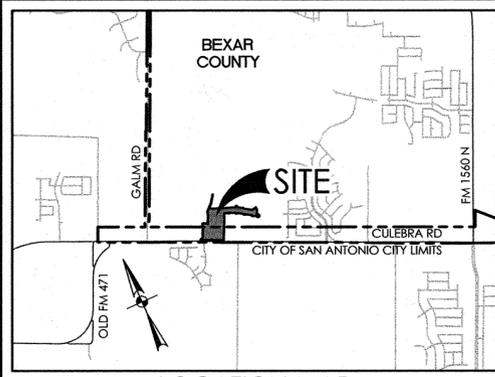
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DATE OF PRINT: August 12, 2011



LOCATION MAP
 MAPSCO MAP GRID: 54588
 NOT-TO-SCALE

LEGEND

- | | | | |
|------|--|-----|---|
| AC | ACRE(S) | PG | PAGE(S) |
| BLK | BLOCK | ROW | RIGHT-OF-WAY |
| BSL | BUILDING SETBACK LINE | SS | SANITARY SEWER |
| CB | COUNTY BLOCK | VAR | VAR. WIDTH |
| ESMT | EASEMENT | VOL | VOLUME |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | | |
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| | | ⑫ | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT |

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STATE OF TEXAS
 COUNTY OF BEXAR

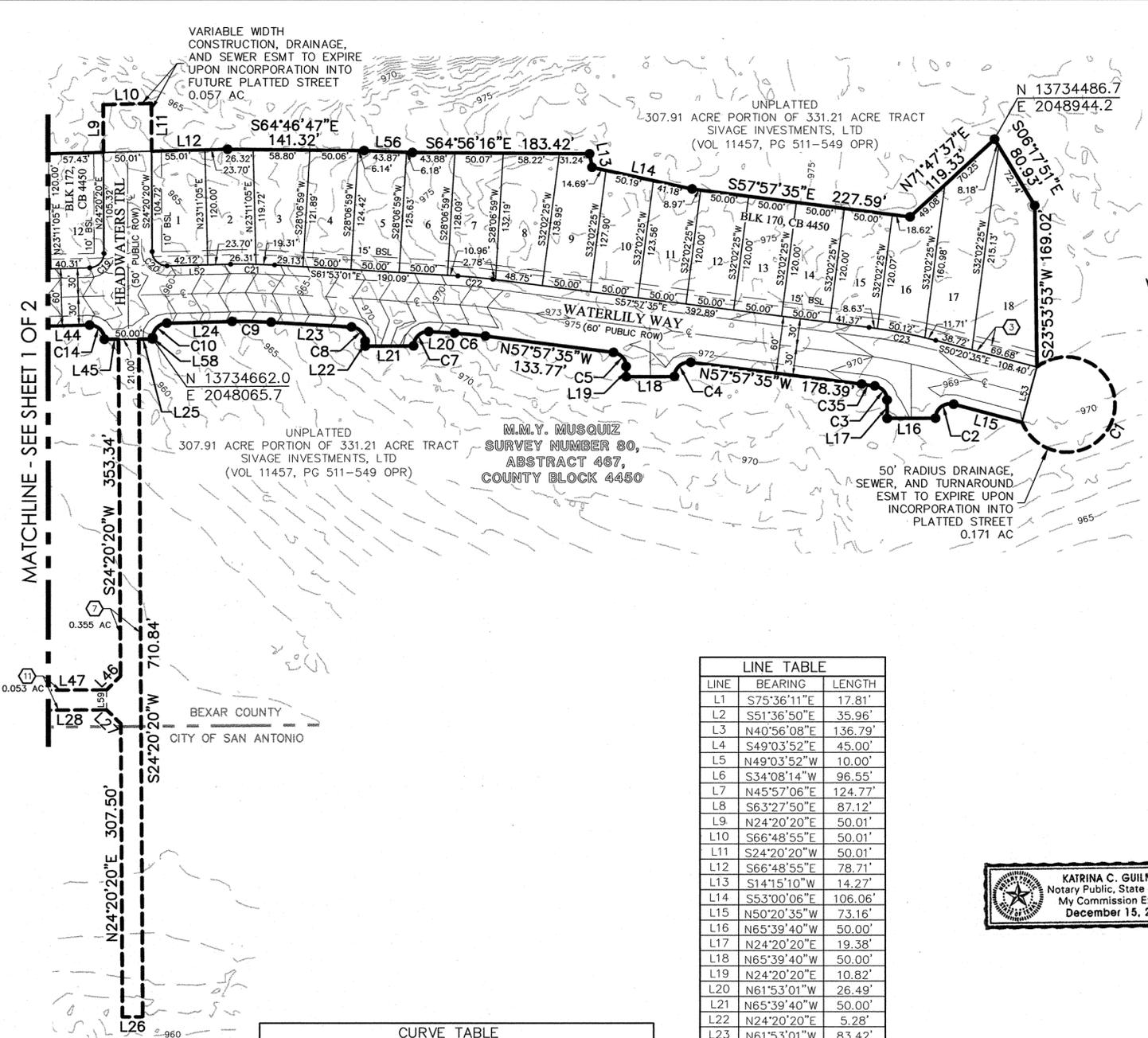
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Rick Wood
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR



LINE TABLE

LINE	BEARING	LENGTH
L1	S75°36'11"E	17.81'
L2	S51°36'50"E	35.96'
L3	N40°56'08"E	136.79'
L4	S49°03'52"E	45.00'
L5	N49°03'52"W	10.00'
L6	S34°08'14"W	96.55'
L7	N45°57'06"E	124.77'
L8	S63°27'50"E	87.12'
L9	N24°20'20"E	50.01'
L10	S66°48'55"E	50.01'
L11	S24°20'20"W	50.01'
L12	S66°48'55"E	78.71'
L13	S14°15'10"W	14.27'
L14	S53°00'06"E	106.06'
L15	N50°20'35"W	73.16'
L16	N65°39'40"W	50.00'
L17	N24°20'20"E	19.38'
L18	N65°39'40"W	50.00'
L19	N24°20'20"E	10.82'
L20	N61°53'01"W	26.49'
L21	N65°39'40"W	50.00'
L22	N24°20'20"E	5.28'
L23	N61°53'01"W	83.42'
L24	N66°48'55"W	67.63'
L25	N65°39'40"W	14.50'
L26	N65°39'40"W	21.00'
L27	N20°39'40"W	20.51'
L28	N65°39'40"W	110.00'
L29	N65°39'40"W	10.43'
L30	N24°38'19"E	32.25'
L31	S65°21'41"E	87.65'
L32	N69°52'54"E	53.92'
L33	N25°07'46"E	19.75'
L34	N64°43'53"W	95.98'
L35	S70°16'07"W	20.09'
L36	N64°50'53"W	21.00'
L37	N25°41'02"E	53.87'
L38	S64°50'53"E	20.00'
L39	S19°43'53"E	20.94'
L40	S64°43'53"E	95.93'
L41	N25°07'46"E	20.25'
L42	S67°32'57"E	49.79'
L43	N27°33'55"E	94.27'
L44	S66°48'55"E	94.72'
L45	S65°39'40"E	14.50'
L46	S69°20'20"E	20.51'
L47	N65°39'40"W	110.00'
L48	N69°52'54"E	99.72'
L49	N25°07'46"E	60.00'
L50	S71°07'26"E	88.05'
L51	N35°53'21"E	60.00'
L52	S66°48'55"E	65.82'
L53	S39°39'25"W	60.00'
L54	S53°40'58"E	53.91'
L55	N53°40'58"W	70.03'
L56	S63°02'52"E	50.05'
L57	N48°52'23"E	93.90'
L58	S24°20'20"W	1.61'
L59	S24°20'20"W	21.00'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	286°15'37"	S39°39'25"W	60.00'	249.81'
C2	15.00'	105°19'05"	S76°59'52"W	23.85'	27.57'
C3	15.00'	80°36'56"	N15°58'08"W	19.41'	21.11'
C4	15.00'	97°42'06"	S73°11'23"W	22.59'	25.58'
C5	15.00'	82°17'54"	N16°48'37"W	19.74'	21.55'
C6	470.00'	03°55'26"	N59°55'18"W	32.18'	32.19'
C7	15.00'	93°46'39"	S71°13'40"W	21.90'	24.55'
C8	15.00'	86°13'21"	N18°46'20"W	20.50'	22.57'
C9	470.00'	04°55'54"	N64°20'58"W	40.44'	40.45'
C10	15.00'	88°50'45"	S68°45'43"W	21.00'	23.26'
C11	15.00'	90°00'00"	N19°52'14"W	21.21'	23.56'
C12	15.00'	90°00'00"	N70°07'46"E	21.21'	23.56'
C13	824.50'	36°23'58"	N30°40'24"E	515.03'	523.80'
C14	15.00'	91°09'15"	S21°14'17"E	21.43'	23.86'
C15	15.00'	90°47'26"	N69°44'03"E	21.36'	23.77'
C16	15.00'	89°47'11"	N20°33'16"W	21.17'	23.51'
C17	530.00'	11°20'13"	N59°46'45"W	104.70'	104.87'
C18	470.00'	12°42'16"	S60°27'47"E	104.00'	104.22'
C19	15.00'	88°50'45"	N68°45'43"E	21.00'	23.26'
C20	15.00'	91°09'15"	S21°14'17"E	21.43'	23.86'
C21	530.00'	04°55'54"	N64°20'58"E	45.61'	45.62'
C22	530.00'	03°55'26"	S59°55'18"E	36.29'	36.30'
C23	530.00'	07°36'59"	S54°09'05"E	70.40'	70.45'
C24	15.00'	88°50'45"	S68°45'43"W	21.00'	23.26'
C25	15.00'	90°00'00"	S20°39'40"E	21.21'	23.56'
C26	15.00'	52°41'41"	S87°59'29"W	13.31'	13.80'
C27	51.00'	195°23'23"	N20°39'40"W	101.08'	173.92'
C28	15.00'	52°41'41"	N50°41'11"E	13.31'	13.80'
C29	15.00'	89°12'34"	N20°15'57"W	21.07'	23.35'
C30	15.00'	88°50'45"	N68°45'43"E	21.00'	23.26'
C31	15.00'	91°09'15"	S21°14'17"E	21.43'	23.86'
C32	15.00'	90°00'00"	S69°20'20"W	21.21'	23.56'
C33	25.00'	90°00'00"	N20°39'40"W	35.36'	39.27'
C34	470.00'	05°33'52"	N58°34'14"W	45.63'	45.64'
C35	470.00'	01°40'58"	N57°07'05"W	13.80'	13.80'

KATRINA C. GUILMINO
 Notary Public, State of Texas
 My Commission Expires
 December 15, 2014

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael Savage* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *22nd* DAY OF *August*, A.D. 20 *11*.

Katrina C. Guilmino
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

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

THIS PLAT OF TALISE DE CULEBRA UNIT-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. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



TALISE DE CULEBRA UNIT-1
 Civil Job No. 7695-00; Survey Job No. 9347-06

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: _____ September 14, 2011

LAKESIDE NURSING FACILITY MPCD
SUBDIVISION NAME

MAJOR PLAT

110222
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 613 B-4

OWNER: Suntex Nursing SA I LLC., by Bryan Redmond

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

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

Date filed with Planning Commission: August 29, 2011

Location: On the north side of Lakeside Parkway, west of Cable Ranch Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: MPCD Master Planned Community District

Plat is associated with:

MPCD 07-08-001A, Monterrey Village, accepted on August 19, 2010

MDP 60, Westlake, accepted November 7, 1985

Proposed Use: Skilled Nursing Facility

APPLICANT'S PROPOSAL:

To plat **5.765** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 613B4
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1140--- EXISTING CONTOURS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- VOL VOLUME
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 20' UNDERGROUND ELECTRIC EASEMENT
- ④ 120' DRAIN & SANITARY SEWER EASEMENT (VOL 9507, PG 96-98 DPR)

SURVEYOR'S NOTES:

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

EDU NOTE:

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

C.P.S. ENERGY NOTES:

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

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 BY: PAPE-DAWSON ENGINEERS, INC.

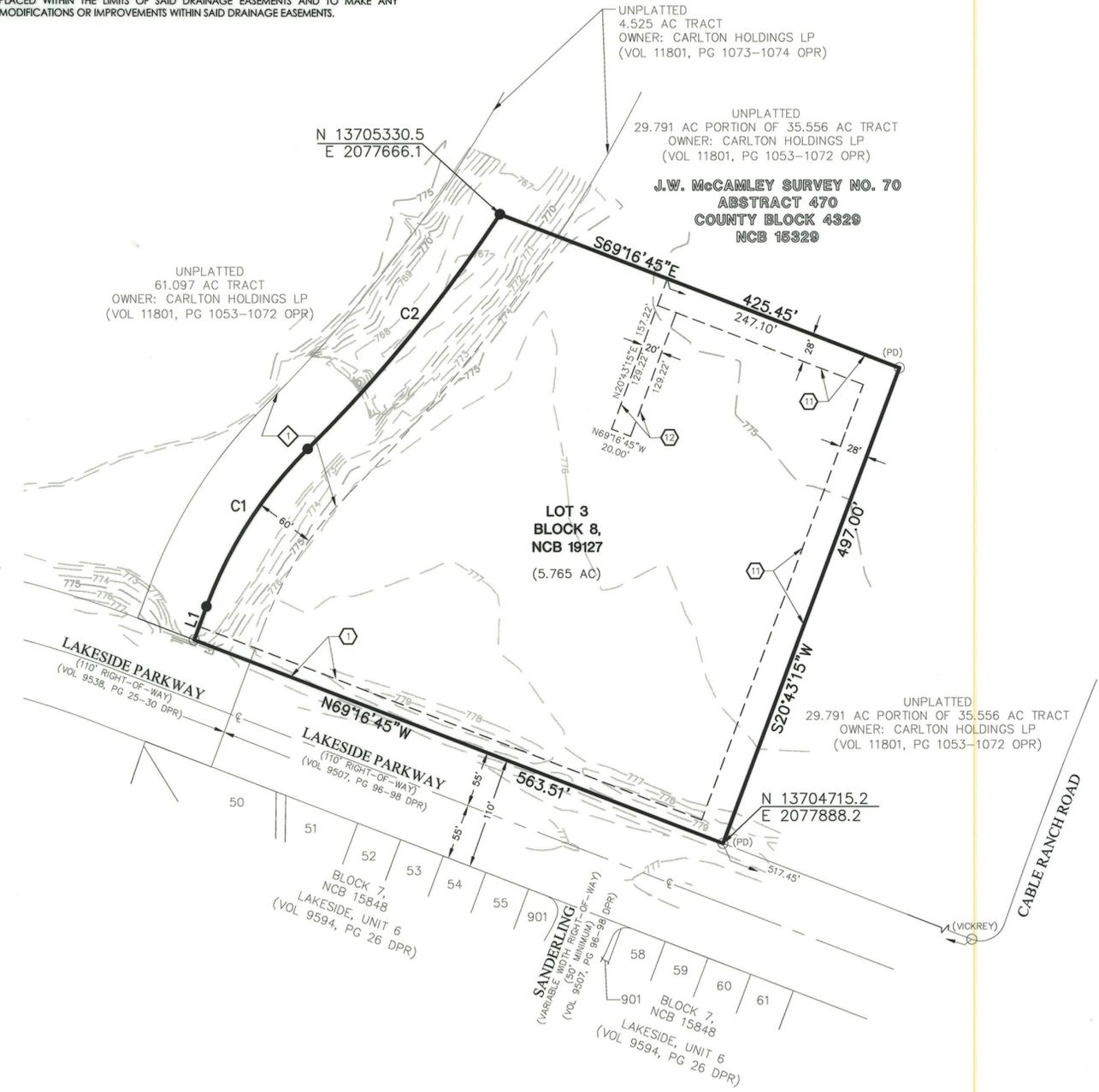
IMPACT FEE PAYMENT DUE:
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

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

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°43'15"E	35.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.43'	25°00'00"	N33°13'15"E	184.16'	185.63'
C2	1474.99'	11°37'37"	N39°54'27"E	298.80'	299.32'



SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DALLAS, TX 75252 | FAX: 210.375.9010

DATE OF PRINT: July 29, 2011

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 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: SUNTEX NURSING SA I, LLC,
A TEXAS LIMITED LIABILITY COMPANY
17330 PRESTON ROAD, SUITE 111D
DALLAS, TX 75252
(972) 789-1400

BY: SUNTEX DEV MGT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY:
BRYAN REDMOND
CHIEF OPERATING OFFICER



STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRYAN REDMOND 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 1st DAY OF August, A.D. 20 11.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



ORIGINAL

LAKESIDE NURSING FACILITY
Civil Job No. 6969-54; Survey Job No. 9055-11

Individual Consideration

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: _____ September 14, 2011

DIAMOND T RANCH SUBDIVISION
UNIT 1, P.U.D.
SUBDIVISION NAME

070605
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 B-4

AGENT: Castle & Cooke Mortgage, LLC, by Christopher H. Moore

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

Location: North of Stone Oak Parkway at Diamond T Way

Plat status: The Planning Commission approved this plat on September 24, 2008. 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 the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that as the first lien holder encumbering the project was in the process of foreclosing its lien when stopped by litigation. Both the applicant and the owner wish to preserve this development and the additional time will resolve this matter.

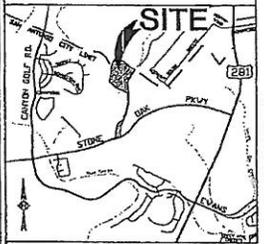
The percentages of improvements completed are as follows:

- Streets 20%
- Drainage 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

LOCATION MAP

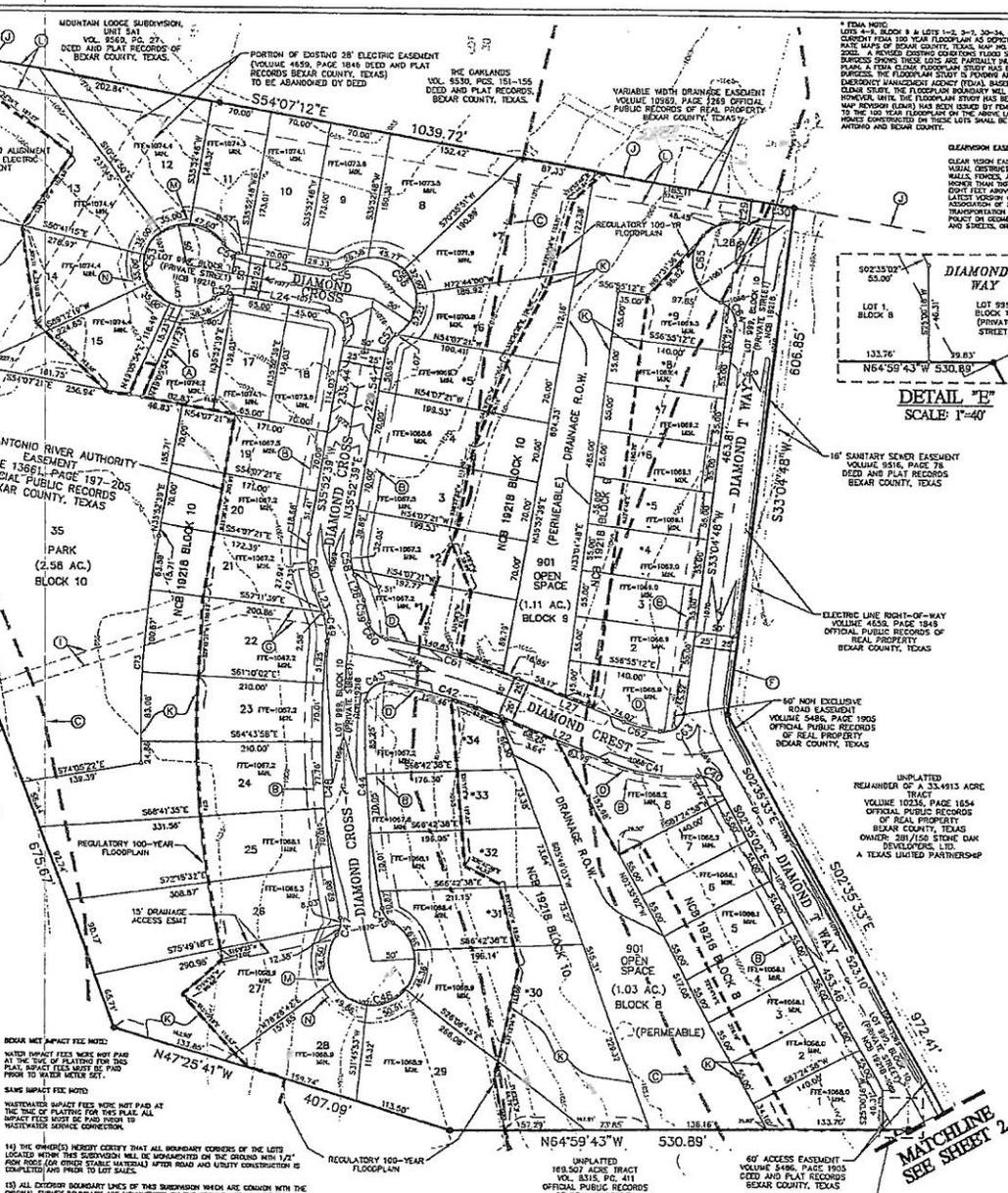


NOT TO SCALE MAPS/DOT 488 GRID 5B

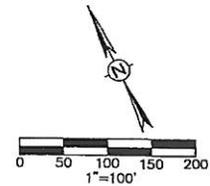
LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD W/ CAP STAMPED 'C&S-S.A. PROP. COR.'
EXISTING CONTOURS
PROPOSED CONTOURS
5' E.G.T.C.A.T.V. & DRAINAGE ACCESS EASEMENT
12' E.G.T.C.A.T.V. EASEMENT
EX 100-YR FEMA FLOODPLAIN
1' VEHICLE NON-ACCESS EASEMENT
PROPERTY BOUNDARY
12' SANITARY SEWER EASEMENT
EXIST. 28' ELECTRIC ESMT (WITH ANCHOR EASEMENTS) VOL. 4659, PG 1848
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
EXIST. 16' SANITARY SEWER EASEMENT VOLUME 9523 PAGE 67 DEED AND PLAT RECORDS BEAR COUNTY, TEXAS
CITY OF SAN ANTONIO CITY LIMITS
VARIABLE WIDTH DRAINAGE EASEMENT
28' ELECTRIC ESMT
5' WATER EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)
10' E.G.T.C.A.T.V. EASEMENT (LOTS 12-16, BLOCK 10) (LOTS 26-30, BLOCK 10)

NOTES: 1) CONCRETE DRAINAGE APPROXIMATIONS ARE ALLOWED WITHIN FIVE (5) FOOT MIN. ELECTRIC EASEMENTS WHEN... 2) FRESH FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISH ADJACENT GRADE... 3) THE DEVELOPER DESIGNATES THE SANITARY SEWER MARKS... 4) WASTEWATER TREATMENT... 5) SET BY WITH ROAD WITH GRADAGE CAP STAMPED 'C&S-S.A. PROP. COR.'... 6) NO STRUCTURES, FRAMES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE... 7) NONE OF THE AREAS... 8) INDIVIDUAL LOT OWNERS... 9) MINIMUM FINISHED FLOOR ELEVATIONS... 10) BEARING BASES... 11) DIAMOND T WAY, DIAMOND CROSS AND DIAMOND CROSS ARE PRIVATE STREETS... 12) ALL VEHICLES AND/OR PERSONNEL... 13) THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE...



PLAT NO. 070605



FEMA FLOOD MAP: CURRENT FLOOD MAP 100 YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD MAP... 2002. A REVISION OF THE FLOOD MAP HAS BEEN PREPARED BY CARTER & BURGESS ENGINEERING GROUP, INC. AND HAS BEEN FILED WITH THE CITY OF SAN ANTONIO...

DETAILED EASEMENT NOTE: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS... 16' SANITARY SEWER EASEMENT VOLUME 9516, PAGE 78 DEED AND PLAT RECORDS BEAR COUNTY, TEXAS

TCCO/RECHARGE ZONE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS 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 WATERBODIES PROTECTION'...

DETAIL 'E' SCALE: 1"=40'

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...

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dede Haver... shown to me to be the person whose name is subscribed to the foregoing instrument...

JENNIFER R. MEISKE NOTARY PUBLIC State of Texas Comm. Exp. 10-05-2010

STATE OF TEXAS COUNTY OF BEAR THIS PLAT OF DIAMOND T RANCH SUBDIVISION, UNIT 1, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION...

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE NEAREST STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUNDS BY CARTER AND BURGESS ENGINEERING GROUP, INC.

MARK W. KASTNER LICENSED PROFESSIONAL LAND SURVEYOR NO. 5346

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

MARK W. KASTNER LICENSED PROFESSIONAL ENGINEER NO. 93666

STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, A.D. 20__ AT ___ M., AND I HAVE RECORDED THE SAME ON THE ___ DAY OF ___, A.D. 20__ AT ___ M. IN THE RECORDS OF ___ AND ___ OF SAID COUNTY, IN BOOK VOLUME ___ ON PAGE ___.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ___, A.D. 20__ COUNTY CLERK, BEAR COUNTY, TEXAS

REPLAT & SUBDIVISION PLAT ESTABLISHING DIAMOND T RANCH SUBDIVISION UNIT 1, P.U.D.

BEING A 27.698 ACRE TRACT OF LAND OUT OF A 30,000 ACRE TRACT RECORDED IN VOL. 7996, PG. 1762 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, BEING SITUATED IN THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT NO. 946 AND IN THE EUGENIE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC., CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC AND HEREMATHIN REFERRED TO AS JACOBS CARTER BURGESS. 911 CENTRAL PARKWAY NORTH, SUITE 425 SAN ANTONIO, TX 78232 PHONE (210) 494-0088 FAX (210) 494-4525 DATE: 8/21/2008 JOB NO. 310508.012

KNOBLES, RAETZSCH, MOORE & EVELD, L.L.P.

Attorneys At Law
202 N. Camp
Seguin, Texas 78155

(830) 379-9445 (Telephone)
(866) 465-6451 (Fax)
Writer's E-mail: cmoore@krmelaw.com

William L. Knobles
A. Robert Raetzsch
Christopher H. Moore, P.C.
David J. Eveld
Heather K. Hines
Fred J. Moore (Of Counsel)

September 8, 2011

Ms. Luz M. Gonzales
City of San Antonio
Land Entitlements Section
Development Services Department
1901 South Alamo
San Antonio, Texas 78204

Via Email

Re: Diamond T Ranch Unit 1 PUD (the "Project")
Plat Number 2007000605

Dear Ms. Gonzales:

This letter amends and replaces my letter of August 22, 2011.

On behalf of our client, Castle & Cooke Mortgage, LLC ("Castle & Cooke"), we are respectfully requesting a three year time extension for plat recordation in accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio. The current plat expiration date for plat recording is September 24, 2011. The plat was approved by the Director of Development Services on September 24, 2008.

I have enclosed:

1. Variance - Time Extension Application;
2. Letter of Agent; and
3. Check for \$300.00 for the Extension Fee.

Castle & Cooke made a loan ("Loan") to the owner of the Project, Diamond T Ranch Development, Inc. ("Diamond T"). Castle & Cooke holds a first lien deed of trust encumbering the Project. Castle & Cooke obtained an appraisal of the Project dated July 2, 2010. According to the appraiser's physical inspection of the Project, that certain infrastructure has been completed, including land clearing, water improvements, sewer improvements, and gas lines. Significant Loan proceeds were advanced by Castle & Cooke for engineering, platting, land clearing, and infrastructure construction.

The Loan is currently in default. Castle & Cooke was in the process of foreclosing its lien when the foreclosure process was stopped by litigation initiated by Diamond T. Diamond T subsequently filed

for Chapter 11 Bankruptcy protection, but the bankruptcy case has been dismissed.

Despite their differences, Diamond T and Castle & Cooke both wish to preserve the value of the Project and all of the work that has gone into the engineering, platting and construction to date for the benefit of Diamond T, Castle & Cooke or a future developer, as the case may be. Diamond T has signed a Letter of Agent authorizing Castle & Cooke to request the extension. The requested three year extension will provide additional time for Diamond T and Castle & Cooke to resolve this matter and for the Project to be completed by one of the parties or another developer.

Another attorney in our office, Heather Hines, has discussed this Project with you several times. We appreciate all of the assistance you have provided in this matter. Please contact me if you need further information to process the extension request. Thank you for your continued assistance in this matter.

Sincerely,

Knobles, Raetzsch, Moore & Eveld, L.L.P.

By: 
For the Firm

CHM/ecm

Enclosures: as stated

c: Matthew Pineda
Jason Burnett
File

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: ____ September 14, 2011

DOMINION PANHANDLE
SUBDIVISION NAME

080169
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 B-6

OWNER: The Panhandle at Brenthurst, LLC, by Rajeev Puri

ENGINEER: AECOM, Tracy B. Lindsey, P.E.

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

Location: On the south side of Brenthurst Lane, east of Vail Abby

Plat status: The Planning Commission approved this plat on September 24, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a two (2) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

DISCUSSION:

The applicant states that construction is in progress and will not be able to complete the improvements by the expiration date. To date has accumulated \$901,438.65 dollars in construction cost and anticipates to complete the project in about one year. The percentages of improvements completed are as follows:

- Drainage 15%
- Streets 15%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%)

STAFF RECOMMENDATION:

Approval

**"A PLANNED UNIT DEVELOPMENT"
DOMINION PANHANDLE
SUBDIVISION**

BEING 43.266 ACRE TRACT OF LAND BEING 42.98 ACRES OUT OF THAT CALLED 55.87 ACRE TRACT CONVEYED TO INTO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND ALL OF THAT CALLED 0.9155 ACRE TRACT CONVEYED TO INTO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5600, PAGES 2204-2208 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT 284, COUNTY BLOCK 4758, OF BEAR COUNTY, TEXAS AND THE L. COLCLOUGH SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034, OF BEAR COUNTY, TEXAS NOW IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER: THE PANHANDLE AT BRENTHURST, LLC
RAJEEV PURI, MANAGER/PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2008.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVCON INC.
PROFESSIONAL SURVEYORS
6500 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 80038861

TCB INC.
6800 PARK TEN BLVD., SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 (210) 296-2000

DRAWN BY: J.H. JOB ORDER NO. 80038825 DATE: 12/4/07

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

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

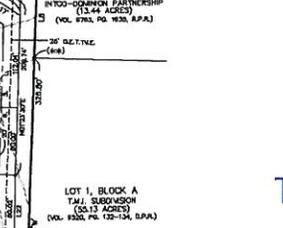
I, _____ COUNTY CLERK OF SAO COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____ AT _____ H, AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ IN THE RECORDS OF _____ OF SAO COUNTY, IN BOOK VOLUME _____.

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

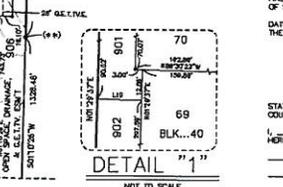
BY: _____ COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

CDMP	DELTA	KARLS	LINCOLN	MARSH	ORISK	OSAGE BEARING
001	100.00	100.00	100.00	100.00	100.00	100.00
002	100.00	100.00	100.00	100.00	100.00	100.00
003	100.00	100.00	100.00	100.00	100.00	100.00
004	100.00	100.00	100.00	100.00	100.00	100.00
005	100.00	100.00	100.00	100.00	100.00	100.00
006	100.00	100.00	100.00	100.00	100.00	100.00
007	100.00	100.00	100.00	100.00	100.00	100.00
008	100.00	100.00	100.00	100.00	100.00	100.00
009	100.00	100.00	100.00	100.00	100.00	100.00
010	100.00	100.00	100.00	100.00	100.00	100.00
011	100.00	100.00	100.00	100.00	100.00	100.00
012	100.00	100.00	100.00	100.00	100.00	100.00
013	100.00	100.00	100.00	100.00	100.00	100.00
014	100.00	100.00	100.00	100.00	100.00	100.00
015	100.00	100.00	100.00	100.00	100.00	100.00
016	100.00	100.00	100.00	100.00	100.00	100.00
017	100.00	100.00	100.00	100.00	100.00	100.00
018	100.00	100.00	100.00	100.00	100.00	100.00
019	100.00	100.00	100.00	100.00	100.00	100.00
020	100.00	100.00	100.00	100.00	100.00	100.00
021	100.00	100.00	100.00	100.00	100.00	100.00
022	100.00	100.00	100.00	100.00	100.00	100.00
023	100.00	100.00	100.00	100.00	100.00	100.00
024	100.00	100.00	100.00	100.00	100.00	100.00
025	100.00	100.00	100.00	100.00	100.00	100.00
026	100.00	100.00	100.00	100.00	100.00	100.00
027	100.00	100.00	100.00	100.00	100.00	100.00
028	100.00	100.00	100.00	100.00	100.00	100.00
029	100.00	100.00	100.00	100.00	100.00	100.00
030	100.00	100.00	100.00	100.00	100.00	100.00
031	100.00	100.00	100.00	100.00	100.00	100.00
032	100.00	100.00	100.00	100.00	100.00	100.00
033	100.00	100.00	100.00	100.00	100.00	100.00
034	100.00	100.00	100.00	100.00	100.00	100.00
035	100.00	100.00	100.00	100.00	100.00	100.00
036	100.00	100.00	100.00	100.00	100.00	100.00
037	100.00	100.00	100.00	100.00	100.00	100.00
038	100.00	100.00	100.00	100.00	100.00	100.00
039	100.00	100.00	100.00	100.00	100.00	100.00
040	100.00	100.00	100.00	100.00	100.00	100.00
041	100.00	100.00	100.00	100.00	100.00	100.00
042	100.00	100.00	100.00	100.00	100.00	100.00
043	100.00	100.00	100.00	100.00	100.00	100.00
044	100.00	100.00	100.00	100.00	100.00	100.00
045	100.00	100.00	100.00	100.00	100.00	100.00
046	100.00	100.00	100.00	100.00	100.00	100.00
047	100.00	100.00	100.00	100.00	100.00	100.00
048	100.00	100.00	100.00	100.00	100.00	100.00
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050	100.00	100.00	100.00	100.00	100.00	100.00

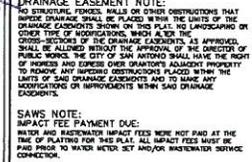
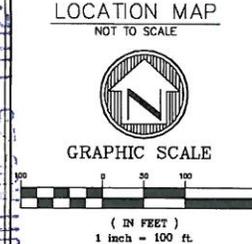
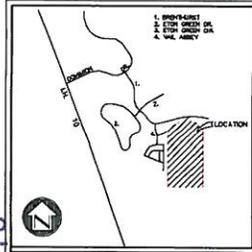
LINE	LENGTH	BEARING
1	15.19	S101°00'00"W
2	87.37	S83°20'37"E
3	115.63	N00°00'00"E
4	79.39	S84°20'27"E
5	31.74	N00°00'00"E
6	91.19	S02°30'31"E
7	89.28	S75°28'00"E
8	89.23	N00°00'00"E
9	26.37	N78°33'00"E
10	92.82	N00°00'00"E
11	36.71	S33°02'00"E
12	44.43	N15°22'28"E
13	79.67	N00°00'00"E
14	50.00	S00°00'00"E
15	31.74	N00°00'00"E
16	30.78	S72°22'27"E
17	18.00	N00°00'00"E
18	100.53	N00°00'00"E
19	60.33	N07°46'00"E
20	86.18	S00°00'00"E
21	119.14	N00°00'00"E
22	110.38	N78°33'00"E
23	114.83	S00°00'00"E
24	75.88	N12°24'26"E
25	6.30	S07°24'00"E



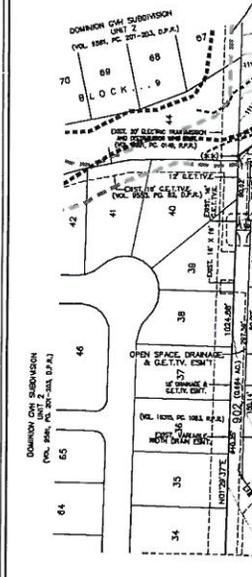
LOT 1, BLOCK 4
TAL, SUBDIVISION
(52.13 ACRES)
(VOL. 830, PG. 13-14, S.A.P.A.)



OWNER/DEVELOPER:
THE PANHANDLE AT BRENTHURST, LLC
24165 IH-10 WEST, NO.217-511
SAN ANTONIO, TEXAS 78257
(210) 698-5181, (FAX) 698-6071



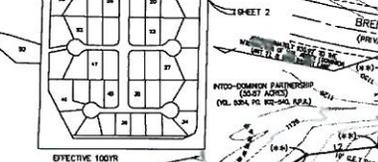
100 YR FEMA FLOOD PLAIN
LOCAL BRENTHURST LAKE EXTENSION
DRAIN BY PAUL SANDMAN, MARCH 2006



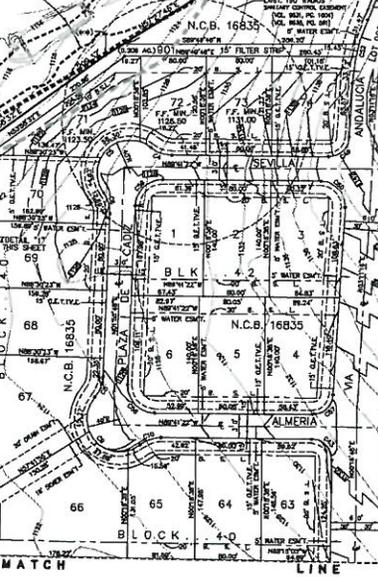
SETBACK NOTE:
THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO APPROVAL BY THE CITY OF SAN ANTONIO.

PERMEABLE AREA NOTE:
ALL EXISTING SOIL AS SHOWN ON CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE ZONING ARE PERMEABLE AREAS UNDER OPEN SPACE.

- "GENERAL NOTES"**
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELAVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.
 - NOTIFICATION AS SHOWN: IT IS THE PRACTICE OF SURVCON, INC. TO MONITOR ALL CONVEYANCES OF INTEREST IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL NOTIFICATION IS A 1/2" X 1/2" READ WITH "SURVCON, INC." PLASTIC CAP. (A) INDICATES A FOUND 1/2" IRON ROD WITH "TRAC-DAMPT" CAP.
 - LOT 801, 802 & 803 HAVE BEEN REMOVED TO OBTAIN VENTILATED PLATE STAIRS IN ACCORDANCE WITH THE CONSTRUCTION ZONE APPLICATION PREPARED FOR THE DOMINION PANHANDLE SUBDIVISION AND FILED WITH THE CITY. NO IMPROVEMENTS SHALL BE PLACED WITHIN THESE LOTS THAT COMPROMISE THE INTEGRITY OF THE REMOVED PLATE STAIRS. THE RESPONSIBILITY OF THE SURVCON, INC. CLIENTS FOR THE MAINTENANCE OF ANY LOTS SHALL BE THE RESPONSIBILITY OF THE SURVCON, INC. CLIENTS. THESE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
 - UPON ADOPTION OF FINAL PLAT FROM ADOPTIVE (C.P.L. 38, 3007) BY THE CITY OF SAN ANTONIO, ALL EXISTING AND NEW PERMITS, ORDINANCES, RULES, REGULATIONS AND ORDINANCES SHALL BE IN FULL FORCE AND EFFECT FOR AREAS WITHIN THE 100-YEAR FLOOD PLAIN DESIGNATED ON THIS PLAT.
 - NO CONSTRUCTION WILL BE ALLOWED AND NO BUILDING PERMITS WILL BE ISSUED FOR ANY WORK WITHIN THE FLOODPLAIN UNLESS THE WORKER HAS A CURRENT FLOODPLAIN PERMIT FROM THE CITY OF SAN ANTONIO. THE PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - LOTS 801, 802 & 803 (BLOCK 40) ARE OPEN SPACE, DRAINAGE AND G.E.T.V. EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOT 803 (BLOCK 40) IS A VARIABLE NOTY DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOT 803 (BLOCK 40) IS A IDENTIFICATION PLATINUM BATH TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - LOT 803 (BLOCK 40) IS AN OPEN SPACE & DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



100 YR FEMA FLOOD PLAIN
MAP NUMBER 400000115C



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

PERMEABLE AREA NOTE:
ALL EXISTING SOIL AS SHOWN ON CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE ZONING ARE PERMEABLE AREAS UNDER OPEN SPACE.

- "GENERAL PLATTING NOTES"**
- THE BASIS OF BEARING AND THE COORDINATE VALUES SHOW ARE SURFACE AND BASED ON NAD 83 NORTH AMERICAN DATUM (NAD 83) TEXAS SOUTH ZONE STATE PLANE COORDINATES WITH VERTICAL ADJUSTMENT OF HANCOCK NORTH AMERICAN DATUM (NAD 83).
 - THE SURFACE COORDINATES HAVE A COMBINED SCALE FACTOR OF 1.00007 AND THE ROTATION OF THIS PLAT TO MATCH THE WARRANTY DEED RECORDED IN VOLUME 5354, PAGE 502 (CALLED A SEAT 400) IS -0°00'34".
- "CROSSING NOTES AND LEGEND"**
- THE CITY OF SAN ANTONIO AS A PART OF ELECTRIFIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF SAN ANTONIO AS "ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND OTHER UTILITIES" EASEMENTS AND RIGHTS-OF-WAY TO BE USED FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, AND REPAIR OF THE CITY OF SAN ANTONIO AS A PART OF ELECTRIFIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF SAN ANTONIO AS "ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND OTHER UTILITIES" EASEMENTS AND RIGHTS-OF-WAY TO BE USED FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, AND REPAIR OF THE CITY OF SAN ANTONIO AS A PART OF ELECTRIFIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF SAN ANTONIO AS "ELECTRIC, GAS, TELEPHONE, 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DOMINION PANHANDLE SUBDIVISION

BEING 43.265 ACRE TRACT OF LAND BEING 42.98 ACRES OUT OF THAT CALLED 55.87 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY RECORD IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALL OF THAT CALLED 0.9155 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP IN SPECIAL WARRANTY RECORD IN VOLUME 5600, PAGES 2204-2208 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NO. 323, ABSTRACT 284, COUTY BLOCK 4758, OF BEXAR COUNTY, TEXAS AND THE L. COLGOLUHN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034, OF BEXAR COUNTY, TEXAS NOW IN NEW CITY CLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAN IN PERSON OR THROUGH A DELY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, CERTAIN AREAS IDENTIFIED AS PRIVATE, FORWARD ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: THE PANHANDLE AT BRENTHURST, LLC RAJEEV PURI, MANAGER/PARTNER GULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 12th DAY OF _____ A.D. 2008. NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

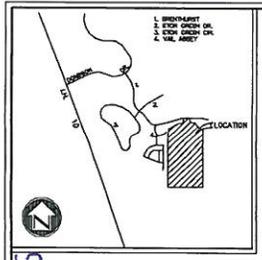
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION. REGISTERED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

SURVCON INC. PROFESSIONAL SURVEYORS 6500 PARK TEN BLVD., SUITE 180-S (210)296-2117 SAN ANTONIO, TEXAS 78213 JOB NO. _____

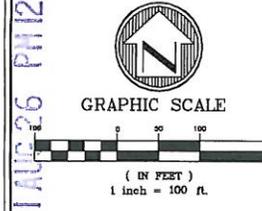
TCB AECOM TCB INC. 6800 PARK TEN BLVD., SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 (210) 296-2000

DRAWN BY: JJA JOB ORDER NO. 60038925 DATE: 12/4/07 THIS PLAN OF DOMINION PANHANDLE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ A.D. 2008. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAN 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



LOCATION MAP



OWNER/DEVELOPER: THE PANHANDLE AT BRENTHURST, LLC (EXL. POR. AC 2, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 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86.7, 86.8, 86.9, 87.0, 87.1, 87.2, 87.3, 87.4, 87.5, 87.6, 87.7, 87.8, 87.9, 88.0, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8, 88.9, 89.0, 89.1, 89.2, 89.3, 89.4, 89.5, 89.6, 89.7, 89.8, 89.9, 90.0, 90.1, 90.2, 90.3, 90.4, 90.5, 90.6, 90.7, 90.8, 90.9, 91.0, 91.1, 91.2, 91.3, 91.4, 91.5, 91.6, 91.7, 91.8, 91.9, 92.0, 92.1, 92.2, 92.3, 92.4, 92.5, 92.6, 92.7, 92.8, 92.9, 93.0, 93.1, 93.2, 93.3, 93.4, 93.5, 93.6, 93.7, 93.8, 93.9, 94.0, 94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 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The Panhandle at Brenthurst, LLC

DEVELOPMENT SERVICES
RECEIVED

2011 AUG 26 PM 12:16

August 25, 2011

Roderick J. Sanchez, AICP, CBO
Director of Planning and Development Services
City of San Antonio
Development and Business Center
190 I South Alamo Street
San Antonio, Texas 78283-3966

Reference: Subdivision Plat Time Extension Request for Dominion Panhandle, Plat Number 080169

Dear Mr. Sanchez,

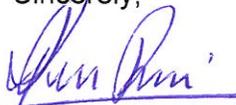
Pursuant to Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the recording and completion of improvements for the Dominion Panhandle subdivision (Plat # 080169), which was approved by the City of San Antonio Planning Commission on September 24, 2008.

Dominion Panhandle subdivision consists of 86 single family lots, and is part of the Dominion PUD # 08-007 within the boundaries of the City of San Antonio.

We hope that you will consider and grant our request for a two year time extension (for recording and completion of improvements). The construction is in progress on the site, but will not be completed by September 23, 2011. To date, we have accumulated \$901,438.65 in construction costs for the site. We anticipate recording the plat within the next twelve months.

Enclosed is one copy of the subdivision plat and a check for \$300.00 (extension fee). If you have any questions or need additional information, please do not hesitate to contact me at my office at 210 698-3004 or on my mobile phone at 646-331-4549 or by email at rpuri1@gmail.com.

Sincerely,



Rajeev Puri
Manager
The Panhandle at Brenthurst, LLC

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION
OF STREET NAME CHANGE**

AGENDA ITEM NO: _____ September 14, 2011

LEGEND ROCK
STREET NAME

S11-001
Project #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 F-6

APPLICANT: Development Services Department

CASE MANAGER: Juanita Gonzalez, Building Location Specialist (207-0259)

SCOPE OF STREET NAME CHANGE: Legend Rock from the extension of Hardy Oak Boulevard to Pelican Creek

APPLICANT'S PROPOSAL:

To change Legend Rock to Rock Pond between Hardy Oak Boulevard extension and Pelican Creek due to public safety concerns associated with duplicate street names in Bexar County.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed street name change on September 14, 2011. Five (5) notices were mailed to the property owners along the subject street including the Sundance at Stone Oak Neighborhood Association, which is registered with the City of San Antonio and as of this writing no written opposition was submitted.

This request was reviewed by all City of San Antonio Departments. In addition, the following outside agencies were provided opportunity to review the proposal:

- United States Postal Service
- Bexar County
 - Infrastructure Services
 - Appraisal District
- Bexar Metro 911
- Northeast ISD
- CPS Energy
- San Antonio Water System
- BexarMet Water System
- Texas Department of Transportation

Staff has conducted a technical review of the proposed street name change and found it in conformance with Chapter Six of the City's Building Code, Article XVI, Naming of City Facilities and Streets. In addition, there is no written opposition from any of the reviewing agencies.

STAFF RECOMMENDATION:

Approval

Development Services Department Proposed Street Renaming

Legend Rock
to
Rock Pond

Planning Commission
September 14, 2011

1

Purpose

- Initiated by Development Service Department
- Eliminate a duplicate street name in Bexar County
- To promote public safety

2

Proposed Change



3

Reviewing Agencies

- All City Departments
- United States Postal Service
- Bexar County
 - Infrastructure Services
 - Bexar County Appraisal District
- Bexar Metro 911 Network
- Northeast Independent School District
- CPS Energy
- San Antonio Water System (SAWS)
- Bexar Met Water System
- Texas Department of Transportation (TXDOT)

4

Recommendation

- Reviewing Agencies recommend approval
- Staff recommends approval
- Next steps- City Council consideration

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. 1502 - Request to declare as surplus and sell City owned property located
At 550 Morningview

DATE: August 29, 2011

PETITIONER: Jose and Juanita Soliz
554 Morningview
San Antonio, TX 78220

Staff is requesting that this item be placed on the Planning Commission meeting agenda of September 14, 2011.

BACKGROUND

Petitioner is requesting the City declare as surplus and sell a vacant parcel of land located at 550 Morningview, NCB 10697, Block 19, Lot 1, Wheatley Heights Addition consisting of 6,200 square feet (0.1423 acres).

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.



550 Morningview
Request to declare as surplus and sell vacant City parcel
6,200 square feet (0.1423 acres)



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

April 22, 2011

Jose and Juanita Soliz
554 Morningview
San Antonio, TX 78220

Via Certified Mail
[7009 3410 0002 2282 9353]

Re: S.P. No. 1502

Request to declare as surplus and sell City-owned property located at 550 Morningview

Dear Mr. and Mrs. Soliz,

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.

San Antonio Independent School District

Property will be used for residential purposes and be platted as one property. Continue to properly maintain the property in compliance with code.

Planning & Development Services Department

- The site must be assembled with petitioner's property and platted in accordance with code. The property is subject to the Eastern Triangle Community Plan.

City Public Service Energy

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

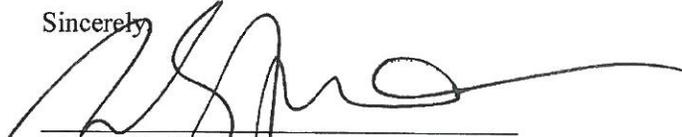
Capital Improvements Management Services

- The conveyance of the property will be authorized by a City Ordinance.
- The petitioner acknowledges that the property will be accepted in its 'as is' condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the property, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- Petitioner agrees to remit the assessed value of \$4,030.00 and \$50.00 for recording documents for a total of \$4,080.00. The check should be payable to the City of San Antonio and is to be submitted with this executed Letter of Agreement. If the purchase is not approved by City Council the money will be refunded to the petitioner.

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

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

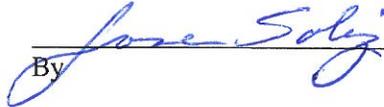
Sincerely



Marcia Shelf Orlandi
Real Estate Manager, Disposition

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By 

Jose Soliz
Print Name

Homeowner@554 Morningview
Title

8-4-11
Date

**City of San Antonio
Capital Improvements Management Services
Department**

September 14, 2011

**Request to declare as
surplus and sell a vacant
City-owned lot**

Petitioner:

Jose and Juanita Soliz



Planning Item

- **Jose and Juanita Soliz are requesting the City declare as surplus and sell a vacant 6,200 square feet lot located at 550 Morningview in City Council District 2**

Background

- The petitioners own property adjacent to the subject property
- The petitioners would like to acquire the subject property and incorporate it with their property
- If approved, the petitioner will use the property as additional yard space

3

Morningview – Site Map



4



Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

5



Fiscal Impact and Recommendation

- The appraised value is \$4,030.00
- Staff recommends approval to declare this property as surplus and authorize the sale of property located at 550 Morningview

6

Field notes for a tract of land containing 6,200.00 square feet (0.1423 Acres) being Lot 1, Block 19, N.C.B. 10697, Wheatley Heights Addition – Second Filing, City of San Antonio, Bexar County, Texas, as recorded in Volume 3025, Page 15 of the Deed and Plat Records of Bexar County, Texas, being that same property conveyed by John M. Schaefer and Allen Schaefer to the City of San Antonio as recorded in Volume 3621, Page 1613 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at an “X” set in concrete along the south right of way line of Morningview Drive, being S 89°35’26” W – 545.00’ from the west right of way line of Wheatley Avenue, said point being the northeast corner of Lot 1, Block 19, N.C.B. 10697, Wheatley Heights Addition – Second Filing, City of San Antonio, Bexar County, Texas, as recorded in Volume 3025, Page 15 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of this tract;

THENCE: S 0°24’34” E with the east boundary line of Lot 1, Block 19, N.C.B. 10697 and the west boundary line of Lot 2, Block 19, N.C.B. 10697, a distance of 155.00 feet to a ½” iron pin with an orange plastic cap marked COSA CIMS set in the ground at the southeast corner of said Lot 1, said point also being the northeast corner of Lot 13, Block 19, N.C.B. 10697 and also being the northwest corner of Lot 14, Block 19, N.C.B. 10697, for the southeast corner of this tract;

THENCE: S 89°35’26” W with the south boundary line of Lot 1, Block 19, N.C.B. 10697, and the north boundary line of Lot 13, Block 19, N.C.B. 10697, a distance of 40.00 feet to a ½” iron pin with an orange plastic cap marked COSA CIMS set in the ground at the southwest corner of Lot 1, Block 19, N.C.B. 10697, said point also being along the east boundary line of Lot 1, Block 15, N.C.B. 10280, Grandview Addition, City of San Antonio, Bexar County, Texas as recorded in Volume 105, Page 13, Deed and Plat Records of Bexar County, Texas, for the southwest corner of this tract;

THENCE: N 0°24’34” W with the west boundary line of Lot 1, Block 19, N.C.B. 10697 and the east boundary line of Lot 1, Block 15, N.C.B. 10280, a distance of 155.00 feet to a ½” iron pin with an orange plastic cap marked COSA CIMS set in the ground along the south right of way line of Morningview Drive, said point also being the northwest corner of Lot 1, Block 19, N.C.B. 10697 for the northwest corner of this tract;

THENCE: N 89°35’26” E with the south right-of-way line of Morningview Drive and the north boundary line of Lot 1, Block 19, N.C.B. 10697 a distance of 40.00 feet to the POINT OF BEGINNING for this tract of land containing 6,200.00 square feet (0.1423 Acres), more or less.

NOTE: Bearings for this survey are based on the North American Datum of 1983/1993, from State Plane Coordinates established for the Texas South Central Zone.

3/15/11

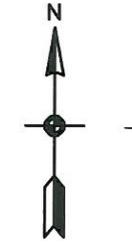


Fazi S. Hosseini

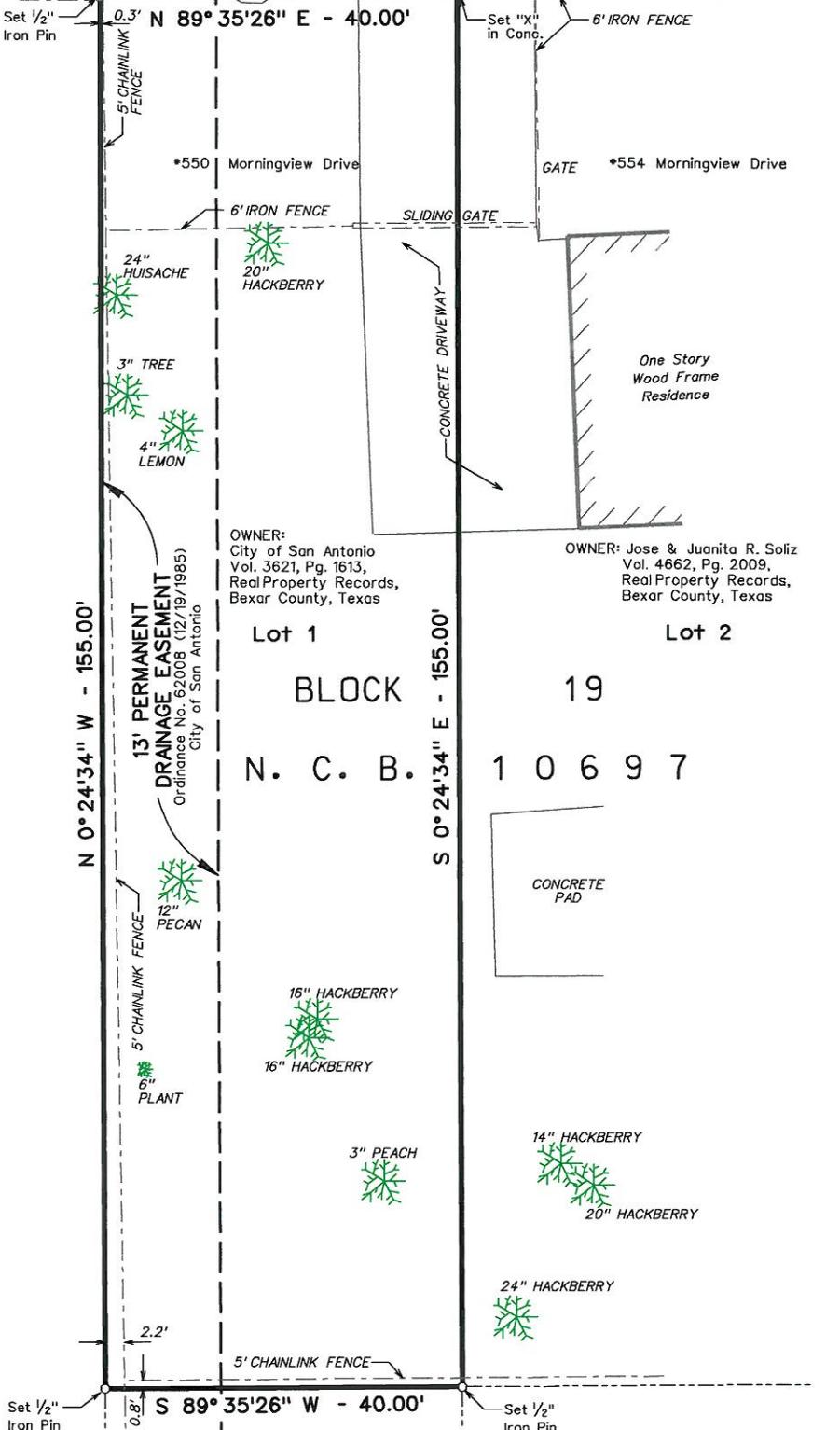
BEARING SOURCE:
 North American Datum 1983/1993
 State Plane Coordinates,
 Texas South Central Zone

Morningview Drive

40' Right-of-Way



Scale: 1"=20'



Gates Academy
 *510 Morningview Drive

OWNER: San Antonio Independent
 School District
 Vol. 5085, Pg. 588,
 Deed Records,
 Bexar County, Texas

Lot 1
 BLOCK 15
 N.C.B. 10280
 GRANDVIEW ADDITION
 Volume 105, Page 13,
 Deed and Plat Records,
 Bexar County, Texas

OWNER:
 City of San Antonio
 Vol. 3621, Pg. 1613,
 Real Property Records,
 Bexar County, Texas

OWNER: Jose & Juanita R. Soliz
 Vol. 4662, Pg. 2009,
 Real Property Records,
 Bexar County, Texas

Lot 1
 BLOCK 19
 N.C.B. 10697

*903 Yucca St.
 Lot 13
 OWNER: City of San Antonio
 Vol. 3621, Pg. 1611,
 Real Property Records,
 Bexar County, Texas

*907 Yucca St.
 Lot 14
 OWNER: Farmco Trust &
 Richard Schaefer
 Vol. 7276, Pg. 1615,
 Real Property Records,
 Bexar County, Texas

NOTE:
 All corners set with 1/2" iron pin
 w/orange plastic cap marked COSA
 CIMS unless otherwise noted.

Plat Reference:
 WHEATLEY HEIGHTS ADDITION
 Second Filing
 Volume 3025, Page 15,
 Deed and Plat Records,
 Bexar County, Texas

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT
 IS TRUE AND CORRECT ACCORDING TO AN
 ACTUAL SURVEY MADE ON THE GROUND
 UNDER MY SUPERVISION AND THAT THERE
 ARE NO VISIBLE ENCROACHMENTS OR
 EASEMENTS EXCEPT AS SHOWN.

THIS 15TH DAY OF MARCH, 2011.

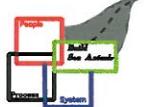
Razi S. Hosseini

RAZI S. HOSSEINI
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5174



SURVEY OF:

A TRACT OF LAND CONTAINING 6,200.00 SQ.
 FT. (0.1423 ACRES) BEING LOT 1, BLOCK 19,
 N.C.B. 10697, CITY OF SAN ANTONIO, BEXAR
 COUNTY, TEXAS



CITY OF SAN ANTONIO
 CAPITAL IMPR. MGMT. SERV. DEPT.
 TECHNICAL SERVICES DIVISION
 DATE: MARCH 7, 2011
 SURVEYOR: N. DEL VALLE, BK. #65

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF PROPERTY LOCATED AT 550 MORNINGVIEW, NCB 10697, BLOCK 19, LOT 1, WHEATLEY HEIGHTS ADDITION – SECOND FILING.

* * * * *

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

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

WHEREAS, Jose and Juanita Soliz filed an application requesting the City declare as surplus and sell 6,200 square feet of vacant City owned land located at 550 Morningview; 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 declaration as surplus and sale of City-owned land located at 550 Morningview, NCB 10697, Block 19, Lot 1, Wheatley Heights Addition – Second Filing.

SIGNED this 14th day of September, 2011

Amelia Hartman, *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. 1565—Request to close, vacate and abandon a portion of Berkshire Avenue Public Right of Way adjacent NCB 3147

DATE: August 29, 2011

PETITIONER: Louis and Raymond Arredondo
c/o Pulman, Cappuccio, Pullen & Benson, LLP
Attn: Devin “Buck” Benson
2161 NW Military Hwy., Suite 400
San Antonio, TX 78218

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on September 14, 2011.

BACKGROUND

Petitioners are requesting the closure, vacation and abandonment of Berkshire Avenue Public Right of Way located between Interstate Highway 10 and South Hackberry Street adjacent to NCB 3147 as shown on attached Exhibit A. The petitioners own the abutting property to the south of the subject right of way and would like to develop their property; however, additional space is required for a parking facility. If the proposed closure is approved, it would be used for said parking facility, which would facilitate development.

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.

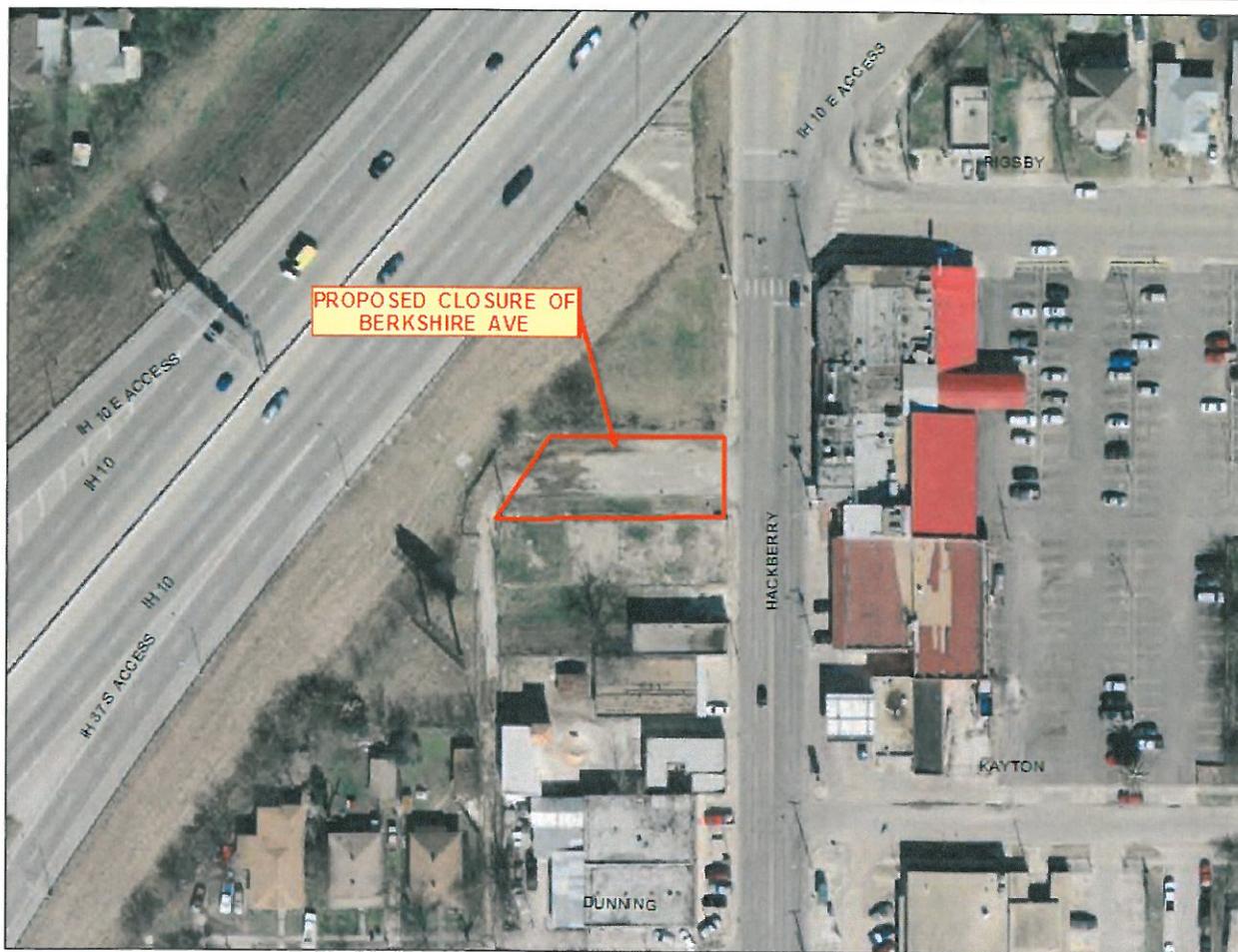
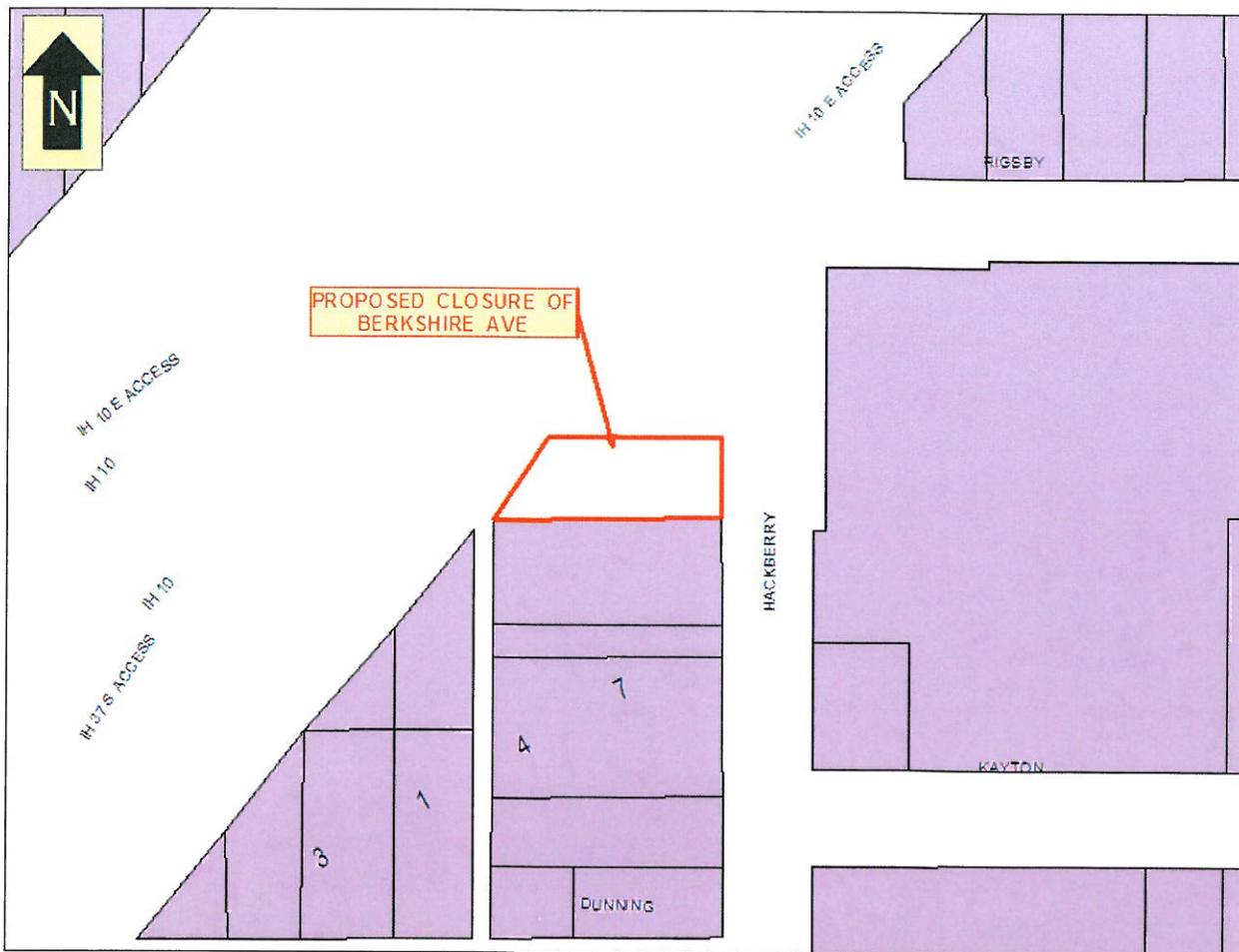


Exhibit A



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

July 20, 2011

Louis & Raymond Arredondo
c/o Pulman, Cappuccio, Pullen & Benson, LLP
Attn: Devin "Buck" Benson
2161 NW Military Hwy., Suite 400
San Antonio, TX 78218

Re: S. P. No. 1565—Request to close, vacate and abandon Berkshire Avenue Public Right of Way located between Interstate Highway 10 and South Hackberry Street adjacent to NCB 3147

Dear Mr. Benson:

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, as applicable, in the Unified Development Code, per Section 35-430.

CITY PUBLIC SERVICE ENERGY

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

Specifically, an existing 12-inch distribution gas main within the Berkshire Avenue Right of Way (ROW), and that portion of a 2-inch distribution gas main that also exists with the Berkshire Avenue ROW and extends south into the alley/easement west of 1909 West Hackberry Street must EACH be centered within an easement (25 foot easement width for the 12-inch main and 14 foot easement width for the 2-inch main) or, if more practical, the easement boundaries can mirror the boundaries of the existing ROW. In addition, the proposed parking facilities MUST be constructed of asphalt and NOT concrete.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioners assert 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 petitioners acknowledge that this property will be accepted in its "as is" condition.

- Petitioners agree 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. Petitioners agree 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.
- *Petitioners agree to remit a closure fee of \$10,622.00, which includes the appraised value of \$10,500.00 for the Public Right of Way, \$72.00 for signage and \$50.00 for recordation of documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee, less the cost of the sign, will be refunded to the petitioner.*

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

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

If your clients 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, the Discretionary Contracts Disclosure form and the closure fee we will continue processing your request.*

Sincerely,



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

AGREED AS TO TERMS AND CONDITIONS:

PETITIONERS: Louis & Raymond Arredondo

By *Louis Arredondo*
Louis Arredondo
Print Name

Title
July 29, 2011
Date

By

Print Name

Title

Date

**City of San Antonio
Capital Improvements Management
Services Department**

**September 14, 2011
Agenda Item #**

Request to close, vacate and abandon a
portion of Berkshire Avenue Public Right
of Way

Petitioner: Louis and Raymond
Arredondo



Planning Item

- Petitioner is requesting the closure, vacation and abandonment of 0.148 acres (6,447 sq ft) of a portion of Berkshire Avenue Public Right of Way between Interstate Highway 10 and South Hackberry Street, adjacent to NCB 3147, located in Council District 3.

Background

Purpose:

- The petitioners own the abutting property to the south of the subject right of way, which they plan to develop; however, additional space is required for a parking facility.
- If the proposed closure is approved, it would be used for said parking facility, which would facilitate development.

Exhibit "A" - Map

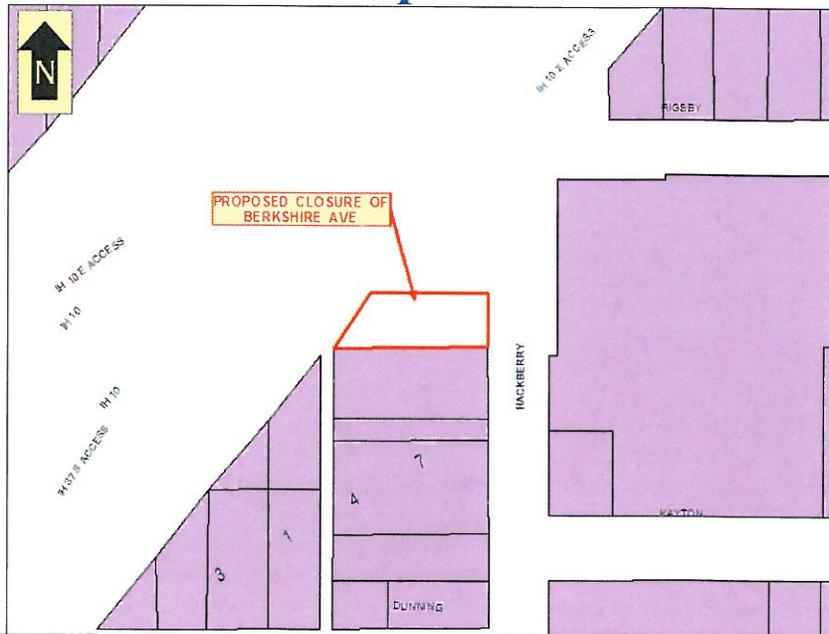


Exhibit "B" - Aerial



Background (cont)

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.



Background (cont)

Notification:

- notices were mailed to property owners within a 500 foot radius of the proposed closures.
- returned in favor.
- returned in opposition.

7



Fiscal Impact

Financial Impact:

- The City will collect \$10,622.00 as consideration for closure, vacation and abandonment of this Public Right of Way.

8



Issues & Recommendation

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.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF A PORTION OF BERKSHIRE AVENUE PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY BETWEEN INTERSTATE HIGHWAY 10 AND SOUTH HACKBERRY STREET ADJACENT TO NCB 3147 IN COUNCIL DISTRICT 3, AS REQUESTED BY LOUIS AND RAYMOND ARREDONDO.

* * * * *

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, Louis and Raymond Arredondo filed an application requesting closure of a portion of Berkshire Avenue Public Right of Way running westerly and easterly between Interstate Highway 10 and South Hackberry Street adjacent to NCB 3147 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 portion of Berkshire Avenue.

SIGNED this 14th day of September, 2011.

AMELIA HARTMAN, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11054

Council District: 2

Anticipated City Council Meeting Date: **October 20, 2011**

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Government Hill Neighborhood Plan**

Plan Approval Date: September 20, 2001

Plan Update(s): October 16, 2008 (Phase I Update), November 4, 2010 (Phase II Update)

The applicant requests to amend the Plan by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amend the Land Use Plan designations for multiple parcels *from* **Neighborhood Commercial** land use and **Public/ Institutional** land use *to* **Mixed Use** land use and **Low Density Mixed Use** land use.

The MidTown Brackenridge Plan is available for review at: <http://www.midtownbrackenridge.com/>

Background Information:

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: multiple parcels located within an area bound by East Josephine Street to the north, Interstate Highway 35 to the south, North Hackberry Street to the East, and Broadway to the west

Current Land Use of site: Retail, Office, Residential, Light Industrial

Adjacent Land Uses:

N: designated Mixed Use; occupied by retail, office, residential, and light industrial uses

E: designated Mixed Use and Low Density Mixed Use; occupied primarily by residential uses with some retail uses and parking lots

S: designated Mixed Use and Light Industrial; occupied by residential, retail, and industrial uses (on the south side of Interstate Highway 35)

W: designated Mixed Use; occupied by retail and office uses

Issue:

LAND USE ANALYSIS:

MidTown Brackenridge Plan Background

The MidTown Brackenridge Plan provides a unified vision for a 458-acre area that lies within the boundaries of five neighborhood plans. The MidTown Brackenridge plan includes design guidelines for public and private improvements and implementation strategies. The Plan area includes two major corridors, Broadway between Interstate Highway 35 and Burr Road and North St. Mary's Street between Interstate Highway 35 and East Mulberry Avenue, as well as a large mixed use node anchored by the Pearl Brewery redevelopment project. This area shares boundaries with the Midtown Tax Increment Reinvestment Zone (TIRZ) Number 31, which was designated by City Council in December 2008 to provide funding for eligible infrastructure projects including streets, sidewalks, streetscape, drainage, water, sewer, parking garages and other public improvements. The TIRZ Board of Directors will use the MidTown Brackenridge Plan to coordinate public infrastructure projects and development incentives and set development standards that encourage long-term, high-quality investment.

MidTown Brackenridge Planning Process

The MidTown Brackenridge Master Plan was developed through a community-based process that included multiple opportunities for input from area stakeholders. The planning process was initiated through a collaborative effort by the San Antonio River Authority, the City of San Antonio, and the

City of San Antonio Planning and Community Development Department

Plan Amendment Recommendation

Midtown TIRZ Board of Directors. The Gateway Planning + Alamo Architects team, the project consultants, began work on the plan during the summer of 2010. The team conducted stakeholder interviews, six planning team and technical advisory committee meetings, and three general public meetings to gather a wide range of input and feedback during the planning process. The City of San Antonio Planning and Community Development Department held a series of meetings with area neighborhood associations, property owners, and neighborhood planning team members to specifically discuss adding the MidTown Brackenridge Plan as a supplement to each of the area's neighborhood plans.

MidTown Brackenridge Vision and Big Ideas

The vision of the MidTown Brackenridge Plan is to create a:

- Mixed use, mixed income neighborhood of appropriate urban character, scale and density
- Walkable, bikeable and transit-oriented community
- Lively district of economic, cultural, educational, residential and entertainment destinations
- Mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- Model low impact district that protects the watershed and celebrates green spaces.

The Plan reflects the strong preference of stakeholders to implement several big ideas:

- Use 2010 Bond funds to reinvent Broadway as a great transit boulevard so that its livability is the best in Texas, as it is a regional asset that anchors cultural gems important not just to San Antonio but to the entire state.
- Harness the eternal power of Brackenridge Park and the San Antonio River, not as an afterthought, but rather as the organizing principle of community life; the redesign of Broadway is critical to bringing the park and river literally and figuratively into the daily life of businesses and the neighborhoods of MidTown Brackenridge.
- Make infill development as easy in MidTown Brackenridge (and eventually in all of the Central City) as it is to develop a conventional subdivision on the edge of the City, thereby leveraging the myriad of resources that are now and will be expended in the area; doing so will require a one-stop approach to business where the interaction of the City, Bexar County, VIA Metropolitan Transit (VIA), San Antonio River Authority (SARA), San Antonio Water System (SAWS), CPS Energy (CPS), Texas Department of Transportation (TxDOT) and the private sector is seamless and completely coordinated.

Proposed Changes to the Government Hill Neighborhood Plan

1. Add the MidTown Brackenridge Plan as a supplement to the Government Hill Neighborhood Plan.

The proposed change would synchronize the Government Hill Neighborhood Plan with the unified vision for Broadway in the MidTown Brackenridge Plan. The MidTown Brackenridge vision is consistent with the Land Use/ Revitalization Goal in the Government Hill Neighborhood Plan. Adding the MidTown Brackenridge Plan as an appendix to the existing Neighborhood Plan will help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

2. Amend the Land Use Plan designations for multiple properties located within the general boundaries of the MidTown Brackenridge Plan.

The proposed change will ensure that the future land use designations in the Government Hill Neighborhood Plan are consistent with the vision in the MidTown Brackenridge Master Plan. The proposed changes affect 92 parcels located within an area bound by East Josephine Street to the north, Interstate Highway 35 to the south, North Hackberry Street to the East, and Broadway to the west. The majority of these parcels (91) are currently designated as Neighborhood Commercial land use. The remaining parcel is currently designated as Public/ Institutional land use. The proposed amendment

City of San Antonio Planning and Community Development Department Plan Amendment Recommendation

would change the land use designation of the majority of these parcels (72) to Mixed Use land use, while a smaller number of parcels (20) located northeast, southwest, and southeast of the intersection of Casa Blanca and North Alamo Streets would change to Low Density Mixed Use land use. The majority of the parcels situated to the north, south, east, and west of the subject parcels are currently classified as Low Density Mixed Use or Mixed Use land use.

The subject parcels are currently classified as Neighborhood Commercial land use and Public/Institutional land use. The Neighborhood Commercial land use classification includes low to moderate intensity, small-scale retail, office and service uses. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood-sized grocery store. Appropriate locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged. The Public/Institutional land use classification includes public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, museums, churches, and community gathering facilities. The location for these services include where they currently reside, as well as where they meet the future needs of the community.

The proposed amendment would change the land use classification of 20 parcels located northeast, southwest, and southeast of the intersection of Casa Blanca and North Alamo Streets to Low Density Mixed Use land use. The Low Density Mixed Use land use classification provides for a mix of low intensity residential and commercial uses. These may be located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses. Shared parking located to the rear of structures, limited curb cuts and monument signs are encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.

The proposed amendment would change the land use classification of the remaining parcels to Mixed Use land use. The Mixed Use land use classification allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional service, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Residential uses exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

The proposed land use changes would enhance the redevelopment potential of the subject properties by allowing for a mix of residential, retail, and office uses on properties abutting Broadway, North Alamo Street and parts of Austin Street. The existing Neighborhood Commercial land use classification does not allow the mix of residential, retail, and office uses that has proven successful at Pearl. The proposed Mixed Use land use classification would allow for slightly more intense retail and office uses and high density residential uses in buildings that are larger and taller than what is called for in the Neighborhood

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

Commercial land use classification. This type of development is appropriate along major roadways like Broadway, North Alamo Street, and Austin Street that are buffered from lower density residential uses in the neighborhood core. The Low Density Mixed Use land use classification allows for the same mix of residential, retail, and office uses as the Mixed Use land use classification, but at a lower intensity. The Low Density Mixed Use land use classification is appropriate for the parcels located northeast, southwest, and southeast of the intersection of Casa Blanca and North Alamo Streets where there is an existing mix of 1-story single-family residences, studios, and smaller retail uses. The proposed Mixed Use and Low Density Mixed Use land use classifications are consistent with the land use classifications for surrounding parcels, many of which are currently designated as Mixed Use land use. The proposed changes align with the Land Use/ Revitalization Goal in the Government Hill Neighborhood Plan.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Broadway is a Primary Arterial Type B. North Alamo Street is an Arterial Type C south of Interstate Highway 35

Other Streets: North of Interstate Highway 35 North Alamo Street functions as a collector. Austin Street is a local street. This area has access to multiple freeways including Interstate Highway 35, Interstate Highway 37, and US Highway 281.

Transit: There are three VIA bus routes that run along Broadway with stops near the subject properties.

The proposed Mixed Use and Low Density Mixed Use land use classifications could increase traffic volume along Broadway and alter peak traffic flow volumes when compared to the existing Neighborhood Commercial and Public/ Institutional land use classifications. The MidTown Brackenridge Plan estimates that traffic could increase 20% to 38,000 vehicles a day on Broadway if development occurs in accordance with the Plan. This would still be well below the 46,000 vehicles a day that are expected on a 6-lane roadway such as Broadway. Additionally, mixed use developments often generate fewer vehicle trips than single-use developments because residential, retail, and office uses are within walking and bicycling distance.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: schools, colleges, libraries, parks, and hospitals are all within close proximity to this near-downtown neighborhood. The existing community facilities are generally underutilized and have the capacity to serve any increase in users resulting from the proposed land use changes.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Adding the MidTown Brackenridge Plan as a supplement to the existing Government Hill Neighborhood Plan will synchronize the Neighborhood Plan with the unified vision for Broadway in the MidTown Brackenridge Plan and help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

The proposed land use changes would enhance the redevelopment potential of the subject properties by allowing for a mix of residential, retail, and office uses on properties abutting Broadway, North Alamo Street and parts of Austin Street. The proposed Mixed Use and Low Density Mixed Use land use

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

classifications are consistent with the land use classifications for surrounding parcels, many of which are currently designated as Mixed Use land use. The existing transportation infrastructure and public facilities are generally under utilized and could support additional users. The proposed changes align with the Land Use/ Revitalization Goal in the Government Hill Neighborhood Plan, are consistent with the MidTown Brackenridge Plan character areas, and provide the best opportunity for redevelopment in the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 14, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: August 26, 2011

No. Notices mailed 10 days prior to Public Hearing: 170 to owners of subject property and property within 200 feet; 12 to members of the planning team

Registered Neighborhood Association(s) Notified: Government Hill Alliance Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

No zoning action is proposed at this time.

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Christopher Looney, AICP

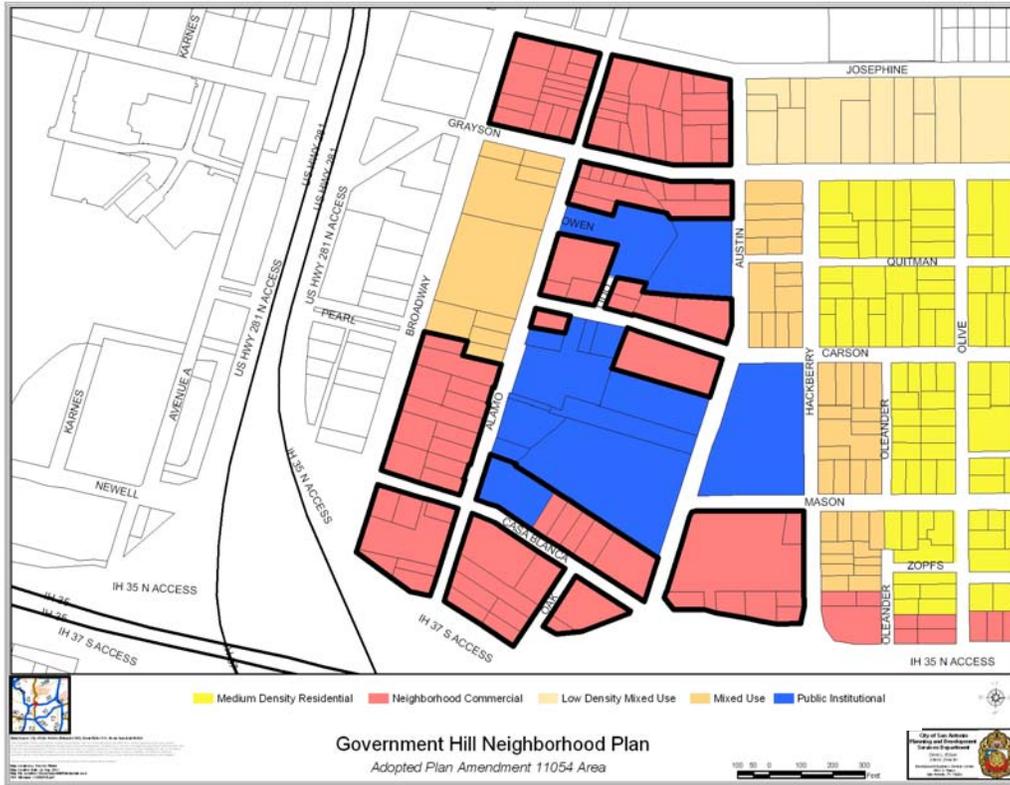
Interim Assistant Director

Case Manager: Michael Taylor, AICP

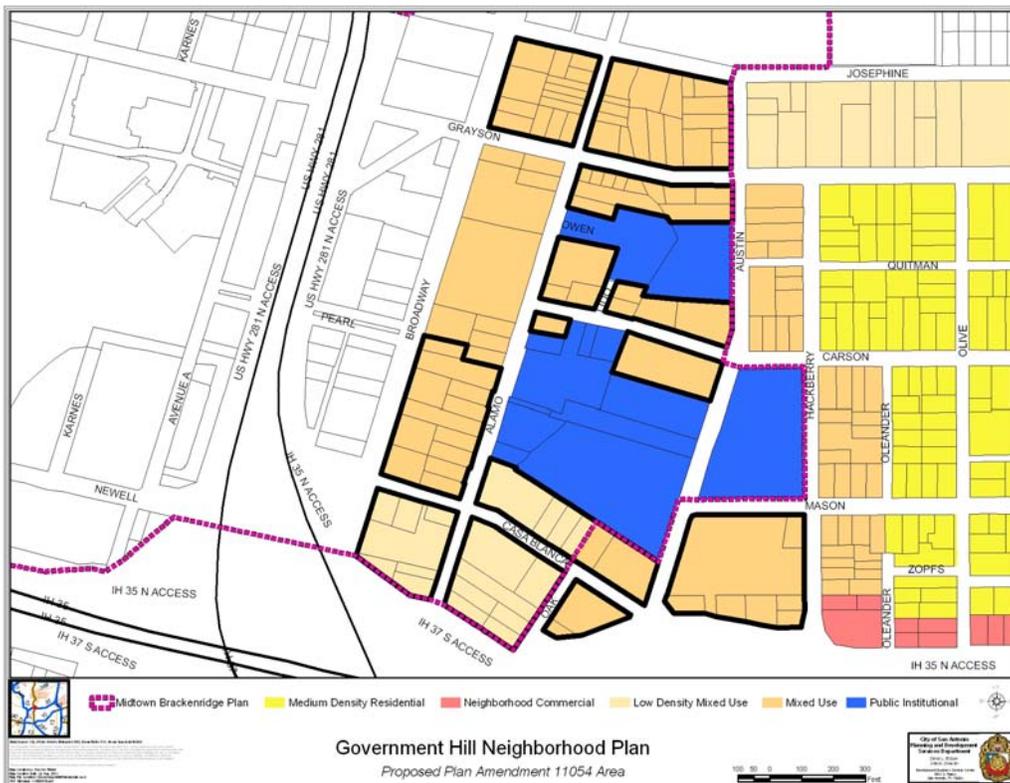
Planning Coordinator

Phone No.:207-0145

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11054

Government Hill Neighborhood Plan

Planning Commission
September 14, 2011
Agenda Item No. XX

MidTown Brackenridge Master Plan

- **Dec 2008:** Midtown Tax Increment Reinvestment Zone (TIRZ) established
- **Early 2010:** master planners hired to develop a plan for the TIRZ area (MidTown Brackenridge)
- **July 2010:** Planning Team & Advisory Committee formed for the MidTown Brackenridge Plan process
- **Aug – Dec 2010:** planning team and public meetings
- **April 2011:** MidTown Brackenridge final document
- **May 2011:** Meetings with neighborhood associations
- **July – Aug 2011:** Additional public meetings with neighborhood associations, property owners, and planning team members

MidTown Brackenridge Contents



Chapter 1: The Vision for MidTown Brackenridge

Chapter 2: Physical Master Plan

Chapter 3: Public Improvements Needed for the Vision

Chapter 4: Implementation

3

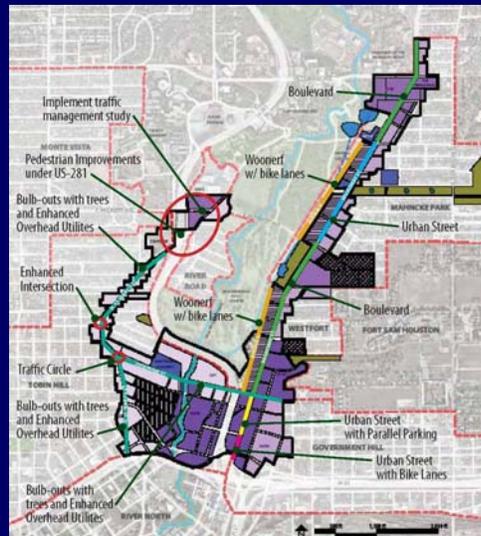
MidTown Brackenridge Vision

- Mixed use, mixed income neighborhoods of appropriate urban character, scale and density
- A walkable, bikeable and transit-oriented community
- A lively district of economic, cultural, educational, residential and entertainment destinations
- A mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- A model low impact district that protects the watershed and celebrates green spaces.



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MidTown Brackenridge Character Areas

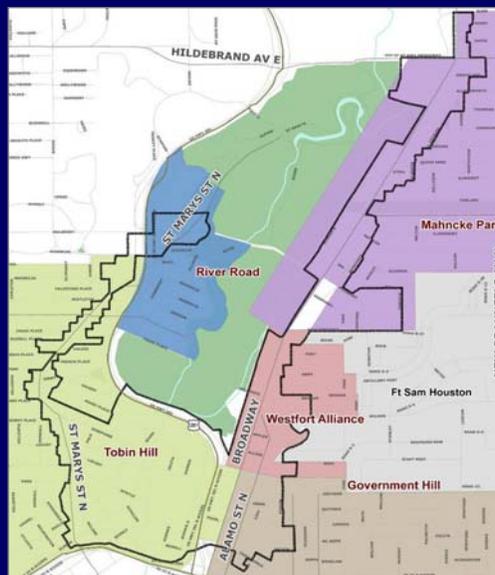


MAP KEY

	Urban Core
	Neighborhood Core
	Mixed-Use Transition
	Brackenridge Park Transition
	Mixed Use Corridor
	Urban Neighborhood
	Industrial Arts Neighborhood

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MidTown Brackenridge Existing Plans



- Government Hill Neighborhood Plan
- Mahncke Park Neighborhood Plan
- River Road Neighborhood Plan
- Tobin Hill Neighborhood Plan
- Westfort Alliance Neighborhood Plan

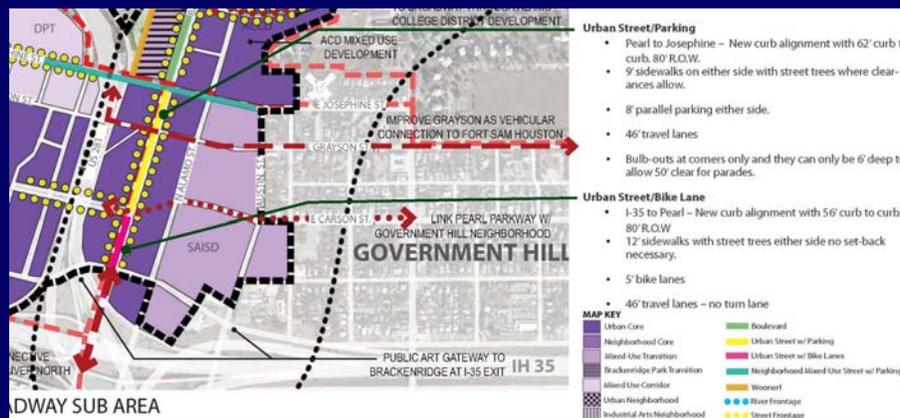
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Proposed Amendments to the Government Hill Neighborhood Plan

1. Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan
2. Change the land use designation of multiple parcels bound by East Josephine Street to the north, IH-35 to the south, North Hackberry Street to the East, and Broadway to the west from **Neighborhood Commercial** land use and **Public/Institutional** land use to **Mixed Use** land use and **Low Density Mixed Use** land use

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MidTown Brack. – Lower Broadway

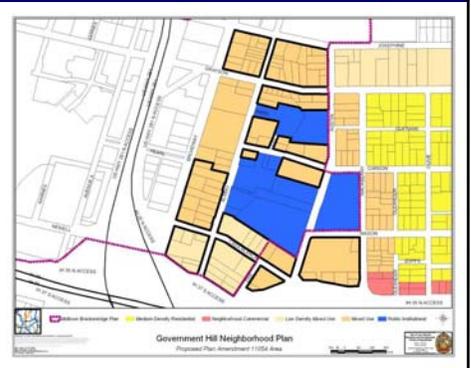
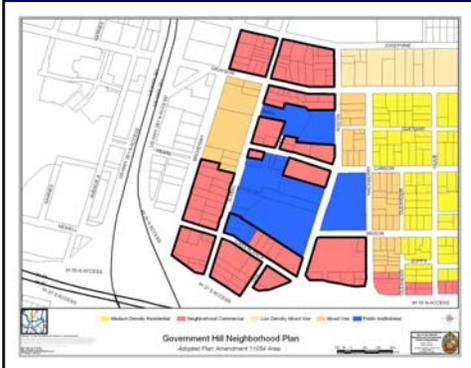


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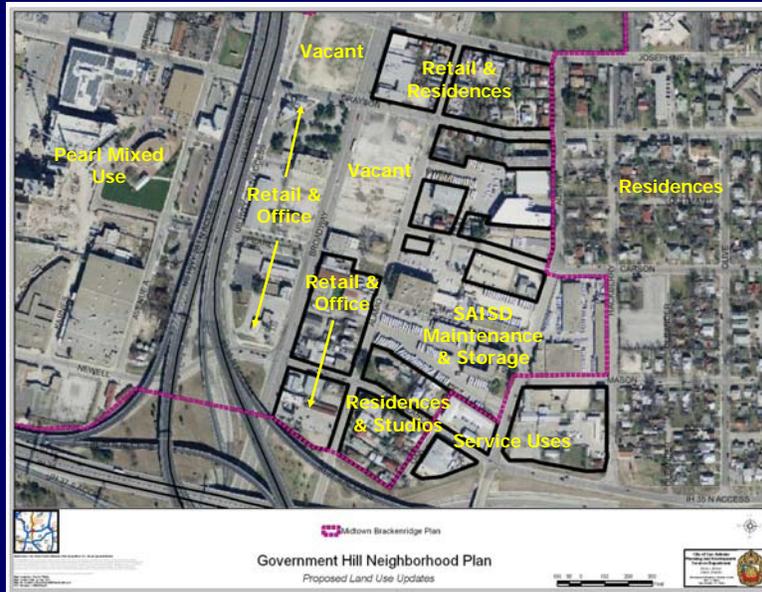
Amendment 11054

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



Staff Recommendation

Approval of the request to 1) Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan, and 2) Change the land use designation of multiple parcels bound by East Josephine Street to the north, IH-35 to the south, North Hackberry Street to the East, and Broadway to the west from **Neighborhood Commercial** land use and **Public Institutional** land use to **Mixed Use** land use and **Low Density Mixed Use** land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE MIDTOWN BRACKENRIDGE PLAN AS A SUPPLEMENT TO THE NEIGHBORHOOD PLAN AND AMENDING THE LAND USE PLAN BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE AND PUBLIC INSTITUTIONAL LAND USE TO MIXED USE LAND USE AND LOW DENSITY MIXED USE LAND USE FOR MULTIPLE PARCELS LOCATED WITHIN AN AREA BOUND BY EAST JOSEPHINE STREET TO THE NORTH, IH-35 TO THE SOUTH, NORTH HACKBERRY STREET TO THE EAST, AND BROADWAY TO THE WEST.

WHEREAS, City Council approved the Government Hill Neighborhood Plan as an addendum to the Master Plan on September 20, 2001 and approved updates to the Government Hill Neighborhood Plan on October 16, 2008 and November 4, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on September 14, 2011 and **APPROVED** the amendment on September 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF SEPTEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11055

Council District: **2, 9**

Anticipated City Council Meeting Date: **October 20, 2011**

- Plan Amendment Text – Attachment 1
- Plan Amendment Maps – Attachment 2
- Digital Ortho Image – Attachment 3

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Mahncke Park Neighborhood Plan**

Plan Approval Date: September 27, 2001

Plan Update(s): October 24, 2007 (No Update Warranted)

The applicant requests to amend the Plan by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amend the Land Use Plan by adding a Low Density Mixed Use land use classification, updating the existing text in the land use plan section, and changing designations for multiple parcels *from* **Neighborhood Commercial** land use *to* **Mixed Use** land use and **Low Density Mixed Use** land use.

The MidTown Brackenridge Plan is available for review at: <http://www.midtownbrackenridge.com/>

Background Information:

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: multiple parcels located within an area bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west

Current Land Use of site: residential, retail, office, institutional, and park uses

Adjacent Land Uses:

N: no land use designation; property within the City of Alamo Heights

E: designated Urban Single Family Residential, Urban Multi-Family Residential, Compact Multifamily Residential, and Parks/ Open Space; occupied by single-family and multi-family residential uses and parks

S: designated Neighborhood Commercial; occupied by retail and office uses

W: designated Parks and Open Space; occupied by golf course and park

Issue:

LAND USE ANALYSIS:

MidTown Brackenridge Plan Background

The MidTown Brackenridge Plan provides a unified vision for a 458-acre area that lies within the boundaries of five neighborhood plans. The MidTown Brackenridge plan includes design guidelines for public and private improvements and implementation strategies. The Plan area includes two major corridors, Broadway between Interstate Highway 35 and Burr Road and North St. Mary's Street between Interstate Highway 35 and East Mulberry Avenue, as well as a large mixed use node anchored by the Pearl Brewery redevelopment project. This area shares boundaries with the Midtown Tax Increment Reinvestment Zone (TIRZ) Number 31, which was designated by City Council in December 2008 to provide funding for eligible infrastructure projects including streets, sidewalks, streetscape, drainage, water, sewer, parking garages and other public improvements. The TIRZ Board of Directors will use the MidTown Brackenridge Plan to coordinate public infrastructure projects and development incentives and set development standards that encourage long-term, high-quality investment.

City of San Antonio Planning and Community Development Department

Plan Amendment Recommendation

MidTown Brackenridge Planning Process

The MidTown Brackenridge Master Plan was developed through a community-based process that included multiple opportunities for input from area stakeholders. The planning process was initiated through a collaborative effort by the San Antonio River Authority, the City of San Antonio, and the Midtown TIRZ Board of Directors. The Gateway Planning + Alamo Architects team, the project consultants, began work on the plan during the summer of 2010. The team conducted stakeholder interviews, six planning team and technical advisory committee meetings, and three general public meetings to gather a wide range of input and feedback during the planning process. The City of San Antonio Planning and Community Development Department held a series of meetings with area neighborhood associations, property owners, and neighborhood planning team members to specifically discuss adding the MidTown Brackenridge Plan as a supplement to each of the area's neighborhood plans.

MidTown Brackenridge Vision and Big Ideas

The vision of the MidTown Brackenridge Plan is to create a:

- Mixed use, mixed income neighborhood of appropriate urban character, scale and density
- Walkable, bikeable and transit-oriented community
- Lively district of economic, cultural, educational, residential and entertainment destinations
- Mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- Model low impact district that protects the watershed and celebrates green spaces.

The Plan reflects the strong preference of stakeholders to implement several big ideas:

- Use 2010 Bond funds to reinvent Broadway as a great transit boulevard so that its livability is the best in Texas, as it is a regional asset that anchors cultural gems important not just to San Antonio but to the entire state.
- Harness the eternal power of Brackenridge Park and the San Antonio River, not as an afterthought, but rather as the organizing principle of community life; the redesign of Broadway is critical to bringing the park and river literally and figuratively into the daily life of businesses and the neighborhoods of MidTown Brackenridge.
- Make infill development as easy in MidTown Brackenridge (and eventually in all of the Central City) as it is to develop a conventional subdivision on the edge of the City, thereby leveraging the myriad of resources that are now and will be expended in the area; doing so will require a one-stop approach to business where the interaction of the City, Bexar County, VIA Metropolitan Transit (VIA), San Antonio River Authority (SARA), San Antonio Water System (SAWS), CPS Energy (CPS), Texas Department of Transportation (TxDOT) and the private sector is seamless and completely coordinated.

Proposed Changes to the Mahncke Park Neighborhood Plan

1. Add the MidTown Brackenridge Plan as a supplement to the Mahncke Park Neighborhood Plan.

The proposed change would synchronize the Mahncke Park Neighborhood Plan with the unified vision for Broadway in the MidTown Brackenridge Plan. The vision for MidTown Brackenridge is consistent with Neighborhood Development Goal 2 in the Mahncke Park Neighborhood Plan which states: "Encourage the commercial development and redevelopment of Broadway with particular attention to: 1) the shopping and employment needs of neighborhood residents; and 2) a transition from commercial to residential uses which does not damage the character of the neighborhood." Adding the MidTown Brackenridge Plan as a supplement to the existing Neighborhood Plan will help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

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2. Add a Low Density Mixed Use land use classification and update the existing text in the land use plan section.

The proposed amendment will add the Low Density Mixed Use land use classification to the land use palette in the Mahncke Park Land Use Plan. The proposed text includes a description of Low Density Mixed Use land use as well as a list of related zoning districts. Similar to the existing Mixed Use land use classification, the Low Density Mixed Use land use classification allows for a mix of residential, office, and retail uses, but at a less intense scale and intensity. This less intense scale and intensity allows the Low Density Mixed Use land use classification to be placed adjacent to single-family uses. The proposed amendment will also update the existing language for the Mixed Use land use classification for consistency with more recently adopted plans. The proposed text amendments are shown in Attachment 1.

3. Amend the Land Use Plan designations for multiple properties located within the general boundaries of the MidTown Brackenridge Plan.

The proposed change will ensure that the future land use designations in the Mahncke Park Neighborhood Plan are consistent with the vision in the MidTown Brackenridge Master Plan. The proposed changes affect 144 parcels located within an area bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west. These parcels are currently designated as Neighborhood Commercial land use. The proposed amendment would change the land use designation of 67 parcels located on the west side of Broadway and on the east side of Broadway near the intersections of East Hildebrand Avenue and East Mulberry Avenue to Mixed Use land use and change the land use designation of the 77 parcels located on the East side of Broadway to Low Density Mixed Use land use.

The subject parcels are currently classified as Neighborhood Commercial land use. The Neighborhood Commercial land use classification provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. The classification allows for a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Examples of Neighborhood Commercial services are gasoline service stations, convenience stores, restaurants, neighborhood shopping centers with one anchor (i.e. grocery, general merchandise, or pharmacy), car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, medical clinics, day care centers, motels, tourist courts, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone). Drive-through establishments are not desired. Live/work units, allowing for residential use above commercial space, are acceptable.

The proposed amendment would change the land use classification of 77 parcels located on the East side of Broadway to Low Density Mixed Use land use. The Low Density Mixed Use land use classification provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a manner that encourages walking to the different uses. Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include medium density residential uses,

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Plan Amendment Recommendation**

professional/personal services, neighborhood-scale shop front retail with restaurants, cafes, and gift shops.

The proposed amendment would change the land use classification of 67 parcels located on the west side of Broadway and on the east side of Broadway near the intersections of East Hildebrand Avenue and East Mulberry Avenue to Mixed Use land use. The Mixed Use land use classification 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 streets, two arterial streets, or where an existing commercial area has been established. New development and redevelopment should appropriately transition to adjoining residential uses, taking into consideration noise, lighting and privacy along with the appropriateness of building height and scale. This classification incorporates 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 establishment (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, medium-scale apartment buildings, townhomes, etc.)

The proposed land use changes would enhance the redevelopment potential of the subject properties by allowing for a mix of residential, retail, and office uses on properties abutting Broadway. The existing Neighborhood Commercial land use classification does not fully support the mix of residential, retail, and office uses that has proven successful at Pearl. The proposed Mixed Use land use classification would allow for slightly more intense retail and office uses and high density residential uses in buildings that are larger and taller than what is called for in the Neighborhood Commercial land use classification. This type of development is appropriate along major roadways like Broadway that are not immediately adjacent to lower density residential uses in the neighborhood core. The Low Density Mixed Use land use classification allows for the same mix of residential, retail, and office uses as the Mixed Use land use classification, but at a lower intensity. The Low Density Mixed Use land use classification is appropriate for the parcels that abut single-family residential uses. The proposed Mixed Use and Low Density Mixed Use land use classifications are consistent with the land use classifications for areas to the north and south, which are currently designated as Mixed Use land use. The proposed changes align with Neighborhood Development Goal 2 in the Mahncke Park Neighborhood Plan. Goal 2 states: "Encourage the commercial development and redevelopment of Broadway with particular attention to: 1) the shopping and employment needs of neighborhood residents; and 2) a transition from commercial to residential uses which does not damage the character of the neighborhood."

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Broadway is a Primary Arterial Type B. East Hildebrand Avenue is a Secondary Arterial Type B.

Other Streets: East Mulberry Avenue functions as a collector. This area has access to multiple freeways including Interstate Highway 35, Interstate Highway 37, and US Highway 281.

Transit: There are three VIA bus routes that run along Broadway with stops near the subject properties.

The proposed Mixed Use and Low Density Mixed Use land use classifications could increase traffic volume along Broadway and alter peak traffic flow volumes when compared to the existing Neighborhood Commercial land use classification. The MidTown Brackenridge Plan estimates that traffic could increase 20% to 38,000 vehicles a day on Broadway if development occurs in accordance with the Plan. This would still be well below the 46,000 vehicles a day that are expected on a 6-lane

**City of San Antonio Planning and Community Development Department
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roadway such as Broadway. Additionally, mixed use developments often generate fewer vehicle trips than single-use developments because residential, retail, and office uses are within walking distance.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: schools, colleges, libraries, parks, and hospitals are all within close proximity to this near-downtown neighborhood. The existing community facilities are generally underutilized and have the capacity to serve any increase in users resulting from the proposed land use changes.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Adding the MidTown Brackenridge Plan as a supplement to the existing Mahncke Park Neighborhood Plan will synchronize the Neighborhood Plan with the unified vision for Broadway in the MidTown Brackenridge Plan and help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

The proposed land use changes would enhance the redevelopment potential of the subject properties by allowing for a mix of residential, retail, and office uses on properties abutting or adjacent to Broadway. The proposed Mixed Use and Low Density Mixed Use land use classifications are consistent with the land use classifications for areas to the north and south, which are currently designated as Mixed Use land use. The existing transportation infrastructure and public facilities are generally under utilized and could support additional users. The proposed changes align with Neighborhood Development Goal 2 in the Mahncke Park Neighborhood Plan, are consistent with the MidTown Brackenridge Plan character areas, and provide the best opportunity for redevelopment in the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: August 26, 2011

No. Notices mailed 10 days prior to Public Hearing: 294 to owners of subject property and property within 200 feet; 24 to members of the planning team

Registered Neighborhood Association(s) Notified: Mahncke Park Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

No zoning action is proposed at this time.

Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Michael Taylor, AICP	Planning Coordinator	Phone No.:207-0145

Mahncke Park Neighborhood Plan
Land Use Plan

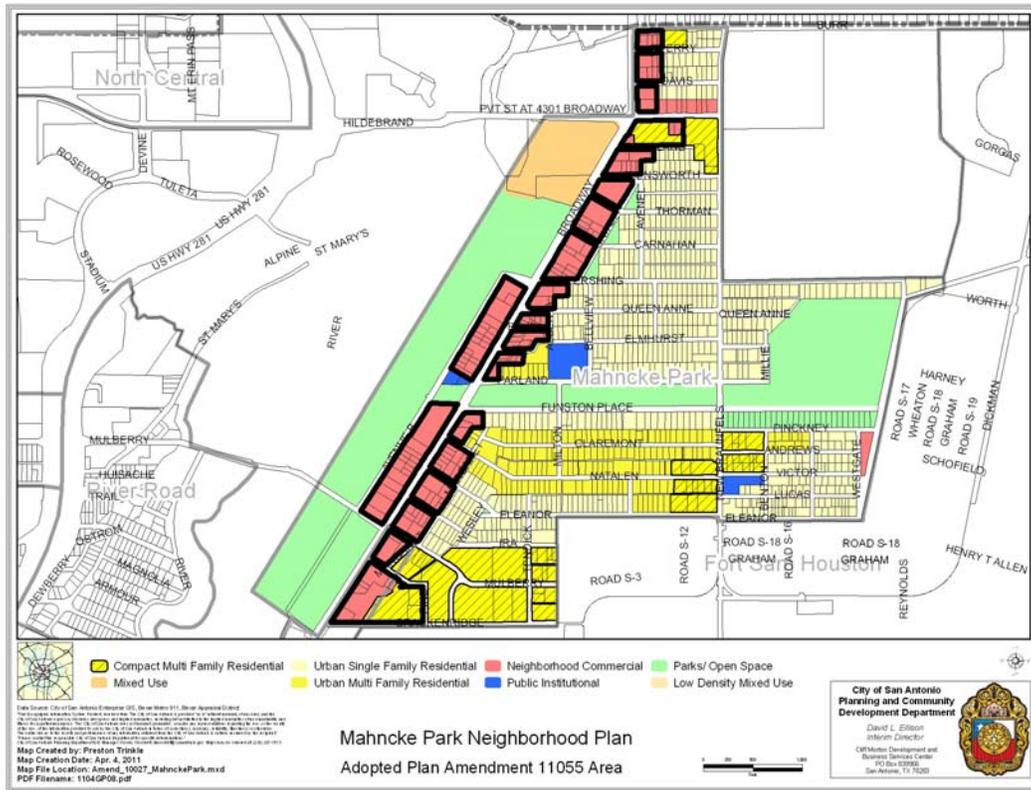
CLASSIFICATION	DESCRIPTION
<p>NEIGHBORHOOD COMMERCIAL</p>	<p>Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It allows for permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses <u>should</u> require buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are gasoline service stations, convenience stores, restaurants, neighborhood shopping centers with one anchor (i.e. grocery, general merchandise, or pharmacy), car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, medical clinics, day care centers, motels, tourist courts, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone). No Drive-through establishments are <u>not desired</u> <u>permissible</u>. Live/work units, allowing for residential use above commercial space, are permitted. A limited number of mixed use, infill development zones having commercial on the first floor with residential or office above would be permissible on Broadway. This classification contrasts with Community Commercial that serves the larger community and promotes a broad range of commercial operations and services necessary for numerous neighborhoods of the city. (Note: No Community Commercial uses are <u>generally recommended</u> in this plan, <u>however, a community commercial use that is of neighborhood scale and within a mixed use development which incorporates quality architecture and urban design features, may be appropriate along a higher order roadway, particularly at an intersection or within a nodal development</u>)</p>
<p><u>LOW DENSITY MIXED USE</u></p>	<p><u>Provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a manner that encourages walking to the different uses. Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include medium density residential uses, professional/personal services, neighborhood-scale shop front retail with restaurants, cafes, and gift shops.</u></p> <p><u>Recommended Zoning Districts: MXD, TOD, IDZ, FBZD, UD, O-1, NC, C-1, R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, and MF-18</u></p>

Mahncke Park Neighborhood Plan

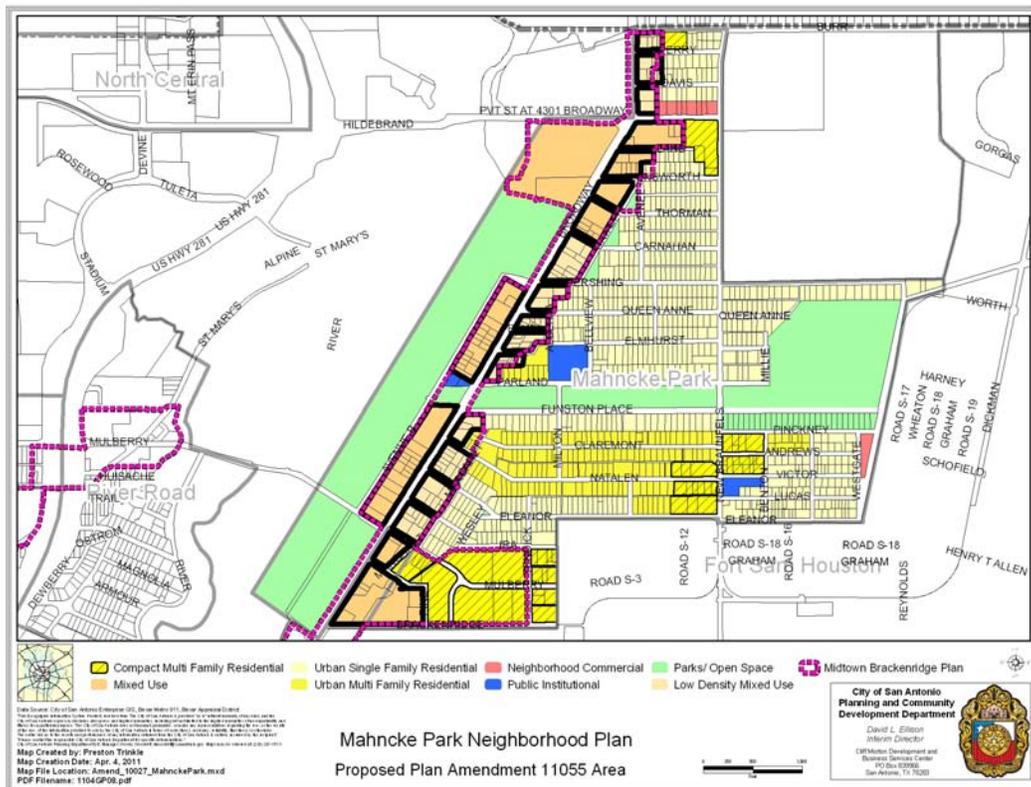
Land Use Plan

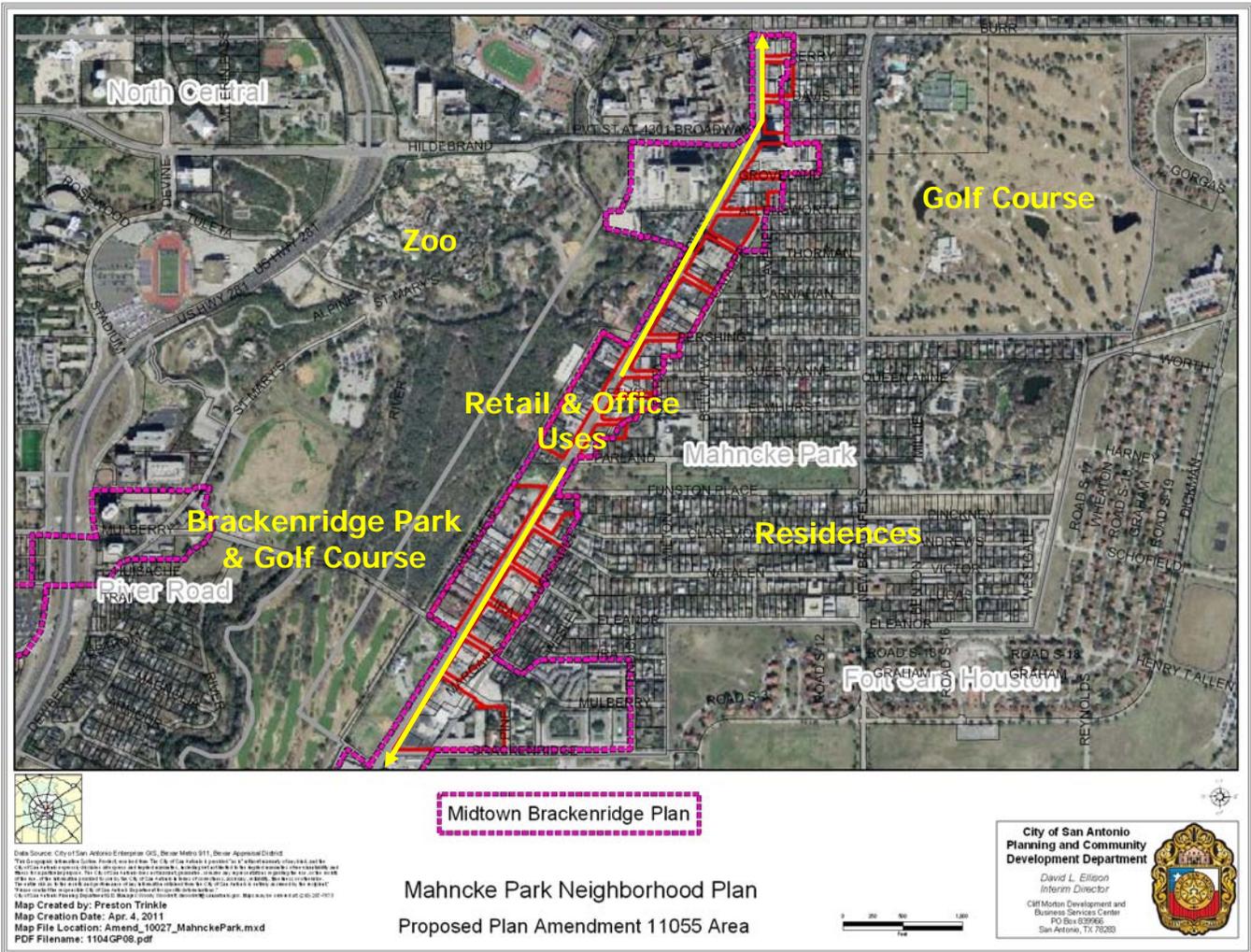
CLASSIFICATION	DESCRIPTION
<p>MIXED USE - Residential/ Office/ Commercial Special District</p>	<p>Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where 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 multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Residential, Neighborhood Commercial and neighborhood-scaled Community Commercial categories as well as office buildings and hotels up to four (4) stories. New development and redevelopment should appropriately transition to adjoining residential uses, taking into consideration noise, lighting and privacy along with the appropriateness of building height and scale. This classification incorporates allows for 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 establishment (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, medium-scale small apartment buildings, townhomes, etc.) A special district should be implemented to provide design standards for Mixed Use development.</p>
<p>PUBLIC/ INSTITUTIONAL</p>	<p>Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, private clubs and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.</p>
<p>PARKS/ OPEN SPACE</p>	<p>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</p>

Land Use Plan as adopted:



Proposed Amendment:





Midtown Brackenridge Plan

Data Source: City of San Antonio Enterprise GIS, Deane Metro D11, Deane Approval District
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Map Created by: Preston Trinkle
 Map Creation Date: Apr. 4, 2011
 Map File Location: Amend_10027_MahankePark.mxd
 PDF Filename: 1104GP08.pdf

Mahanke Park Neighborhood Plan
 Proposed Plan Amendment 11055 Area



City of San Antonio
 Planning and Community
 Development Department

David L. Ellison
 Interim Director

Cliff Motes Development and
 Business Services Center
 PO Box 927666
 San Antonio, TX 78269

Master Plan Amendment 11055

Mahncke Park Neighborhood Plan

Planning Commission
September 14, 2011
Agenda Item No. XX

MidTown Brackenridge Master Plan

- **Dec 2008:** Midtown Tax Increment Reinvestment Zone (TIRZ) established
- **Early 2010:** master planners hired to develop a plan for the TIRZ area (MidTown Brackenridge)
- **July 2010:** Planning Team & Advisory Committee formed for the MidTown Brackenridge Plan process
- **Aug – Dec 2010:** planning team and public meetings
- **April 2011:** MidTown Brackenridge final document
- **May 2011:** Meetings with neighborhood associations
- **July – Aug 2011:** Additional public meetings with neighborhood associations, property owners, and planning team members

MidTown Brackenridge Contents



Chapter 1: The Vision for MidTown Brackenridge

Chapter 2: Physical Master Plan

Chapter 3: Public Improvements Needed for the Vision

Chapter 4: Implementation

3

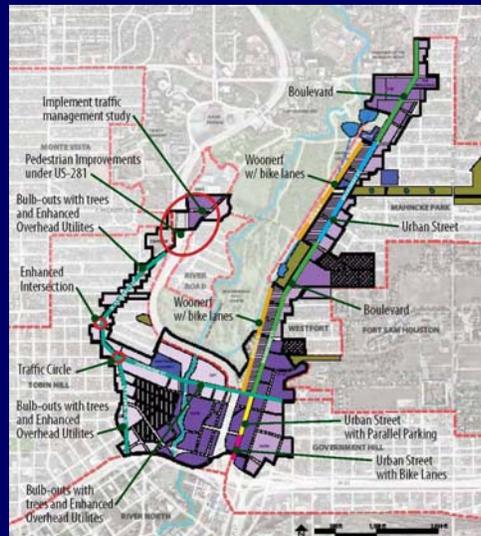
MidTown Brackenridge Vision

- Mixed use, mixed income neighborhoods of appropriate urban character, scale and density
- A walkable, bikeable and transit-oriented community
- A lively district of economic, cultural, educational, residential and entertainment destinations
- A mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- A model low impact district that protects the watershed and celebrates green spaces.



4

MidTown Brackenridge Character Areas

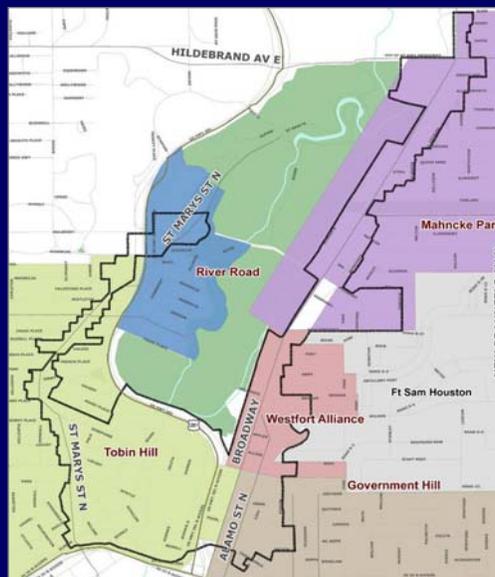


MAP KEY

	Urban Core
	Neighborhood Core
	Mixed-Use Transition
	Brackenridge Park Transition
	Mixed Use Corridor
	Urban Neighborhood
	Industrial Arts Neighborhood

5

MidTown Brackenridge Existing Plans



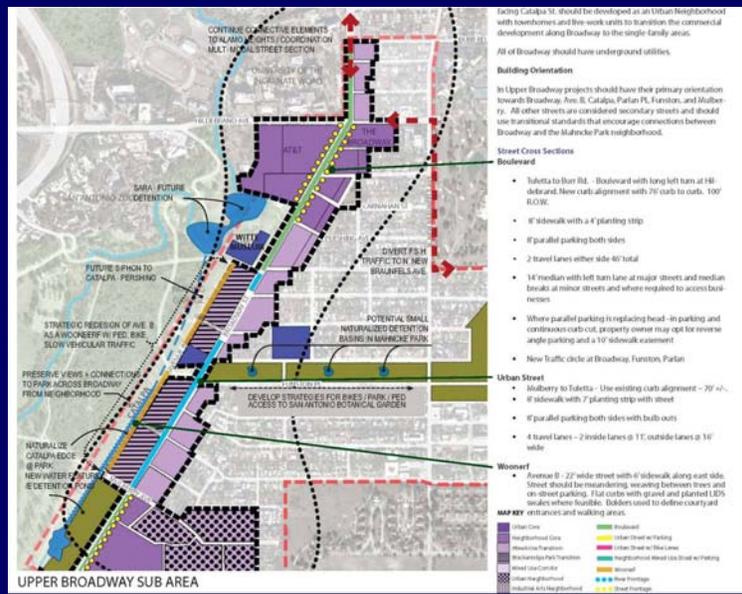
- Government Hill Neighborhood Plan
- Mahncke Park Neighborhood Plan
- River Road Neighborhood Plan
- Tobin Hill Neighborhood Plan
- Westfort Alliance Neighborhood Plan

6

Proposed Amendments to the Mahncke Park Neighborhood Plan

1. Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan
2. Amend the land use plan by adding a Low Density Mixed Use land use classification and updating the existing text in the land use plan section
3. Change the land use designation of multiple parcels bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west from **Neighborhood Commercial** land use to **Mixed Use** land use and **Low Density Mixed Use** land use.

MidTown Brack. – Upper Broadway



Amendment 11055

Mahncke Park Neighborhood Plan Land Use Plan

CLASSIFICATION	DESCRIPTION
NEIGHBORHOOD COMMERCIAL	Neighborhood Commercial provides small areas for offices, professional services, service and storefront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It allows for a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses should include buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are gasoline service stations, convenience stores, restaurants, neighborhood shopping centers with one anchor (i.e. grocery, general merchandise, or pharmacy), car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, medical clinics, day care centers, motels, tourist courts, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone) one-drive through establishments are not allowed. Limited work units, allowing for residential use above commercial space, are permitted. A limited number of mixed use, infill development areas having commercial on the first floor with residential or office above would be permissible on Broadway. This classification contrasts with Community Commercial that serves the larger community and provides a broad range of commercial operations and services necessary for numerous neighborhoods of the city. (Note: No Community Commercial uses are generally recommended in the plan.) <u>Neighborhood Commercial uses that are of neighborhood scale and within a mixed use development which incorporates quality architecture and urban design features may be appropriate along a higher order roadway, particularly at an intersection or within a node development.</u>
LOW DENSITY MIXED USE	Provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed to ensure that encroachment into the different uses. Shared parking located to the rear of structures, limited curb cuts and prominent signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, pedestrian and automobile friendly environment. Examples include medium density residential uses, professional services, neighborhood scale shops, front retail with restaurants, cafes, and gift shops.

Recommended Zoning Districts: RND, TOD, INV, FND, ULD, D-1, NC, C-1, B-3, B-4, B-5, B-6, ISH-4, ISH-5, ISH-6, and ISH-7

Update text for the Neighborhood Commercial land use category

Add Low Density Mixed Use land use classification, including description and related zoning districts

Amendment 11055

Mahncke Park Neighborhood Plan Land Use Plan

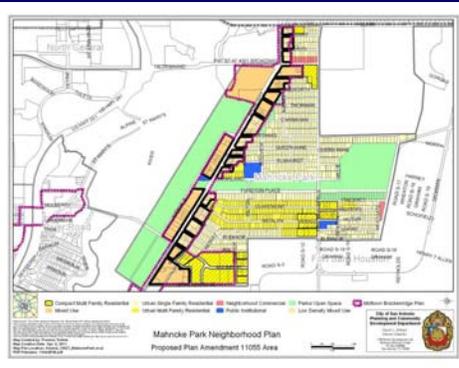
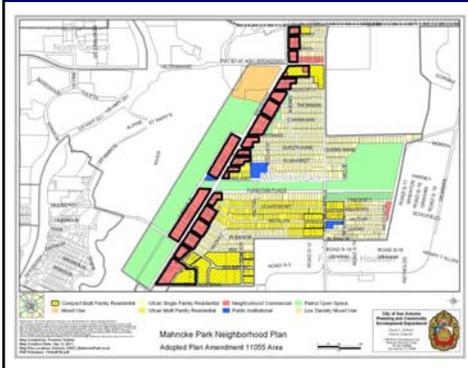
CLASSIFICATION	DESCRIPTION
MIXED USE - Residential-Office-Commercial Special District	Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Node 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 developments, parkways, and outdoor cafes. Mixed use nodes from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the <u>Residential, Neighborhood Commercial, and neighborhood-scaled Community Commercial categories as well as office buildings and hotels, see the other categories.</u> <u>Mixed development and redevelopment should separately transition to adjoining residential uses, taking into consideration noise, parking and density along with the appropriateness of building height and scale.</u> This classification encourages 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 establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (bedroom units, medium-scale small apartment buildings, townhomes, etc.) A special district should be implemented to provide design standards for Mixed Use development.
PUBLIC/ INSTITUTIONAL	Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, botanical parks, private clubs and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.
PARKS/ OPEN SPACE	Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance natural attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainage, and utility easements.

Update the name and description of the Mixed Use land use category

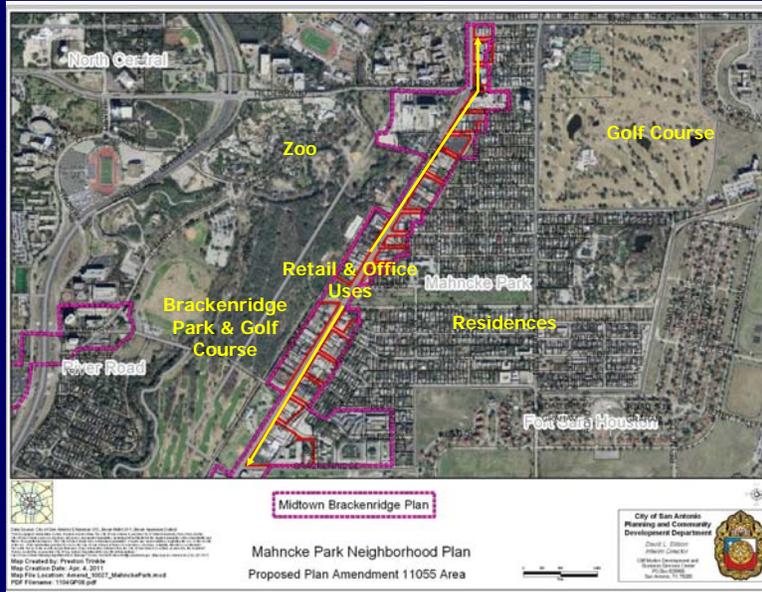
Amendment 11055

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



Staff Recommendation

Approval of the request to **1)** Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan, **2)** Amend the land use plan by adding a Low Density Mixed Use land use classification and updating the existing text in the land use plan section, and **3)** Change the land use designation of multiple parcels bound by Burr Road to the north, Brackenridge Avenue to the south, North New Braunfels Avenue, Catalpa, Bellview, Milton, Margaret, and North Pine Streets to the east, and Broadway and Avenue B to the west from **Neighborhood Commercial** land use to **Mixed Use** land use and **Low Density Mixed Use** land use.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE MIDTOWN BRACKENRIDGE PLAN AS A SUPPLEMENT TO THE NEIGHBORHOOD PLAN AND AMENDING THE LAND USE PLAN BY ADDING A LOW DENSITY MIXED USE LAND USE CLASSIFICATION, UPDATING THE EXISTING TEXT IN THE LAND USE PLAN SECTION AND CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO MIXED USE LAND USE AND LOW DENSITY MIXED USE LAND USE FOR MULTIPLE PARCELS LOCATED WITHIN AN AREA BOUND BY BURR ROAD TO THE NORTH, BRACKENRIDGE AVENUE TO THE SOUTH, NORTH NEW BRAUNFELS AVENUE, CATALPA, BELLVIEW, MILTON, MARGARET, AND NORTH PINE STREETS TO THE EAST, AND BROADWAY AND AVENUE B TO THE WEST.

WHEREAS, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Master Plan on September 27, 2001; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on September 14, 2011 and **APPROVED** the amendment on September 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF SEPTEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department Plan Amendment Recommendation

Plan Amendment Application Case No.: PA11056

Council District: **2, 9**

Anticipated City Council Meeting Date: **October 20, 2011**

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **River Road Neighborhood Plan**

Plan Approval Date: August 17, 2000

Plan Update(s): March 23, 2006 (No Update Warranted)

The applicant requests to amend the Plan by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan.

The MidTown Brackenridge Plan is available for review at: <http://www.midtownbrackenridge.com/>

No changes to the future land use designations are proposed.

Background Information:

Applicant: City of San Antonio

Property Location: No changes to the future land use designations are proposed at this time.

Issue:

LAND USE ANALYSIS:

MidTown Brackenridge Plan Background

The MidTown Brackenridge Plan provides a unified vision for a 458-acre area that lies within the boundaries of five neighborhood plans. The MidTown Brackenridge plan includes design guidelines for public and private improvements and implementation strategies. The Plan area includes two major corridors, Broadway between Interstate Highway 35 and Burr Road and North St. Mary's Street between Interstate Highway 35 and East Mulberry Avenue, as well as a large mixed use node anchored by the Pearl Brewery redevelopment project. This area shares boundaries with the Midtown Tax Increment Reinvestment Zone (TIRZ) Number 31, which was designated by City Council in December 2008 to provide funding for eligible infrastructure projects including streets, sidewalks, streetscape, drainage, water, sewer, parking garages and other public improvements. The TIRZ Board of Directors will use the MidTown Brackenridge Plan to coordinate public infrastructure projects and development incentives and set development standards that encourage long-term, high-quality investment.

MidTown Brackenridge Planning Process

The MidTown Brackenridge Master Plan was developed through a community-based process that included multiple opportunities for input from area stakeholders. The planning process was initiated through a collaborative effort by the San Antonio River Authority, the City of San Antonio, and the Midtown TIRZ Board of Directors. The Gateway Planning + Alamo Architects team, the project consultants, began work on the plan during the summer of 2010. The team conducted stakeholder interviews, six planning team and technical advisory committee meetings, and three general public meetings to gather a wide range of input and feedback during the planning process. The City of San Antonio Planning and Community Development Department held a series of meetings with area neighborhood associations, property owners, and neighborhood planning team members to specifically discuss adding the MidTown Brackenridge Plan as a supplement to each of the area's neighborhood plans.

MidTown Brackenridge Vision and Big Ideas

The vision of the MidTown Brackenridge Plan is to create a:

- Mixed use, mixed income neighborhood of appropriate urban character, scale and density
- Walkable, bikeable and transit-oriented community

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

- Lively district of economic, cultural, educational, residential and entertainment destinations
- Mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- Model low impact district that protects the watershed and celebrates green spaces.

The Plan reflects the strong preference of stakeholders to implement several big ideas:

- Use 2010 Bond funds to reinvent Broadway as a great transit boulevard so that its livability is the best in Texas, as it is a regional asset that anchors cultural gems important not just to San Antonio but to the entire state.
- Harness the eternal power of Brackenridge Park and the San Antonio River, not as an afterthought, but rather as the organizing principle of community life; the redesign of Broadway is critical to bringing the park and river literally and figuratively into the daily life of businesses and the neighborhoods of MidTown Brackenridge.
- Make infill development as easy in MidTown Brackenridge (and eventually in all of the Central City) as it is to develop a conventional subdivision on the edge of the City, thereby leveraging the myriad of resources that are now and will be expended in the area; doing so will require a one-stop approach to business where the interaction of the City, Bexar County, VIA Metropolitan Transit (VIA), San Antonio River Authority (SARA), San Antonio Water System (SAWS), CPS Energy (CPS), Texas Department of Transportation (TxDOT) and the private sector is seamless and completely coordinated.

Proposed Changes to the River Road Neighborhood Plan

Add the MidTown Brackenridge Plan as a supplement to the River Road Neighborhood Plan.

The proposed change would synchronize the River Road Neighborhood Plan with the unified vision for North Saint Mary's Street in the MidTown Brackenridge Plan. The vision for MidTown Brackenridge is consistent with the Commercial Area Objectives for North Saint Mary's Street and East Mulberry Avenue in the River Road Neighborhood Plan. Adding the MidTown Brackenridge Plan as a supplement to the existing Neighborhood Plan will help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: US Highway 281 is a freeway.

Other Streets: North Saint Mary's Street and East Mulberry Avenue function as collectors.

Transit: There is a VIA bus route that runs along North Saint Mary's Street.

The MidTown Brackenridge Plan estimates that traffic could increase 20% to 38,000 vehicles a day on Broadway if development occurs in accordance with the Plan. This would still be well below the 46,000 vehicles a day that are expected on a 6-lane roadway such as Broadway. Additionally, mixed use developments often generate fewer vehicle trips than single-use developments because residential, retail, and office uses are within walking distance. Traffic counts are not expected to increase significantly along North Saint Mary's Street or East Mulberry Avenue.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

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

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: schools, colleges, libraries, parks, and hospitals are all within close proximity to this near-downtown neighborhood. The existing community facilities are generally underutilized and have the capacity to serve any increase in users resulting from the proposed land use changes.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Adding the MidTown Brackenridge Plan as a supplement to the existing River Road Neighborhood Plan will synchronize the Neighborhood Plan with the unified vision for North Saint Mary's Street in the MidTown Brackenridge Plan and help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: August 26, 2011

No. Notices mailed 10 days prior to Public Hearing: 24 to members of the planning team

Registered Neighborhood Association(s) Notified: River Road Neighborhood Association

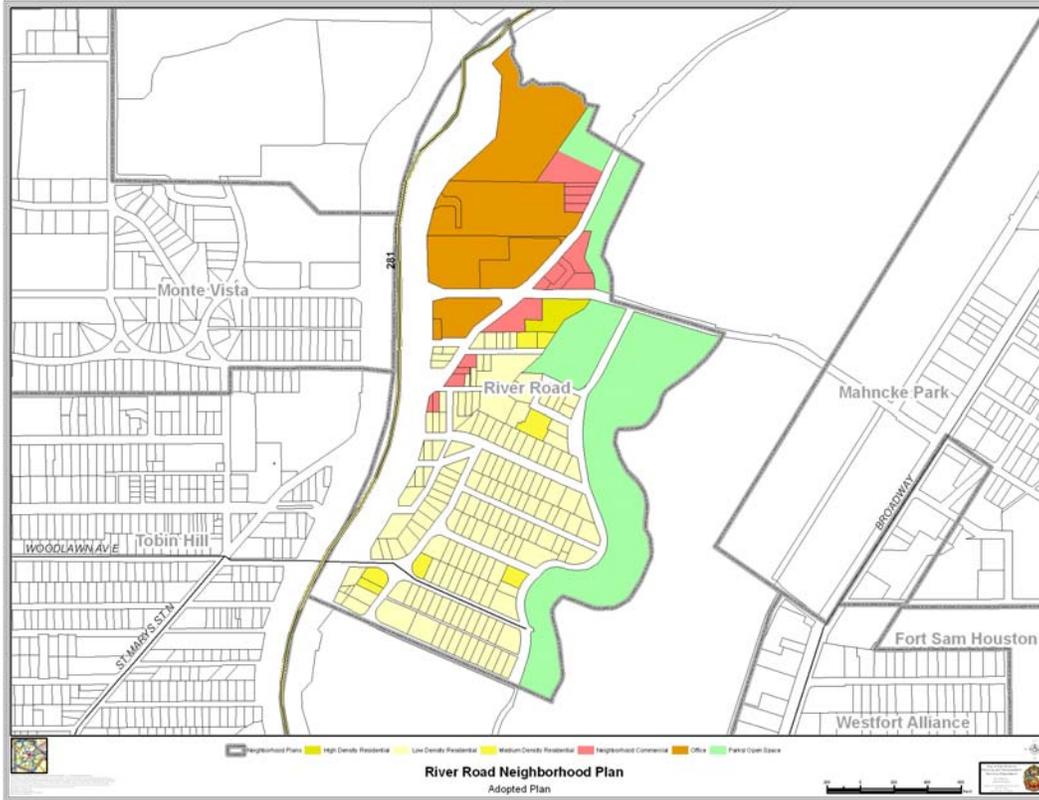
ZONING COMMISSION SUPPLEMENTAL INFORMATION:

No zoning action is proposed at this time.

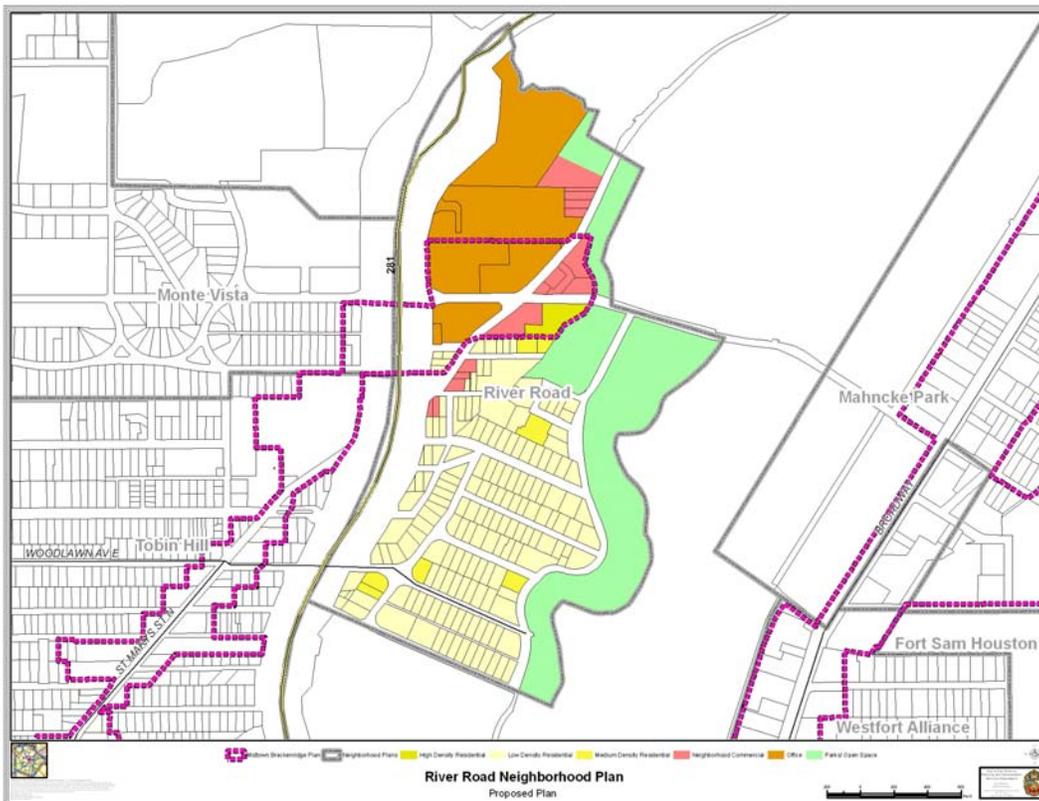
Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Michael Taylor, AICP	Planning Coordinator	Phone No.:207-0145

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11056

River Road Neighborhood Plan

Planning Commission
September 14, 2011
Agenda Item No. XX

MidTown Brackenridge Master Plan

- **Dec 2008:** Midtown Tax Increment Reinvestment Zone (TIRZ) established
- **Early 2010:** master planners hired to develop a plan for the TIRZ area (MidTown Brackenridge)
- **July 2010:** Planning Team & Advisory Committee formed for the MidTown Brackenridge Plan process
- **Aug – Dec 2010:** planning team and public meetings
- **April 2011:** MidTown Brackenridge final document
- **May 2011:** Meetings with neighborhood associations
- **July – Aug 2011:** Additional public meetings with neighborhood associations, property owners, and planning team members

MidTown Brackenridge Contents



Chapter 1: The Vision for MidTown Brackenridge

Chapter 2: Physical Master Plan

Chapter 3: Public Improvements Needed for the Vision

Chapter 4: Implementation

3

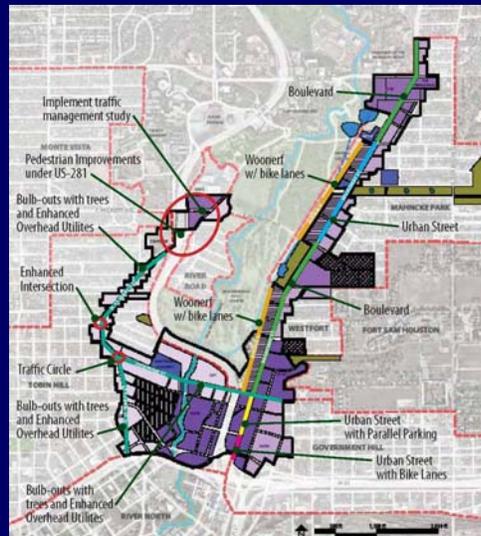
MidTown Brackenridge Vision

- Mixed use, mixed income neighborhoods of appropriate urban character, scale and density
- A walkable, bikeable and transit-oriented community
- A lively district of economic, cultural, educational, residential and entertainment destinations
- A mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- A model low impact district that protects the watershed and celebrates green spaces.



4

MidTown Brackenridge Character Areas

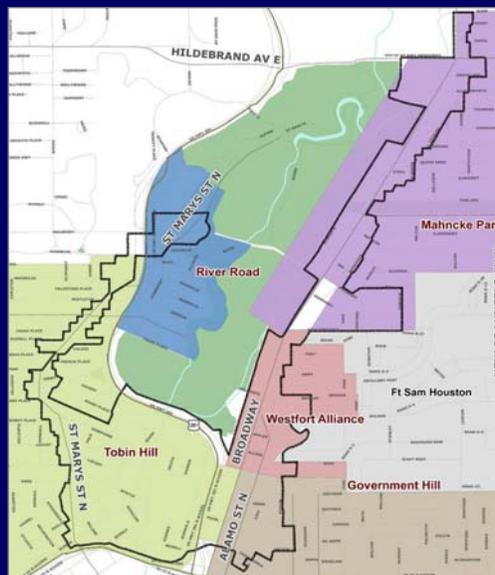


MAP KEY

	Urban Core
	Neighborhood Core
	Mixed-Use Transition
	Brackenridge Park Transition
	Mixed Use Corridor
	Urban Neighborhood
	Industrial Arts Neighborhood

5

MidTown Brackenridge Existing Plans



- Government Hill Neighborhood Plan
- Mahncke Park Neighborhood Plan
- River Road Neighborhood Plan
- Tobin Hill Neighborhood Plan
- Westfort Alliance Neighborhood Plan

6

Staff Recommendation

Approval of the request to add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE RIVER ROAD NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE MIDTOWN BRACKENRIDGE PLAN AS A SUPPLEMENT TO THE NEIGHBORHOOD PLAN.

WHEREAS, City Council approved the River Road Neighborhood Plan as an addendum to the Master Plan on August 17, 2000; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on September 14, 2011 and **APPROVED** the amendment on September 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF SEPTEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11057

Council District: **1, 2**

Anticipated City Council Meeting Date: **October 20, 2011**

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Tobin Hill Neighborhood Plan**

Plan Approval Date: September 24, 1987, February 21, 2008

Plan Update(s): None

The applicant requests to amend the Plan by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan.

The MidTown Brackenridge Plan is available for review at: <http://www.midtownbrackenridge.com/>

No changes to the future land use designations are proposed.

Background Information:

Applicant: City of San Antonio

Property Location: No changes to the land use designations are proposed at this time.

Issue:

LAND USE ANALYSIS:

MidTown Brackenridge Plan Background

The MidTown Brackenridge Plan provides a unified vision for a 458-acre area that lies within the boundaries of five neighborhood plans. The MidTown Brackenridge plan includes design guidelines for public and private improvements and implementation strategies. The Plan area includes two major corridors, Broadway between Interstate Highway 35 and Burr Road and North St. Mary's Street between Interstate Highway 35 and East Mulberry Avenue, as well as a large mixed use node anchored by the Pearl Brewery redevelopment project. This area shares boundaries with the Midtown Tax Increment Reinvestment Zone (TIRZ) Number 31, which was designated by City Council in December 2008 to provide funding for eligible infrastructure projects including streets, sidewalks, streetscape, drainage, water, sewer, parking garages and other public improvements. The TIRZ Board of Directors will use the MidTown Brackenridge Plan to coordinate public infrastructure projects and development incentives and set development standards that encourage long-term, high-quality investment.

MidTown Brackenridge Planning Process

The MidTown Brackenridge Master Plan was developed through a community-based process that included multiple opportunities for input from area stakeholders. The planning process was initiated through a collaborative effort by the San Antonio River Authority, the City of San Antonio, and the Midtown TIRZ Board of Directors. The Gateway Planning + Alamo Architects team, the project consultants, began work on the plan during the summer of 2010. The team conducted stakeholder interviews, six planning team and technical advisory committee meetings, and three general public meetings to gather a wide range of input and feedback during the planning process. The City of San Antonio Planning and Community Development Department held a series of meetings with area neighborhood associations, property owners, and neighborhood planning team members to specifically discuss adding the MidTown Brackenridge Plan as a supplement to each of the area's neighborhood plans.

MidTown Brackenridge Vision and Big Ideas

The vision of the MidTown Brackenridge Plan is to create a:

- Mixed use, mixed income neighborhood of appropriate urban character, scale and density
- Walkable, bikeable and transit-oriented community

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

- Lively district of economic, cultural, educational, residential and entertainment destinations
- Mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- Model low impact district that protects the watershed and celebrates green spaces.

The Plan reflects the strong preference of stakeholders to implement several big ideas:

- Use 2010 Bond funds to reinvent Broadway as a great transit boulevard so that its livability is the best in Texas, as it is a regional asset that anchors cultural gems important not just to San Antonio but to the entire state.
- Harness the eternal power of Brackenridge Park and the San Antonio River, not as an afterthought, but rather as the organizing principle of community life; the redesign of Broadway is critical to bringing the park and river literally and figuratively into the daily life of businesses and the neighborhoods of MidTown Brackenridge.
- Make infill development as easy in MidTown Brackenridge (and eventually in all of the Central City) as it is to develop a conventional subdivision on the edge of the City, thereby leveraging the myriad of resources that are now and will be expended in the area; doing so will require a one-stop approach to business where the interaction of the City, Bexar County, VIA Metropolitan Transit (VIA), San Antonio River Authority (SARA), San Antonio Water System (SAWS), CPS Energy (CPS), Texas Department of Transportation (TxDOT) and the private sector is seamless and completely coordinated.

Proposed Changes to the Tobin Hill Neighborhood Plan

Add the MidTown Brackenridge Plan as a supplement to the Tobin Hill Neighborhood Plan. The proposed change would synchronize the Tobin Hill Neighborhood Plan with the unified vision for Broadway, North Saint Mary’s, and East Josephine Streets in the MidTown Brackenridge Plan. The vision for MidTown Brackenridge is consistent with Goal 5: Development Type and Design in the Tobin Hill Neighborhood Plan. Goal 5 states: “Promote development that is compatible with existing development and encourage design that takes into account the existing character and scale of the neighborhood.” Adding the MidTown Brackenridge Plan as a supplement to the existing Neighborhood Plan will help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: US Highway 281 is a freeway.

Other Streets: North Saint Mary’s and East Josephine Street function as collectors.

Transit: There are multiple VIA bus routes that run along Broadway, North Saint Mary’s Street, and East Josephine Street.

The MidTown Brackenridge Plan estimates that traffic could increase 20% to 38,000 vehicles a day on Broadway if development occurs in accordance with the Plan. This would still be well below the 46,000 vehicles a day that are expected on a 6-lane roadway such as Broadway. Additionally, mixed use developments often generate fewer vehicle trips than single-use developments because residential, retail, and office uses are within walking distance. Traffic counts are not expected to increase significantly along North Saint Mary’s or East Josephine Streets.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

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

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: schools, colleges, libraries, parks, and hospitals are all within close proximity to this near-downtown neighborhood. The existing community facilities are generally underutilized and have the capacity to serve any increase in users resulting from the proposed land use changes.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Adding the MidTown Brackenridge Plan as a supplement to the existing Tobin Hill Neighborhood Plan will synchronize the Neighborhood Plan with the unified vision for Broadway, North Saint Mary's, and East Josephine Streets in the MidTown Brackenridge Plan and help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: August 26, 2011

No. Notices mailed 10 days prior to Public Hearing: 13 to members of the planning team

Registered Neighborhood Association(s) Notified: Tobin Hill Community Association

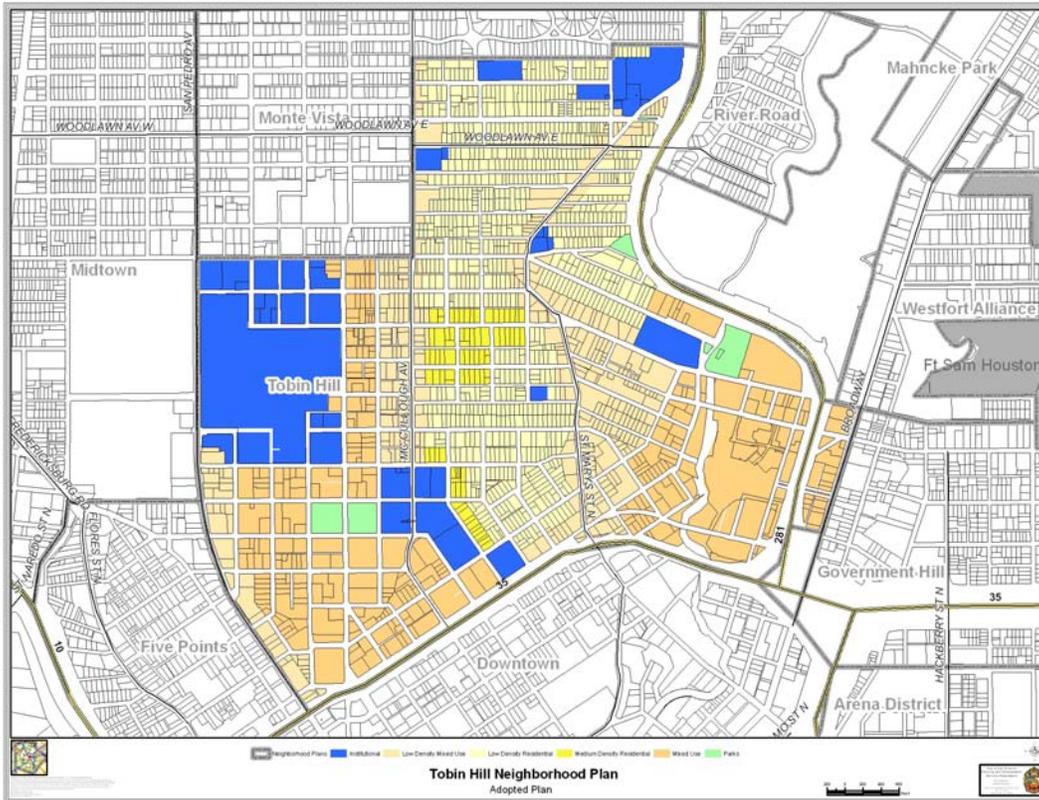
ZONING COMMISSION SUPPLEMENTAL INFORMATION:

No zoning action is proposed at this time.

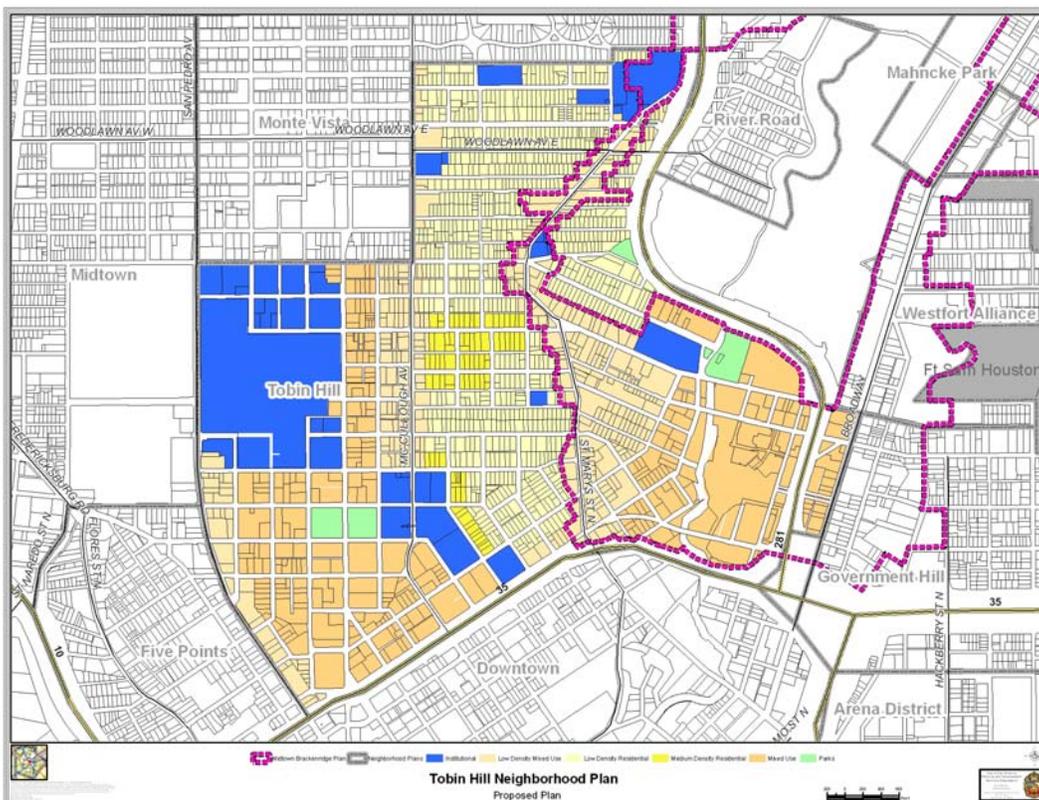
Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Michael Taylor, AICP	Planning Coordinator	Phone No.:207-0145

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11057

Tobin Hill Neighborhood Plan

Planning Commission
September 14, 2011
Agenda Item No. XX

MidTown Brackenridge Master Plan

- **Dec 2008:** Midtown Tax Increment Reinvestment Zone (TIRZ) established
- **Early 2010:** master planners hired to develop a plan for the TIRZ area (MidTown Brackenridge)
- **July 2010:** Planning Team & Advisory Committee formed for the MidTown Brackenridge Plan process
- **Aug – Dec 2010:** planning team and public meetings
- **April 2011:** MidTown Brackenridge final document
- **May 2011:** Meetings with neighborhood associations
- **July – Aug 2011:** Additional public meetings with neighborhood associations, property owners, and planning team members

MidTown Brackenridge Contents



Chapter 1: The Vision for MidTown Brackenridge

Chapter 2: Physical Master Plan

Chapter 3: Public Improvements Needed for the Vision

Chapter 4: Implementation

3

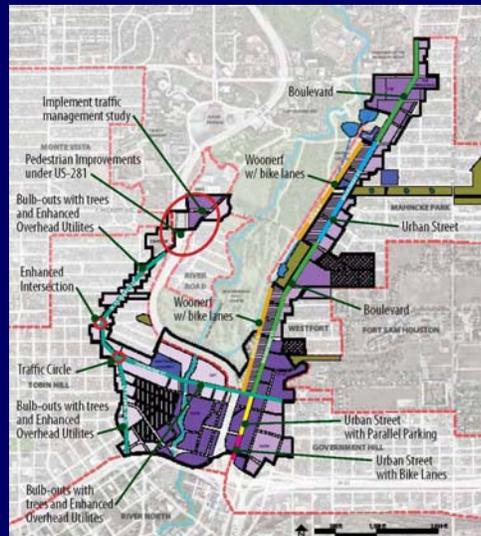
MidTown Brackenridge Vision

- Mixed use, mixed income neighborhoods of appropriate urban character, scale and density
- A walkable, bikeable and transit-oriented community
- A lively district of economic, cultural, educational, residential and entertainment destinations
- A mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- A model low impact district that protects the watershed and celebrates green spaces.



4

MidTown Brackenridge Character Areas

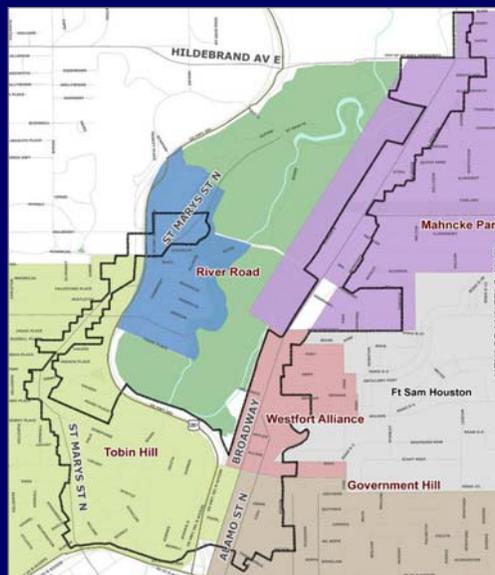


MAP KEY

	Urban Core
	Neighborhood Core
	Mixed-Use Transition
	Brackenridge Park Transition
	Mixed Use Corridor
	Urban Neighborhood
	Industrial Arts Neighborhood

5

MidTown Brackenridge Existing Plans



- Government Hill Neighborhood Plan
- Mahncke Park Neighborhood Plan
- River Road Neighborhood Plan
- Tobin Hill Neighborhood Plan
- Westfort Alliance Neighborhood Plan

6

Staff Recommendation

Approval of the request to add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE TOBIN HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE MIDTOWN BRACKENRIDGE PLAN AS A SUPPLEMENT TO THE NEIGHBORHOOD PLAN.

WHEREAS, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Master Plan on February 21, 2008; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on September 14, 2011 and **APPROVED** the amendment on September 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF SEPTEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11058

Council District: **2**

Anticipated City Council Meeting Date: **October 20, 2011**

- Plan Amendment Text – Attachment 1
- Plan Amendment Maps – Attachment 2
- Digital Ortho Image – Attachment 3

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Westfort Alliance Neighborhood Plan**

Plan Approval Date: September 25, 1997

Plan Update(s): May 29, 2003

The applicant requests to amend the Plan by adding the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan and amend the Land Use Plan by adding a Low Density Mixed Use land use classification, updating the existing text in the land use plan section, and changing designations for multiple parcels *from* **Neighborhood Commercial** land use *to* **Mixed Use** land use and **Low Density Mixed Use** land use.

The MidTown Brackenridge Plan is available for review at: <http://www.midtownbrackenridge.com/>

Background Information:

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: multiple parcels located within an area bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west

Current Land Use of site: retail and office uses, vacant commercial building

Adjacent Land Uses:

N: designated Neighborhood Commercial; occupied by retail uses

E: designated Urban Single Family Residential, Medium Density Residential, and Compact Multifamily Residential; occupied by single-family and multi-family residential uses

S: designated Mixed Use; occupied by retail, office, and industrial uses

W: designated Parks and Open Space; occupied by golf course and park

Issue:

LAND USE ANALYSIS:

MidTown Brackenridge Plan Background

The MidTown Brackenridge Plan provides a unified vision for a 458-acre area that lies within the boundaries of five neighborhood plans. The MidTown Brackenridge plan includes design guidelines for public and private improvements and implementation strategies. The Plan area includes two major corridors, Broadway between Interstate Highway 35 and Burr Road and North St. Mary's Street between Interstate Highway 35 and East Mulberry Avenue, as well as a large mixed use node anchored by the Pearl Brewery redevelopment project. This area shares boundaries with the Midtown Tax Increment Reinvestment Zone (TIRZ) Number 31, which was designated by City Council in December 2008 to provide funding for eligible infrastructure projects including streets, sidewalks, streetscape, drainage, water, sewer, parking garages and other public improvements. The TIRZ Board of Directors will use the MidTown Brackenridge Plan to coordinate public infrastructure projects and development incentives and set development standards that encourage long-term, high-quality investment.

City of San Antonio Planning and Community Development Department

Plan Amendment Recommendation

MidTown Brackenridge Planning Process

The MidTown Brackenridge Master Plan was developed through a community-based process that included multiple opportunities for input from area stakeholders. The planning process was initiated through a collaborative effort by the San Antonio River Authority, the City of San Antonio, and the Midtown TIRZ Board of Directors. The Gateway Planning + Alamo Architects team, the project consultants, began work on the plan during the summer of 2010. The team conducted stakeholder interviews, six planning team and technical advisory committee meetings, and three general public meetings to gather a wide range of input and feedback during the planning process. The City of San Antonio Planning and Community Development Department held a series of meetings with area neighborhood associations, property owners, and neighborhood planning team members to specifically discuss adding the MidTown Brackenridge Plan as a supplement to each of the area's neighborhood plans.

MidTown Brackenridge Vision and Big Ideas

The vision of the MidTown Brackenridge Plan is to create a:

- Mixed use, mixed income neighborhood of appropriate urban character, scale and density
- Walkable, bikeable and transit-oriented community
- Lively district of economic, cultural, educational, residential and entertainment destinations
- Mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- Model low impact district that protects the watershed and celebrates green spaces.

The Plan reflects the strong preference of stakeholders to implement several big ideas:

- Use 2010 Bond funds to reinvent Broadway as a great transit boulevard so that its livability is the best in Texas, as it is a regional asset that anchors cultural gems important not just to San Antonio but to the entire state.
- Harness the eternal power of Brackenridge Park and the San Antonio River, not as an afterthought, but rather as the organizing principle of community life; the redesign of Broadway is critical to bringing the park and river literally and figuratively into the daily life of businesses and the neighborhoods of MidTown Brackenridge.
- Make infill development as easy in MidTown Brackenridge (and eventually in all of the Central City) as it is to develop a conventional subdivision on the edge of the City, thereby leveraging the myriad of resources that are now and will be expended in the area; doing so will require a one-stop approach to business where the interaction of the City, Bexar County, VIA Metropolitan Transit (VIA), San Antonio River Authority (SARA), San Antonio Water System (SAWS), CPS Energy (CPS), Texas Department of Transportation (TxDOT) and the private sector is seamless and completely coordinated.

Proposed Changes to the Westfort Alliance Neighborhood Plan

1. Add the MidTown Brackenridge Plan as a supplement to the Westfort Alliance Neighborhood Plan.

The proposed change would synchronize the Westfort Alliance Neighborhood Plan with the unified vision for Broadway in the MidTown Brackenridge Plan. The vision for MidTown Brackenridge is consistent with the Areas of Special Impact on the Neighborhood, Infrastructure, and Zoning/ Land Use Goals in the Westfort Alliance Neighborhood Plan. Adding the MidTown Brackenridge Plan as a supplement to the existing Neighborhood Plan will help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

2. Add a Low Density Mixed Use land use classification and update the existing text in the land use plan section.

The proposed amendment will add the Low Density Mixed Use land use classification to the land use palette in the Westfort Alliance Land Use Plan. The proposed text includes a full description of Low Density Mixed Use land use as well as a list of related zoning districts. Similar to the existing Mixed Use land use classification, the Low Density Mixed Use land use classification allows for a mix of residential, office, and retail uses, but at a less intense scale and intensity. This less intense scale and intensity allows the Low Density Mixed Use land use classification to be placed adjacent to single-family uses. The proposed amendment will also update the existing language for the Mixed Use land use classification for consistency with more recently adopted plans. The proposed text amendments are shown in Attachment 1.

3. Amend the Land Use Plan designations for multiple properties located within the general boundaries of the MidTown Brackenridge Plan.

The proposed change will ensure that the future land use designations in the Westfort Alliance Neighborhood Plan are consistent with the vision in the MidTown Brackenridge Master Plan. The proposed changes affect 14 parcels located within an area bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west. These parcels are currently designated as Neighborhood Commercial land use. The proposed amendment would change the land use designation of the 9 parcels located in the northern part of the plan area to Mixed Use land use and change the land use designation of the 5 parcels located in the southern part of the plan area to Low Density Mixed Use land use.

The subject parcels are currently classified as Neighborhood Commercial land use. The Neighborhood Commercial land use classification provides small areas for offices, professional services, service and shopfront retail uses accessible by pedestrians. Drive-through establishments are not desired. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Examples of Neighborhood Commercial uses include convenience stores, restaurants, coffee shops, cafes, hair salons, delis, gift shops, medical offices, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings without a drive through (stand alone).

The proposed amendment would change the land use classification of 5 parcels located in the southern part of the plan area to Low Density Mixed Use land use. The Low Density Mixed Use land use classification provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a manner that encourages walking to the different uses. Shared parking located to the rear of structures, limited curb cuts and monument signs are encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include medium density residential uses, professional/personal services, neighborhood-scale shop front retail with restaurants, cafes, and gift shops.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

The proposed amendment would change the land use classification of the remaining parcels to Mixed Use land use. The Mixed Use land use classification 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. This classification allows for a mix of uses in the same building or in the same development such as offices (dentists, insurance professionals, non-profits, etc.), 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 neighborhood prefers no stand-alone bars in this category. Commercial uses should be situated primarily along higher order roadways. Residential uses exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

The proposed land use changes would enhance the redevelopment potential of the subject properties by allowing for a mix of residential, retail, and office uses on properties abutting Broadway. The existing Neighborhood Commercial land use classification does not fully support the mix of residential, retail, and office uses that has proven successful at Pearl. The proposed Mixed Use land use classification would allow for slightly more intense retail and office uses and high density residential uses in buildings that are larger and taller than what is called for in the Neighborhood Commercial land use classification. This type of development is appropriate along major roadways like Broadway that are not immediately adjacent to lower density residential uses in the neighborhood core. The Low Density Mixed Use land use classification allows for the same mix of residential, retail, and office uses as the Mixed Use land use classification, but at a lower intensity. The Low Density Mixed Use land use classification is appropriate for the parcels that abut single-family residential uses. The proposed Mixed Use and Low Density Mixed Use land use classifications are consistent with the land use classifications for surrounding parcels, several of which are currently designated as Mixed Use land use. The proposed changes align with the Areas of Special Impact on the Neighborhood and Zoning/ Land Use Goals in the Westfort Alliance Neighborhood Plan.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Broadway is a Primary Arterial Type B.

Other Streets: East Mulberry Avenue functions as a collector. This area has access to multiple freeways including Interstate Highway 35, Interstate Highway 37, and US Highway 281.

Transit: There are three VIA bus routes that run along Broadway with stops near the subject properties.

The proposed Mixed Use and Low Density Mixed Use land use classifications could increase traffic volume along Broadway and alter peak traffic flow volumes when compared to the existing Neighborhood Commercial land use classification. The MidTown Brackenridge Plan estimates that traffic could increase 20% to 38,000 vehicles a day on Broadway if development occurs in accordance with the Plan. This would still be well below the 46,000 vehicles a day that are expected on a 6-land roadway such as Broadway. Additionally, mixed use developments often generate fewer vehicle trips than single-use developments because residential, retail, and office uses are within walking distance.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

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

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: schools, colleges, libraries, parks, and hospitals are all within close proximity to this near-downtown neighborhood. The existing community facilities are generally underutilized and have the capacity to serve any increase in users resulting from the proposed land use changes.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Adding the MidTown Brackenridge Plan as a supplement to the existing Westfort Alliance Neighborhood Plan will synchronize the Neighborhood Plan with the unified vision for Broadway in the MidTown Brackenridge Plan and help ensure that the vision is communicated to residents, property owners, and elected and appointed officials.

The proposed land use changes would enhance the redevelopment potential of the subject properties by allowing for a mix of residential, retail, and office uses on properties abutting or adjacent to Broadway. The proposed Mixed Use and Low Density Mixed Use land use classifications are consistent with the land use classifications for surrounding parcels, several of which are currently designated as Mixed Use land use. The existing transportation infrastructure and public facilities are generally under utilized and could support additional users. The proposed changes align with the Areas of Special Impact on the Neighborhood and Zoning/ Land Use Goals in the Westfort Alliance Neighborhood Plan, are consistent with the MidTown Brackenridge Plan character areas, and provide the best opportunity for redevelopment in the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: August 26, 2011

No. Notices mailed 10 days prior to Public Hearing: 62 to owners of subject property and property within 200 feet; 14 to members of the planning team

Registered Neighborhood Association(s) Notified: Westfort Alliance Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

No zoning action is proposed at this time.

Planning and Community Development Department Staff:

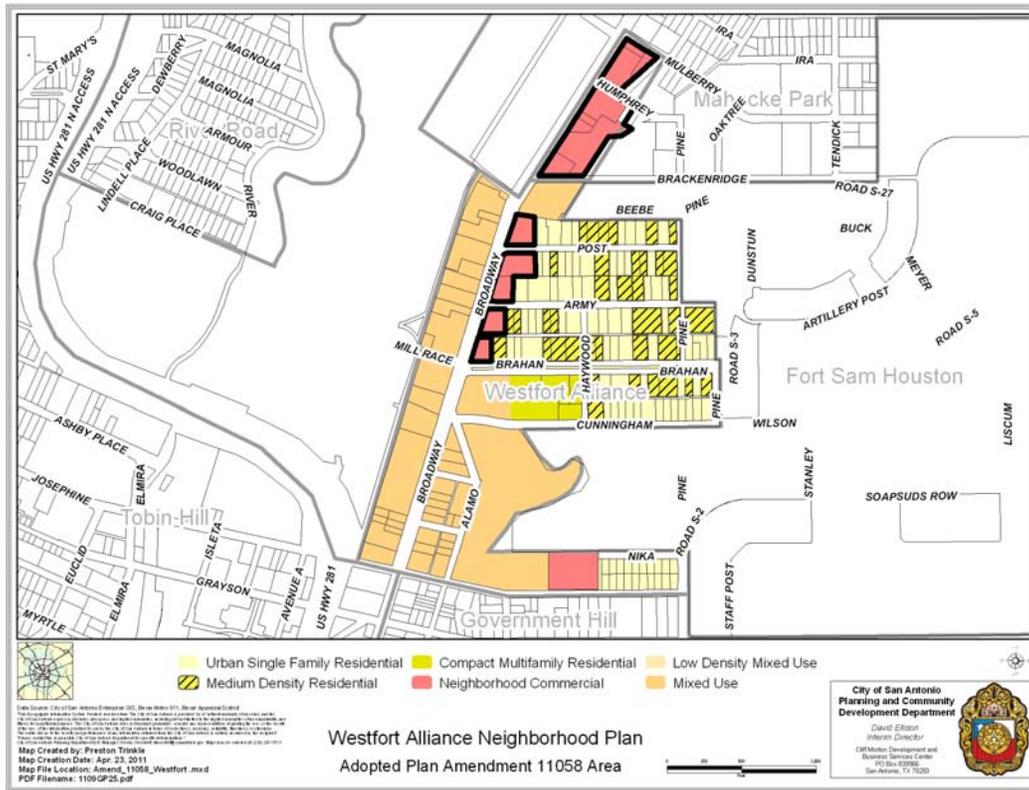
David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Michael Taylor, AICP	Planning Coordinator	Phone No.:207-0145

Land Use Classification	Description	Related Zoning Districts
<p>Mixed Use - Residential/ Office/ Commercial</p> 	<p>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. 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 multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle use areas.</p> <p>Mixed Uses include those in the Neighborhood Commercial, and Residential categories as well as office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as offices (dentists, insurance professionals, non-profits, etc.), 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.). A zoning special district or overlay district should be implemented to provide urban design standards in order to maintain a scale compatible with the neighborhood. The neighborhood prefers no stand-alone bars in this category. <u>Commercial uses should be situated primarily along higher order roadways. Residential uses exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.</u></p>	<p>MXD, TOD, IDZ</p> <p>Also includes O-1, O-2, NC, C-1, C-2P, and all RM and MF categories</p>

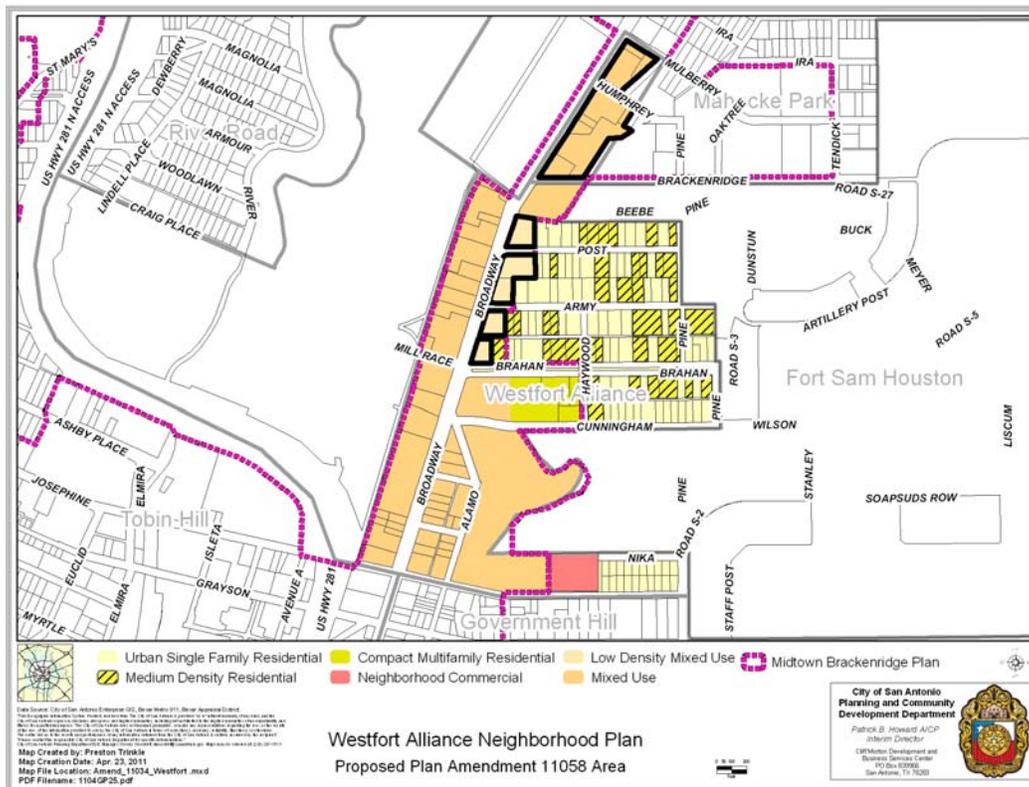


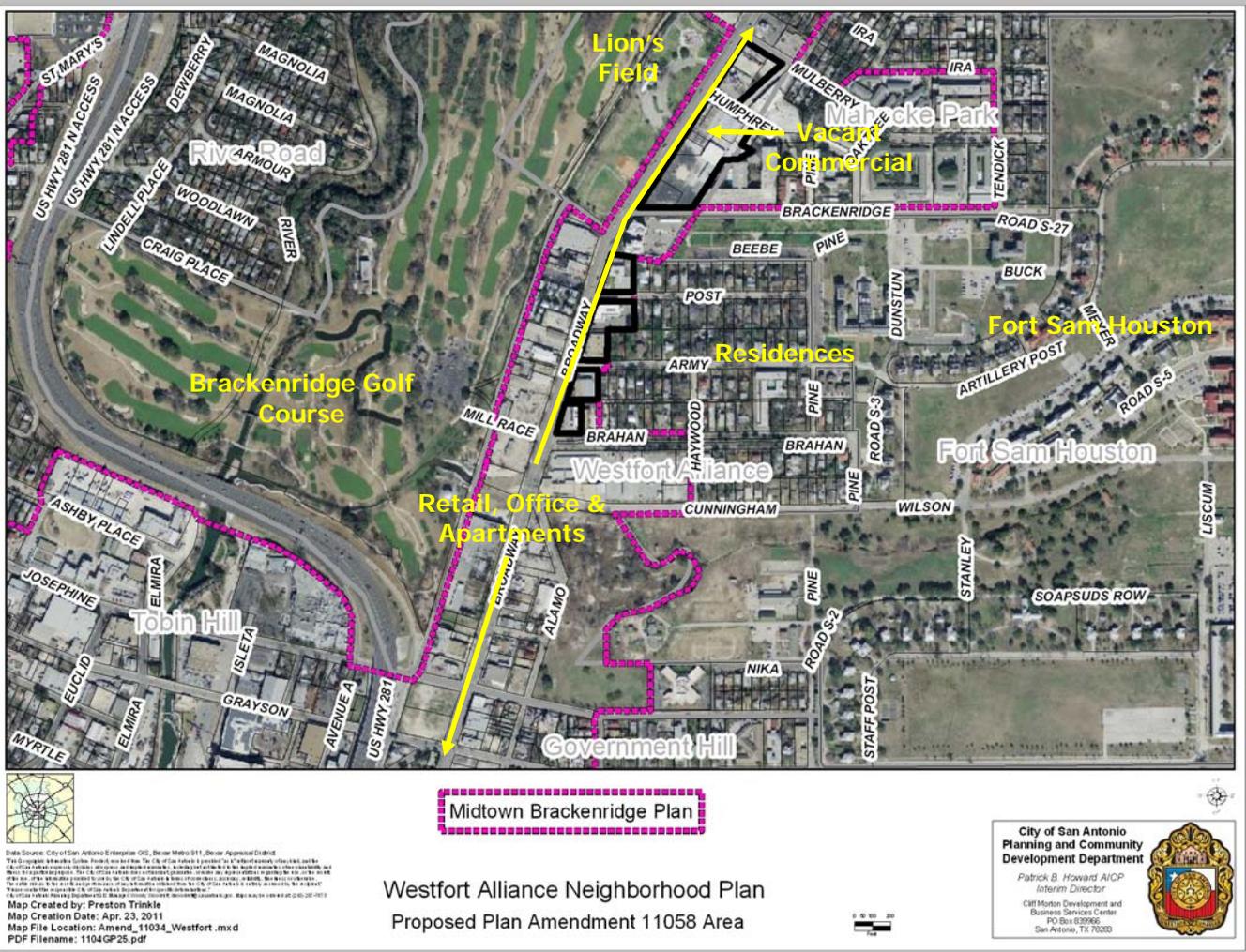
Land Use Classification	Description	Related Zoning Districts
<p>Low Density Mixed Use</p> 	<p><u>Provides for a mix of low intensity residential and neighborhood serving commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a manner that encourages walking to the different uses. Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include medium density residential uses, professional/personal services, neighborhood-scale shop front retail with restaurants, cafes, and gift shops.</u></p>	<p><u>MXD, TOD, IDZ, FBZD, and UD</u></p> <p>Also includes <u>O-1, NC, C-1, R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, and MF 18</u></p>
<p>Parks/Open Space</p> 	<p>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</p>	

Land Use Plan as adopted:



Proposed Amendment:





Master Plan Amendment 11058

Westfort Alliance Neighborhood Plan

Planning Commission
September 14, 2011
Agenda Item No. XX

MidTown Brackenridge Master Plan

- **Dec 2008:** Midtown Tax Increment Reinvestment Zone (TIRZ) established
- **Early 2010:** master planners hired to develop a plan for the TIRZ area (MidTown Brackenridge)
- **July 2010:** Planning Team & Advisory Committee formed for the MidTown Brackenridge Plan process
- **Aug – Dec 2010:** planning team and public meetings
- **April 2011:** MidTown Brackenridge final document
- **May 2011:** Meetings with neighborhood associations
- **July – Aug 2011:** Additional public meetings with neighborhood associations, property owners, and planning team members

MidTown Brackenridge Contents



Chapter 1: The Vision for MidTown Brackenridge

Chapter 2: Physical Master Plan

Chapter 3: Public Improvements Needed for the Vision

Chapter 4: Implementation

3

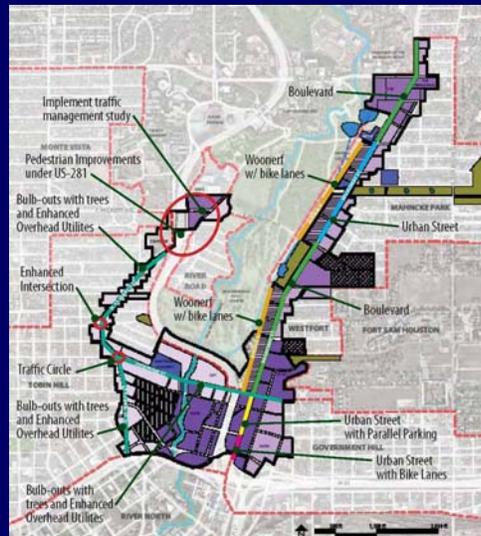
MidTown Brackenridge Vision

- Mixed use, mixed income neighborhoods of appropriate urban character, scale and density
- A walkable, bikeable and transit-oriented community
- A lively district of economic, cultural, educational, residential and entertainment destinations
- A mix of new construction, rehabilitation and adaptive reuse that exemplifies quality architecture and sustainable and green building practices, and
- A model low impact district that protects the watershed and celebrates green spaces.



4

MidTown Brackenridge Character Areas

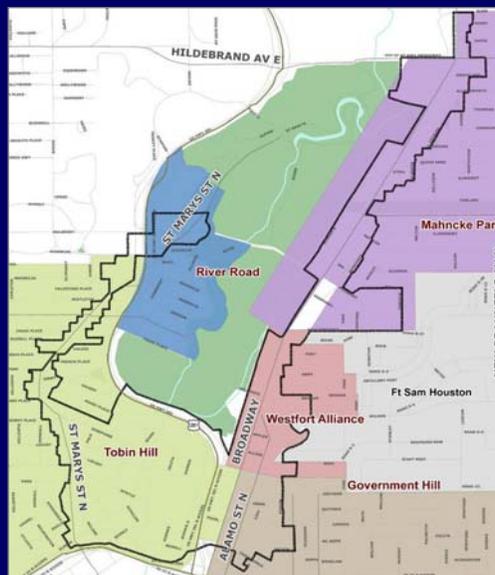


MAP KEY

	Urban Core
	Neighborhood Core
	Mixed-Use Transition
	Brackenridge Park Transition
	Mixed Use Corridor
	Urban Neighborhood
	Industrial Arts Neighborhood

5

MidTown Brackenridge Existing Plans



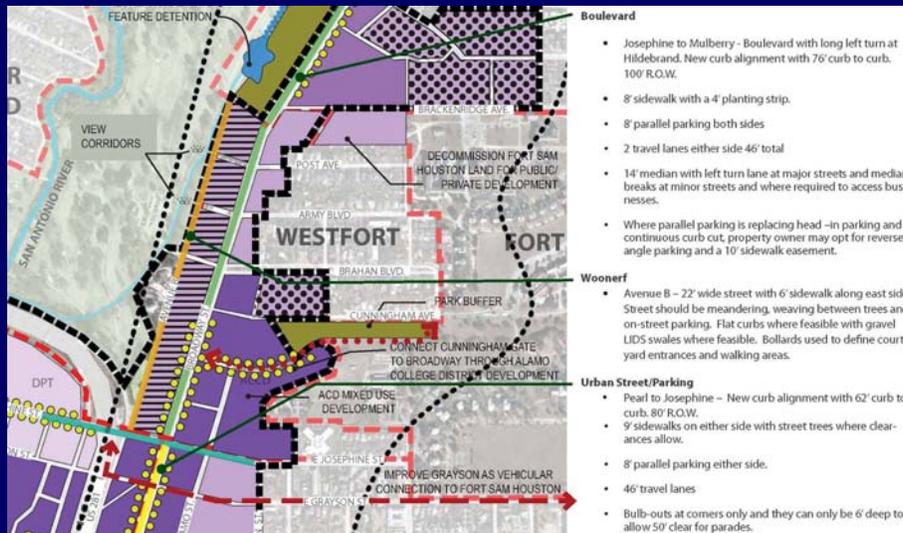
- Government Hill Neighborhood Plan
- Mahncke Park Neighborhood Plan
- River Road Neighborhood Plan
- Tobin Hill Neighborhood Plan
- Westfort Alliance Neighborhood Plan

6

Proposed Amendments to the Westfort Alliance Neighborhood Plan

1. Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan
2. Amend the land use plan by adding a Low Density Mixed Use land use classification and updating the existing text in the land use plan section
3. Change the land use designation of multiple parcels bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west from **Neighborhood Commercial** land use to **Mixed Use** land use and **Low Density Mixed Use** land use.

MidTown Brack. – Lower Broadway



Amendment 11058

May 2003 Land Use Plan Update
Westfort Neighborhood Plan

Land Use Classification	Description	Related Zoning Districts
<p>Low Density Mixed Use</p> 	<p>Provides for a mix of low intensity residential and neighborhood service commercial uses that are complementary and mutually supportive. May be located within adjacent lots or integrated within one structure. The mix of uses within a block or building should provide compatibility between commercial and residential uses and reinforce the existing character of adjoining neighborhoods. Uses within this category should be well integrated with and meet the everyday needs of a neighborhood and be designed in a manner that encourages walking to the different uses. Shared parking located to the rear of structures. Limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include medium density residential uses, professional/personal services, neighborhood scale shop front retail with restaurants, cafes, and gift shops.</p>	<p>MOO, TOD, IDZ, ES40, and LD</p> <p>Also includes O-1, M, C-1, B-3, B-4, B-5, B-6, RM-4, RM-5, RM-6, and MF-10</p>
<p>Parks/Open Space</p> 	<p>Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.</p>	

Add Low Density Mixed Use land use classification, including description and related zoning districts, to the Westfort Alliance Land Use Plan.

Amendment 11058

May 2003 Land Use Plan Update
Westfort Neighborhood Plan

Land Use Classification	Description	Related Zoning Districts
<p>Mixed Use - Residential/Office/Commercial</p> 	<p>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 activities experienced in one place. Mixed Use incorporates high quality architecture and urban design features such as attractive elevations, parkways, and outdoor cafes. Mixed Use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle use areas.</p> <p>Mixed Uses include those in the Neighborhood Commercial and Residential categories as well as office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as offices (dentists, insurance professionals, non-profits, etc.); 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.). A zoning special district or overlay district should be implemented to provide urban design standards in order to maintain a scale compatible with the neighborhood. The neighborhood prefers no stand-alone bars in this category. Commercial uses should be situated primarily along higher order roadways. Recreational uses, including, but not limited to, should be located on secondary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.</p>	<p>MOO, TOD, IDZ</p> <p>Also includes O-1, O-2, NC, C-1, C-2P, and all RM and MF categories</p>

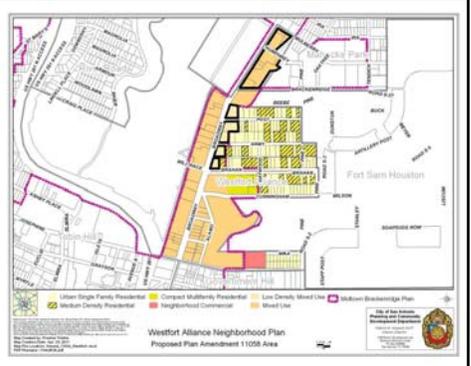
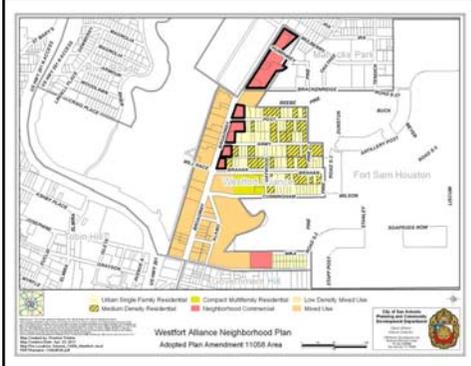


Update the name and description of the Mixed Use land use category in the Westfort Alliance Land Use Plan.

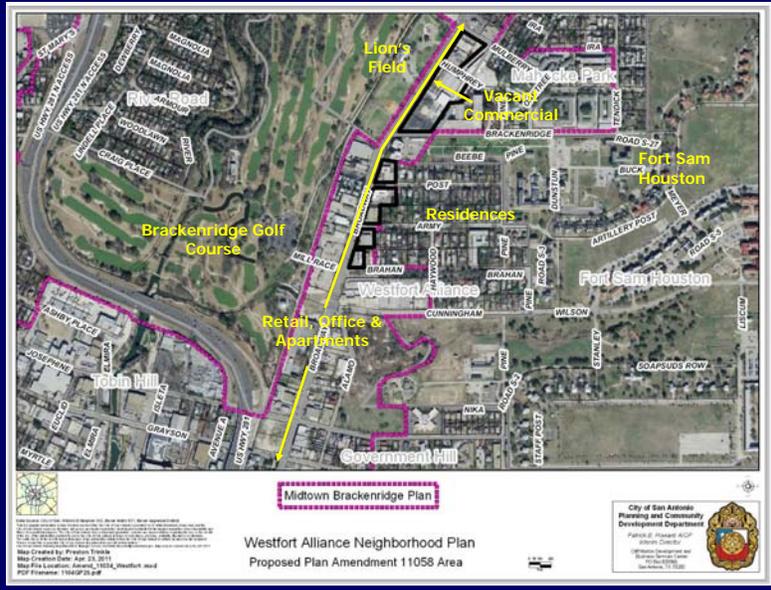
Amendment 11058

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



Staff Recommendation

Approval of the request to **1)** Add the MidTown Brackenridge Plan as a supplement to the Neighborhood Plan, **2)** Amend the land use plan by adding a Low Density Mixed Use land use classification and updating the existing text in the land use plan section, and **3)** Change the land use designation of multiple parcels bound by East Mulberry Avenue to the north, Brahan Boulevard to the south, Margaret Street, North Pine Street, and Haywood Avenue to the east, and Broadway to the west from **Neighborhood Commercial** land use to **Mixed Use** land use and **Low Density Mixed Use** land use.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE WESTFORT ALLIANCE NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY ADDING THE MIDTOWN BRACKENRIDGE PLAN AS A SUPPLEMENT TO THE NEIGHBORHOOD PLAN AND AMENDING THE LAND USE PLAN BY ADDING A LOW DENSITY MIXED USE LAND USE CLASSIFICATION, UPDATING THE EXISTING TEXT IN THE LAND USE PLAN SECTION AND CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO MIXED USE LAND USE AND LOW DENSITY MIXED USE LAND USE FOR MULTIPLE PARCELS LOCATED WITHIN AN AREA BOUND BY EAST MULBERRY AVENUE TO THE NORTH, BRAHAN BOULEVARD TO THE SOUTH, MARGARET STREET, NORTH PINE STREET, AND HAYWOOD AVENUE TO THE EAST, AND BROADWAY TO THE WEST.

WHEREAS, City Council approved the Westfort Alliance Neighborhood Plan as an addendum to the Master Plan on September 25, 1997 and approved an update to the Westfort Alliance Neighborhood Plan on May 29, 2003; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on September 14, 2011 and **APPROVED** the amendment on September 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF SEPTEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

P/C AGENDA FOR September 14, 2011

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	1014 Treaty Oak P.U.D	N/A	Keith & Rebecca Hering	
5C & 7	Aspen Heights Phase 2A PUD	Steubing Farm. Ltd.	Garnet Ray Steubing	Greg Henry
5D & 8	Aspen Heights Phase 2B PUD	Steubing Farm. Ltd.	Garnet Ray Steubing	
5E & 9	KVW-10	Kahlig Motor Company	William F. Vaughn, Jr.	
5F & 10	San Pedro Place Second Unit BSL	N/A	Reynaldo & Ethelvina Cuellar	
5G & 11	Austin Highway Multi-Family	Siete Acres, LLC	Guillermo Nicolas	
5H & 12	Redland Hills, Unit 3	FCS Fishcer, Ltd.	Rick Sheldon	
5I & 13	Hunter's Pond Skilled Nursing	Murphy Health Development, LP	Jeffery Smithers	
14	U-Haul Addition Lot 17, Block 4	Amerco Real Estate Company of Texas	Carlos Vizcarra	
15	Talise De Culebra, Unit-1	Sivage Community Development, Inc.	Michael Sivage	
16	Lakeside Nursing Facility	Suntex Nursing SA I LLC	Bryan Redmond	
17	Diamond T Ranch Sub Unit 1, P.U.D.	Castle & Cooke Mortgage, LLC		Christopher H. Moore
18	Dominion Panhandle	The Panhandle at Brenthurst, LLC	Rajeev Puri	
19	S11-001	Development Services Department		
20	S.P. No. 1502	N/A	Jose & Juanita Soliz	
21	S.P. No. 1565	N/A	Louis Raymond Arredondo	Devin " Buck" Benson
22	PA 11054	Planning and Community Development		
23	PA 11055	Planning and Community Development		
24	PA 11056	Planning and Community Development		
25	PA 11057	Planning and Community Development		
26	PA 11058	Planning and Community Development		