

SAN ANTONIO PLANNING COMMISSION AGENDA

September 28, 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 ITEMS:

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 100321	Theo Parkway Realignment (West side of Mission Road, south of Theo Parkway)	3	650 E-2
B. 110239	Villa Santiago (On the north side of Whitby Road, west of Babcock Road)	7	548 C-7
C. 110281	Richland Hills Unit-5A BSL (North of Deer Park, west of Leander)	6	613 B-1

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, 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 ITEMS 6-8 HELD ABOVE:

- | | | | | |
|----|--------|---|---|---------|
| 6. | 100321 | Theo Parkway Realignment
(West side of Mission Road, south of Theo Parkway) | 3 | 650 E-2 |
| 7. | 110239 | Villa Santiago
(On the north side of Whitby Road, west of Babcock Road) | 7 | 548 C-7 |
| 8. | 110281 | Richland Hills Unit-5A BSL
(North of Deer Park, west of Leander) | 6 | 613 B-1 |

PLATS:

- | | | | | |
|-----|--------|--|-----|---------|
| 9. | 090369 | Tres Laurels Montgomery Road
(North of U.S. Hwy 90, east of S.H. 211) | OCL | 645 C-3 |
| 10. | 110007 | Estonia Subdivision Unit 2
(Southwest of the intersection of Military Drive West and Rapla Crossing) | 6 | 579 B-8 |
| 11. | 110285 | Kallison Ranch Phase I Unit 3B
(Northwest of the intersection of Kallison Bend and Culebra Road) | OCL | 544 D-7 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | | |
|-----|--------|---|-----------|---|---------|
| 12. | 100276 | Spurs Park, Unit 2
(Southwest of the intersection of Floyd Curl Drive and Spurs Lane) | (pending) | 8 | 548 D-6 |
|-----|--------|---|-----------|---|---------|

VARIANCES and APPEALS:

- | | | | | | |
|-----|--------|---|------------------|-----|---------|
| 13. | 080520 | Potranco/American Lotus
(On the south side of Potranco Road, east and west of American Lotus) | (time extension) | OCL | 611 E-4 |
|-----|--------|---|------------------|-----|---------|

14. **11-IV-002 24089 Campbellton Road** (certificate of determination appeal) **OCL 783 E-2**
(On the west side of Campbellton Road, north of Ranch Trail Road)

STREET NAME CHANGE:

15. **S11-003** Public hearing and consideration of a Street Name Change resolution to change Industry Drive to Gabriel's Place. (Development Services Department by Juanita Gonzalez)

COMPREHENSIVE MASTER PLANS:

16. **PA11052** - Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 4.17 acres located at 7386 Grissom Road from Suburban Tier land use to Specialized Center land use. (Planning and Community Development Department by Tyler Sorrells)
17. **PA11053** - Public hearing and consideration of a resolution amending the land use plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.0864 acres located at 710 Arthur Street from Medium Density Residential land use to Public/Institutional land use. (Planning and Community Development Department by Robert C. Acosta)
18. **PA11059** - Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 8.093 acres located at 6310 and 6446 North New Braunfels Avenue from Neighborhood Commercial land use to Community Commercial land use. (Planning and Community Development Department by John Osten)

OTHER ITEMS:

19. Public hearing and consideration of a resolution recommending approval of the San Antonio Complete Streets Policy. (Planning and Community Development Department by Trish Wallace)
20. Approval of the minutes for the September 14, 2011 Planning Commission meeting
21. Director's report - City Council Action Update (Planning Commission Items sent to Council)
22. 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
23. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A36 September 28, 2011

THEO PARKWAY REALIGNMENT
SUBDIVISION NAME

MAJOR PLAT

100321
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 650 E-2

OWNER: City of San Antonio, by Xavier Urrutia, Agent

ENGINEER: Pape-Dawson Engineers, by Cara C. Tackett, P.E.

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

Date filed with Planning Commission: September 6, 2011

Location: West side of Mission Road, south of Theo Parkway

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District

H Historic District

RIO 4 River Improvement Overlay District

MF-33 Multi-Family District

Proposed Use: Public Right-of-Way

APPLICANT'S PROPOSAL:

To plat **3.493** acres consisting of **2,325** linear feet of public right-of way.

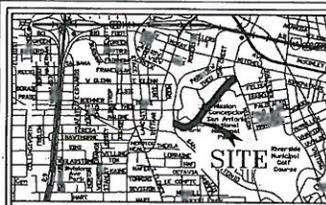
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 28, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Roosevelt Park Neighborhood Association, which is registered with the City of San Antonio.

Furthermore, a variance to Unified Development Code – Article V, Section 34-523 (h), 100-year Floodplains(s) and Environmentally Sensitive Areas was granted on November 10, 2010.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

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", "OVERPASS EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, INSPECTING, MAINTAINING AND DEREETING POLES, HANGING OR CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND DEREETING POLES, HANGING OR BURNING 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 ENLARGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MOUNTAIN LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

WASTEWATER EOU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

FLOODPLAIN NOTE:

The variable width drainage right-of-way and easements were delineated to conform with the 100-year flood zone established by the Federal Emergency Management Agency (FEMA) in accordance with FEMA panel 04150 - 415 of 785, dated September 29, 2010 and the 100-year ultimate development plus required freeboard or the 100-year ultimate development condition water surface elevation. Construction within these easements is prohibited without the prior written approval of the City of San Antonio Floodplain Administrator. The City of San Antonio Public Works Department shall have access to these drainage easements as necessary.

DIRM NOTE:

APPROXIMATE 100 YEAR FLOOD PLAN OF THE DIGITAL FLOOD INSURANCE RATE MAP DOWNLOADED FROM [HTTP://DFRS.DFWR.TEXAS.GOV](http://dfrs.dfwr.texas.gov)

DRAINAGE EASEMENT NOTE:

No structure, fence, wall or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved shall be allowed without the approval of the Director of Public Works. The City of San Antonio and Bexar County 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.

PLAT NO. 100321

DEVELOPMENT SERVICES

REPLAT AND SUBDIVISION PLAT OF THE THED PARKWAY REALIGNMENT

BEING 3.493 ACRES OUT OF LOTS 48, A-20 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF A 1.711 ACRE TRACT BOTH BEING PLAT NO. 14788, PAGE 424 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 20 ACRES OUT OF 26 ACRE TRACT DESCRIBED IN VOLUME 828, PAGE 65 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

2011 SEP - 2

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT # 040382 ST. PETER/JOSEPH & SETON HOME SUBDIVISION WHICH IS RECORDED BY VOLUME 811, PAGE 182-183, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 11/11/10 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER: *Paul A. Wilkinson*

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 12th day of Sept 2011

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

LEGEND:

G.E.T. & CITY EASEMENT - GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
VALE - VEHICLE NON ACCESS EASEMENT
SANA - SAN ANTONIO RIVER AUTHORITY

○ SET 1/2" IRON ROD WITH ORANGE CAP STAMPED "SAN ANTONIO B.C.T."

● FOUND 1/2" IRON ROD

D.R.B.C.T. - 8000 RECORDS OF BEXAR COUNTY TEXAS

D.P.R.B.C.T. - DEED & PLAT RECORDS OF BEXAR COUNTY TEXAS

D.P.R.A.P.B.C.T. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS

400 - PROPOSED CONTIGUOUS

8000 RECORDS, ME EXISTING STATE PLAT CONTIGUOUS RECORDS

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7072 San Pedro Avenue
San Antonio, Texas 78216
210-494-7223
TXBE No. F-1718

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 UNDER MY SUPERVISION:

E.F. BURKHART, P.E.L.S.
E.F. Burkhardt 8/12/11
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1706

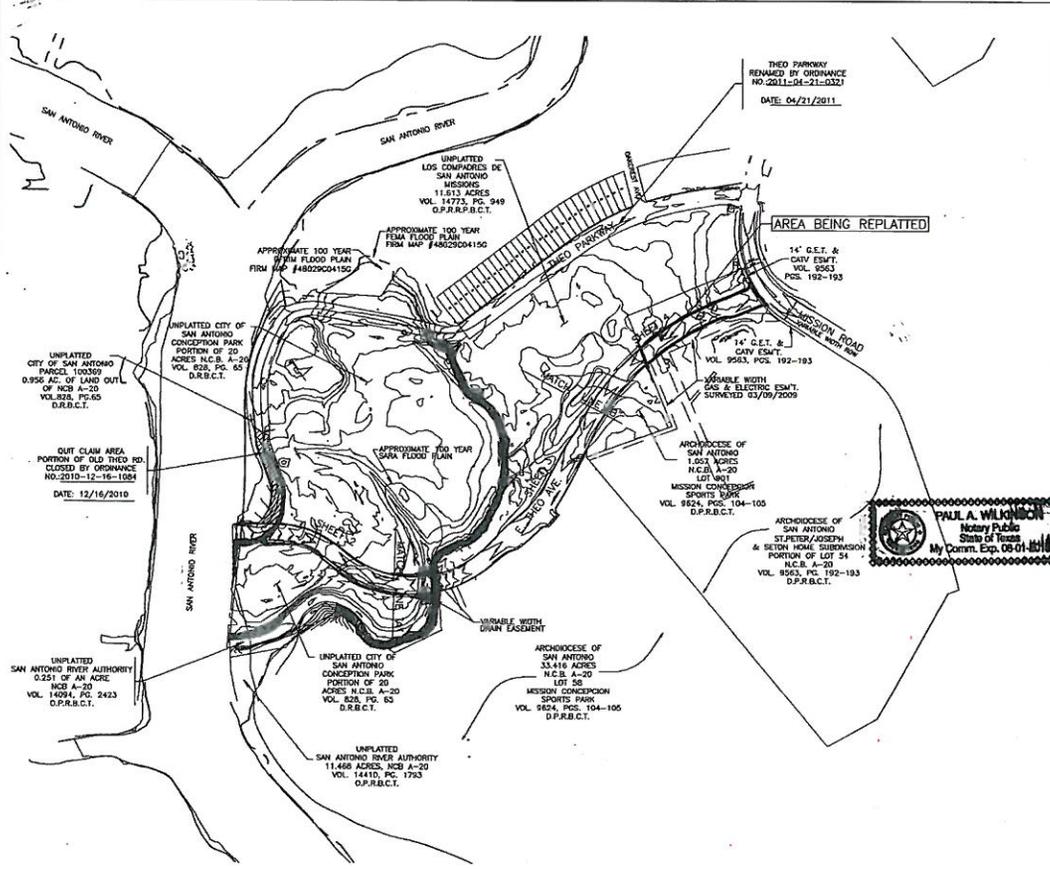
PAPE-DAWSON ENGINEERS
187E. FIRM REGISTRATION # 470
355 EAST RANNEY | SAN ANTONIO, TEXAS 78214 | PHONE: 210.225.8000
FAX: 210.225.8019

PAPE-DAWSON ENGINEERS IS RESPONSIBLE FOR THE DESIGN OF THE FINISHED CONTIGUOUS OF E. THED AVE. AS SHOWN ON THIS PLAT AND THE DESIGN OF THE CONSTRUCTION PLANS FOR E. THED AVE. AS FILED AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT UNDER PLAT NO. 100321.

STATE OF TEXAS
COUNTY OF BEXAR

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

CARA C. TACKETT, P.E.
Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER NO. 89491



AREA BEING REPLATED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

A 0.678 ACRE TRACT OUT OF LOT 54, NCB A-20, ST. PETER/JOSEPH & SETON HOME SUBDIVISION RECORDED IN VOLUME 9563, PAGE 192 BEXAR COUNTY DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Scale: 1" = 300'

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7072 San Pedro Avenue
San Antonio, Texas 78216
210-494-7223
TXBE No. F-1718

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, PARK, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON EXPRESSED.

OWNER ADDRESS: *San Antonio, TX 78242-3766*

OWNER: *Paul A. Wilkinson*

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Paul A. Wilkinson* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTES SAID INSTRUMENT AS THE PARTIES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE MANNER THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th day of Sept 2011.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

REPLAT AND SUBDIVISION PLAT OF THE THED PARKWAY REALIGNMENT

THIS PLAT OF **THED PARKWAY REALIGNMENT** 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 WHICHE 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

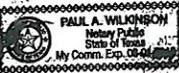
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20__ AT _____ H, AND DULY RECORDED IN _____ VOLUME _____ AT _____ A.D. 20__ IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____ ON PAGE _____

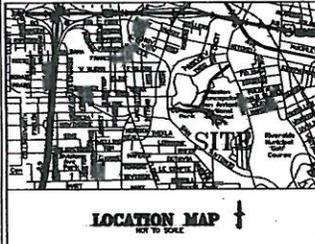
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__.

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

2011 AUG 18 PM 3:24

RECEIVED





STATE OF TEXAS
COUNTY OF BEJAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT # 040382 ST. PETER/JOSEPH & SETON HOME SUBDIVISION WHICH IS RECORDED IN VOLUME 1085, PAGE 1838, BEJAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER: *[Signature]*

DRAWN AND SUBSCRIBED BEFORE ME AS THE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

LEGEND:

□ 1/2" = 1' CITY EASEMENT - GAS, ELECTRIC, TELEPHONE & CABLE IN FRONT

□ 1/2" = 1' VEHICLE WASH ACCESS EASEMENT

□ 1/2" = 1' SAN ANTONIO RIVER AUTHORITY

○ SET 1/2" = 1' BORN BOD WITH CHARGE CIP STAMPED WITH MEDINA BAIN.

● FORMER 1/2" = 1' BORN BOD.

□ D.R.E.C.T. = DEED RECORDS OF BEJAR COUNTY TEXAS COUNTY TOWN

□ O.P.A.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS

□ 400' = PROPERTY CORNERS

□ 400' = EXISTING CORNERS

BEJAR COUNTY GIS 2000 BORN NAME NAME

COMMERCIAL BORN COUNTY TEXAS

MB BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
 7073 San Pedro Avenue
 San Antonio, Texas 78216
 210/484-7223
 TEXAS No. P-1712

STATE OF TEXAS
COUNTY OF BEJAR

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 UNDER MY SUPERVISION.

E.E. BURKHART, R.P.L.S.
[Signature] 8/13/11
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1706

Pape-Dawson ENGINEERS
 800 EAST GINSEY | SAN ANTONIO, TEXAS 78204 | PHONE: 210.833.8800
 FAX: 210.833.8800

PAPE-DAWSON ENGINEERS IS RESPONSIBLE FOR THE DESIGN OF THE FINISHED CONDITIONS OF E. THEO AVE. AS SHOWN ON THIS PLAT AND THE DESIGN OF THE CONSTRUCTION PLANS FOR E. THEO AVE. AS FILED AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT UNDER PLAT NO. 100321.

STATE OF TEXAS
COUNTY OF BEJAR

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

CARA G. TACKETT, P.E.
[Signature]
 LICENSED PROFESSIONAL ENGINEER NO. 38481

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 DESIGNATED THE EGRESS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT FOR THE PURPOSES OF RECYCLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH THE NECESSARY APPURTENANCES THEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS TO INSTALL AND MAINTAIN SUCH FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE ERECTION OF CABLES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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 BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES WHICH GRANTEES TO BOND LANDSCAPES AND DESIGNATED HEREON.

WASTEWATER EDM NOTE:

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

IMPACT FEE PAYMENT DUE:

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

FLOODPLAIN NOTE:

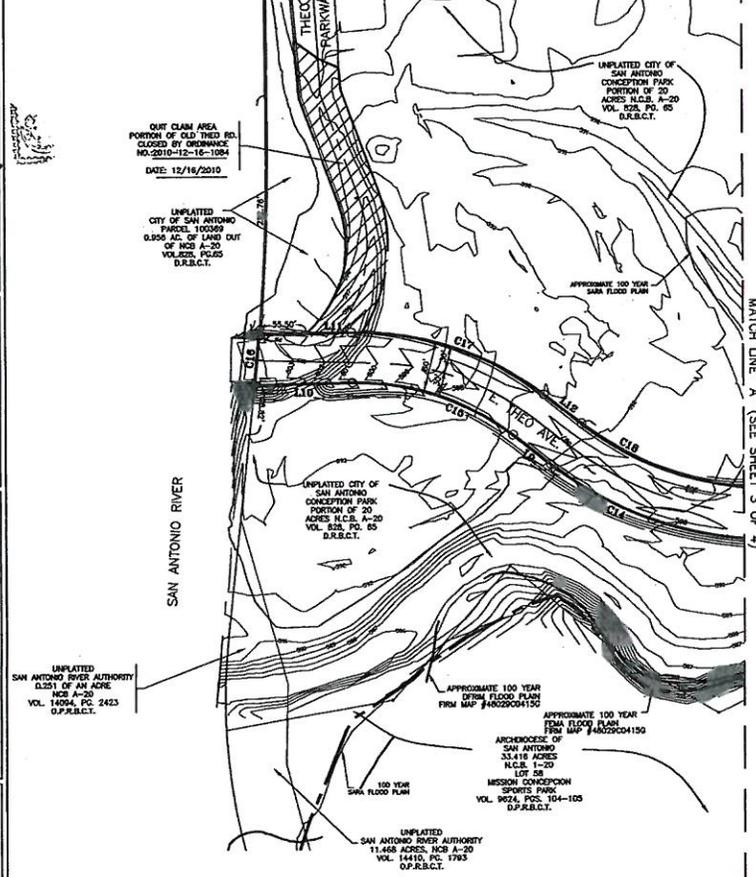
The project with drainage right-of-ways and easements was delineated to conform to coordinates of the Floodplain Zone established by the Federal Emergency Management Agency, Management Agency FEMA in accordance with FEMA panel 04150 - 415 of 785, dated September 29, 2010 and the Higher of the 25-year floodplain development plus required floodproof or the 100-year ultimate development condition water surface elevation. Construction within these easements is prohibited without the prior written approval of the City of San Antonio Floodplain Administrator. The City of San Antonio Public Works Department shall have access to these drainage easements as necessary.

DEFIRM NOTE:

APPROXIMATE 100 YEAR FLOOD PLAN OF THE BEJAR FLOOD INSURANCE RATE MAP DOWNLOADED FROM HTTP://DFIRM.SAN-TEXAS

DRAINAGE EASEMENT NOTE:

No structure, fence, wall or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved shall be allowed without the approval of the Director of Public Works. The City of San Antonio and Bejar County shall have the right to ingress and egress over the Granter'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.



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
C1A	355.79'	480.00'	285.42'	78°56'41"	S83°50'31"	345.71'
C1B	205.77'	200.00'	105.43'	89°42'28"	N71°50'50"W	198.93'
C1C	60.38'	2014.78'	30.19'	1108°51'	N03°24'4"E	60.38'
C1D	243.32'	360.00'	185.33'	89°42'28"	S71°50'50"W	238.71'
C1E	353.00'	370.00'	342.82'	85°38'00"	N84°41'50"E	582.54'

LINE TABLE

LINE	BEARING	LENGTH
L1	N83°28'04"W	59.85'
L2	N11°52'42"W	115.44'
L3	N10°42'24"E	101.76'
L4	N11°52'42"W	59.85'

SHEET 2 OF 4

PLAT NO. 100321

REPLAT AND SUBDIVISION PLAT OF THEO PARKWAY REALIGNMENT

BENIG 3.493 ACRES OUT OF N.C.B. A-20 CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS AND BEING ALL OF A 1.292 ACRE TRACT AND ALL OF A 1.171 ACRE TRACT BOTH DESCRIBED IN VOLUME 14788, PAGE 424 OF THE OFFICIAL PUBLIC RECORDS OF BEAR PROPERTY OF BEJAR COUNTY, TEXAS AND 1.030 ACRE OUT OF 20 ACRE TRACT DESCRIBED IN VOLUME 628, PAGE 65 OF THE DEED RECORDS OF BEJAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEJAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DAILY AUTHORIZED AGENT, DESIGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARK, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLAZES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS: *[Signature]* P.O. Box 83966
 San Antonio, TX 78283-3966

OWNER: *[Signature]*

OWNER'S DAILY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* PAUL A. WILKINSON TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING AFFIDAVIT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SUBSCRIBED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF AUGUST 2011.

NOTARY PUBLIC

My Comm. Exp. 08-01-2018

MY COMMISSION EXPIRES: _____

PAUL A. WILKINSON
 Notary Public
 State of Texas
 My Comm. Exp. 08-01-2018

STATE OF TEXAS
COUNTY OF BEJAR

REPLAT AND SUBDIVISION PLAT OF THEO PARKWAY REALIGNMENT

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID 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 BEJAR

I, _____, COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. AND ONLY RECORDED THE _____ DAY OF _____, A.D. 20____, IN THE DEED AND PLAT RECORDS OF BEJAR 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, BEJAR COUNTY, TEXAS

PROJECT No. S-5309

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

AGENDA ITEM NO: 5B¹/₇ September 28, 2011

VILLA SANTIAGO
SUBDIVISION NAME

MINOR PLAT

110239
PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 548 C-7

OWNER: Neom, LLC, by Robert Saunders

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

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

Date filed with Planning Commission: September 6, 2011

Location: On the north side of Whitby Road, west of Babcock Road

Services Available: SAWS Water and Sewer

Zoning: RM-5 Residential Mixed District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

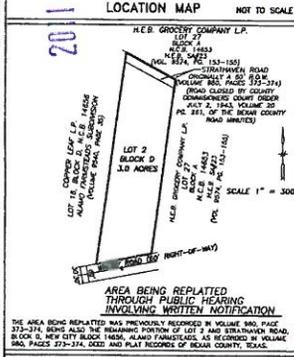
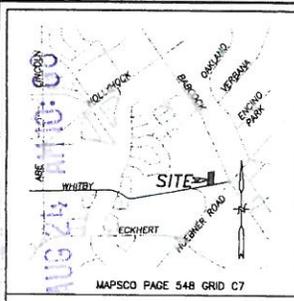
To plat 3.0 acres consisting of 1 single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on September 28, 2011. Seven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Alamo Farmsteads/Babcock Road Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval



- LEGEND**
- Ø 1/2" IRON ROD FOUND (UNLESS NOTED)
 - EXISTING CONTOURS
 - B.S.L. BUILDING SETBACK LINE
 - E.O.T.C. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - C.B. COUNTY BLOCK
 - N.C.B. NEW CITY BLOCK
 - R.O.W. RIGHT-OF-WAY
 - E.S.M.T. EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
 - D.P.R. OILED & PLAT RECORDS OF BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT 14656, BEAR COUNTY PLANS, WHICH IS RECORDED IN VOLUME 840, PAGES 373-374, BEAR COUNTY PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF MAY 2, 1945, HELD A PUBLIC HEARING AND INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER: *Thomas C. Harbord*

OWNER'S DAILY AUTHORIZED AGENT: *Dana Reando*

DATE: *1-14-15*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: *1-14-15*

STATE OF TEXAS
COUNTY OF BEAR

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

BY: *Thomas C. Harbord* 8-25-11

THOMAS C. HARBORD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4330

STATE OF TEXAS
COUNTY OF BEAR

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

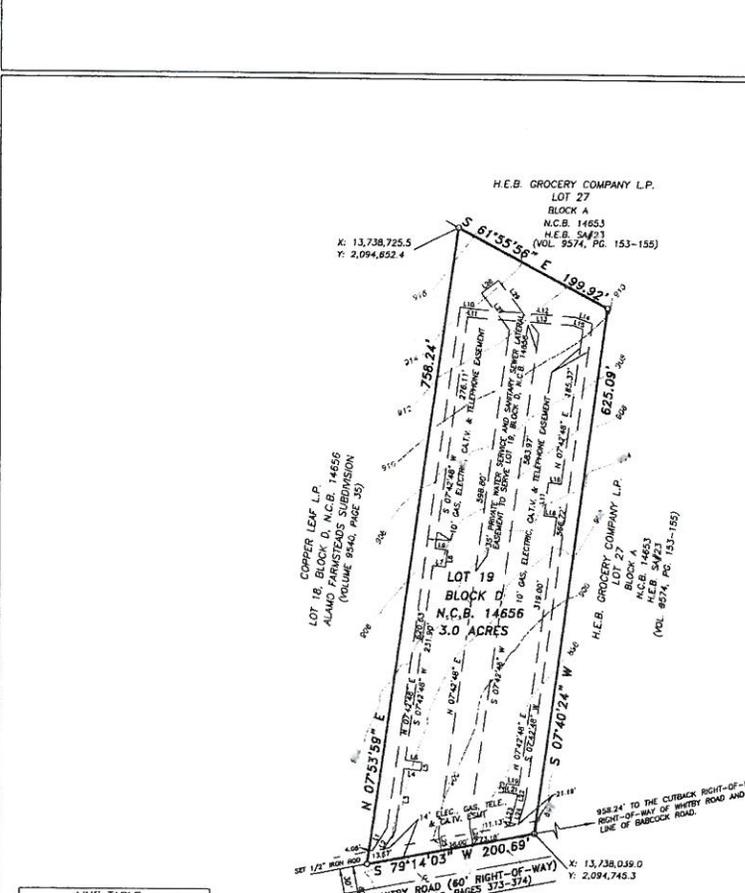
DATE: *8-11-11*

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

- NOTES:**
- WASTEWATER EOU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
 - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE UNITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE UNITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.
 - IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND W/W WASTEWATER SERVICE CONNECTION.
- CDS 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND DRECTING POLES, HANGERS OR BURYING WIRE, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID FACILITIES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY ONSITE MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CDS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED 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 DESIGNATED ON THIS PLAT.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN CONCRETE UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SUBMITTOR'S NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE HARKN.
- STATE PLANE COORDINATES ARE RELATIVE TO THE CURRENT PUBLISHED POSITION FOR TRANSLATION STATION LOGOINK. 2 PD 410967, COMBINED SCALE FACTOR IS 0.998863435



LINE TABLE

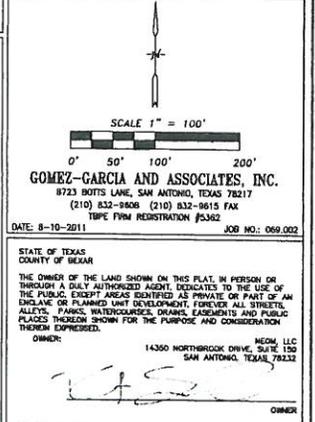
LINE	LENGTH	BEARING
L1	32.02	S 32°14'01\"
L2	24.86	S 32°14'01\"
L3	24.79	N 07°42'48\"
L4	20.13	N 82°17'12\"
L5	10.00	S 07°42'48\"
L6	20.00	N 82°17'12\"
L7	11.00	N 82°17'12\"
L8	20.00	N 07°42'48\"
L9	15.00	N 82°17'12\"
L10	18.64	S 82°17'12\"
L11	10.00	S 82°17'12\"
L12	116.11	S 82°17'12\"
L13	115.00	S 82°17'12\"
L14	21.98	S 82°17'12\"
L15	12.4	S 82°17'12\"
L16	15.00	S 82°17'12\"
L17	38.00	S 82°17'12\"
L18	15.00	S 82°17'12\"
L19	15.00	S 82°17'12\"
L20	10.00	S 07°42'48\"
L21	15.00	S 82°17'12\"
L22	31.5	S 15°14'01\"
L23	17	S 07°42'48\"
L24	30.35	S 15°14'01\"
L25	21.25	S 11°30'00\"
L26	24.56	S 122°50'00\"
L27	54.71	N 32°17'12\"
L28	26.60	S 82°17'12\"
L29	26.71	N 32°17'12\"

PLAT NUMBER 110239

A REPLAT ESTABLISHING

VILLA SANTIAGO

ESTABLISHING LOT 19, BLOCK D, N.C.B. 14656, A 3.00 ACRES, BEING ALSO THE REMAINING PORTION OF LOT 2 AND STRATHAVEN ROAD, BLOCK D, NEW CITY BLOCK 14656, ALAMO FARMS/STADS, AS RECORDED IN VOLUME 980, PAGES 373-374, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



DATE: 8-10-2011

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER: *HEOM, LLC*
14350 NORTHBRIDGE DRIVE, SUITE 150
SAN ANTONIO, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDEPUTED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Dana Reando* and acknowledged to me to be the person whose name is subscribed to the foregoing INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *12* DAY OF *August*, A.D. 2011.

Dana Reando

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THIS REPLAT OF *VILLA SANTIAGO* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2011 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2011 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____.

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 1 OF 1

DANA REANDO
Notary Public, State of Texas
My Commission Expires
January 14, 2015



PLAT 110239, 11/11/2011 11:02:39 AM, San Antonio, TX, State of Texas, 110239-001

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

AGENDA ITEM NO: 5098 September 28, 2011

RICHLAND HILLS UNIT-5A BSL
SUBDIVISION NAME

MINOR PLAT

110281
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 613 B-1

OWNER: Paul L. & Roxanne B. Hiers

SURVEYOR: Peter Aquirre, R.P.L.S.

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

Date filed with Planning Commission: September 6, 2011

Location: North of Deer Park, west of Leander

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.168** 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 28, 2011. Fifteen 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

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 September 28, 2011

TRES LAURELS

MONTGOMERY ROAD

SUBDIVISION NAME

MAJOR PLAT

090369

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 645 C-3

OWNER: Tres Laurels, Ltd., by Bruce West, Sr.

ENGINEER: ACES, Inc., Paul A. Schroeder, P.E.

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

Date filed with Planning Commission: September 12, 2011

Location: North of U.S. Hwy 90, east of S.H. 211

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 010A-07, Tres Laurels, accepted on December 30, 2009

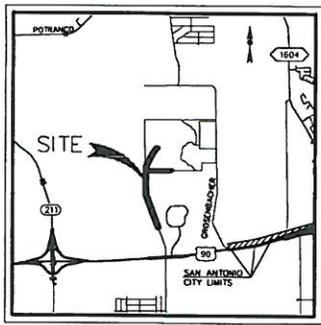
Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

To plat **16.591** acres consisting of **5,960.45** linear feet of public streets

STAFF RECOMMENDATION:

Approval



LOCATION MAP MAP GRID 64533 N.T.S.

UDC REQUIREMENTS
 U.D.C. STREETSCAPE PLANNING STANDARDS SHALL BE COMPLIED WITH DURING THE BUILDING STAGE PROCESS. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH 35-502 OF THE UDC.

SHEET 1

2011 SEP 20 PM 1:12

SHEET 2

SCALE: 1" = 1000'

INDEX MAP

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DELEGATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE "UTILITY EASEMENT" OR "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING ELECTRIC AND GAS FACILITIES, INCLUDING BUT NOT LIMITED TO: CHUTE, CONDUIT, PIPING, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ANY REALTY'S ADJACENT. THE RIGHT TO REMOVE SAID FACILITIES FROM SAID ADJACENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PLANTS THEREOF OR OTHER OBSTRUCTIONS WHICH COULD OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES, SHALL BE GRANTED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

CONCRETE DRIVEWAY APPROACHES AND DRIVEWAYS WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY FEAR LOT LATERAL/PROPERTY ELECTRIC AND GAS FACILITIES.

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

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

REPAIR MAY IMPACT FOR PAVEMENT DUE TO:
 WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.
 IMPACT FEES MUST BE PAID PRIOR TO WATER WETTER SET.

- NOTES**
1. THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL ABC08035P, DATED SEPTEMBER 09, 2010.
 2. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RSP FID 484378.
 3. BEARINGS ARE BASED ON EXISTING INGRESS/EGRESS COM' L. VOL. 7478, PG. 1068.
 4. 1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
 5. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE WIDENED RIGHT-OF-WAY.
 6. WASTEWATER (DW) NOTE: THE NUMBER OF WASTEWATER COLLECTOR CHILING UNITS (CULTS) PAID FOR THIS SUBDIVISION PLAT ARE SHOWN ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER GIVEN BY THE DEVELOPMENT SERVICES DEPARTMENT.
 7. THIS TRACT IS LOCATED AT THE 64533 MAP GRID.
 8. NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAMATICALLY BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO ACCESS AND EGRESS OVER THE GRANITE'S ADJACENT PROPERTY TO REMOVE ANY WEDGING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SHEET 1 OF 2

LEGEND

- AC ADDRESS
- CB COUNTY BLOCK
- DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ESMT EASEMENT
- DECTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCR NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY)
- PC PAGE(S)
- RW RIGHT-OF-WAY
- ROW RIGHT-OF-WAY
- VO VOLUME
- NAZ 1" VERTICAL NON-ACCESS EASEMENT

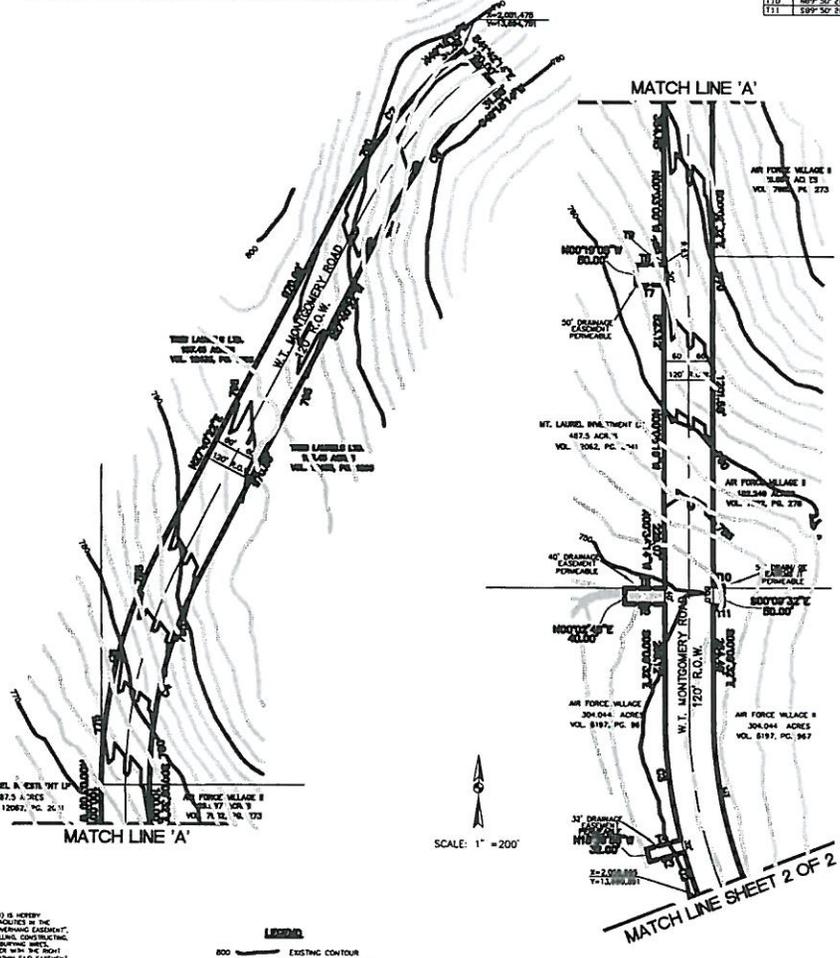
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CORD BRG.	CORD
01	1143.00	416.49	331.57	87°01'39"	110°40'38"	816.14
02	1260.00	114.52	57.30	5°12'28"	N10°28'17"W	114.49
03	1260.00	216.01	104.61	10°22'12"	N07°20'38"W	215.19
04	1143.00	551.04	391.02	27°41'55"	S12°49'30"W	345.71
05	1260.00	629.06	210.60	27°41'55"	N12°49'30"W	403.19
06	1143.00	416.49	307.49	20°23'51"	S37°30'18"W	408.27
07	1260.00	453.70	209.72	20°23'51"	N07°59'18"W	451.29

LINE TABLE

LINE	DIRECTION	LENGTH
11	S89°01'53"W	73.05
12	N45°01'53"E	72.05
13	S14°29'05"W	86.00
14	N24°29'05"E	86.00
15	N89°01'14"W	104.00
16	S89°01'14"E	99.84
17	S89°02'34"W	69.96
18	N89°02'34"E	70.14
19	N00°00'19"W	20.19
20	N89°00'19"E	20.00
21	S89°02'28"W	25.00

DEVELOPMENT SERVICES RECEIVED



SCALE: 1" = 200'

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEAR COUNTY, TEXAS ON _____ DAY OF _____ A.D. _____ AND AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

DATED THIS _____ DAY OF _____ 20____

 COUNTY JUDGE, BEAR COUNTY, TEXAS

 COUNTY CLERK, BEAR COUNTY, TEXAS

PLAT NO. 090369
SUBDIVISION PLAT
OF
TRES LAURELS
MONTGOMERY ROAD

BEING: 16.591 ACRES SITUATED WITHIN THE CAROLINE LOGAN SURVEY No. 653, ABSTRACT No. 1011, COUNTY BLOCK 4342 AND THE T.A. COOK SURVEY No. 653, ABSTRACT No. 1078, COUNTY BLOCK 4342 AND OUT OF A 304.00 ACRE TRACT AS RECORDED IN VOLUME 6197, PAGE 967, A 182.249 ACRE TRACT AS RECORDED IN VOLUME 7682, PAGE 276, A 29.697 ACRE TRACT AS RECORDED IN VOLUME 7682, PAGE 273 AND A 297.301 ACRE TRACT AS RECORDED IN VOLUME 9976, PAGE 146 OF THE REAL PROPERTY RECORDS OF 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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR 5160

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIGNATES 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.

DEVELOPER/OWNER: EQUITABLE LAND HOLDINGS, L.L.C. ARDA ALAM, PRESIDENT 2018 SCHOENESS PLACE SURGAR LAND, TEXAS 78479

DEVELOPER/OWNER: AIR FORCE VILLAGE II, INC. LOYD S. UTTERBACK, L.S. GENERAL MANAGER (RET) PRESIDENT & CHIEF EXECUTIVE OFFICER 5100 GOWLAND BYWAY SAN ANTONIO, TX 78245

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARDA ALAM, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC
 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOYD S. UTTERBACK, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC
 STATE OF TEXAS

THIS PLAT OF TRES LAURELS MONTGOMERY ROAD SUBDIVISION BEAR COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

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

BY _____
 CHAIRMAN

BY _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

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

IN WITNESS WHEREOF, I HAVE SIGNED AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

 COUNTY CLERK, BEAR COUNTY, TEXAS

BY _____
 DEPUTY

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC. TEXAS PROFESSIONAL ENGINEER

1402 HENRIER RD., SUITE 617 SAN ANTONIO, TEXAS 78232
 PHONE: 214-281-0881 FAX: 214-281-3055
 PRINTED: 09/11/2007 JOB NO: 112110

PLAT NO. 090369
SUBMISSION PLAT
OF
TRES LAURELS
MONTGOMERY ROAD

BEING: 16.591 ACRES SITUATED WITHIN THE CAROLINE LOGAN SURVEY No. 653, ABSTRACT No. 1011, COUNTY BLOCK 4342 AND THE T.A. COOK SURVEY No. 653, ABSTRACT No. 1076, COUNTY BLOCK 4342 AND OUT OF A 304.00 ACRE TRACT AS RECORDED IN VOLUME 6197, PAGE 967, A 182.249 ACRE TRACT AS RECORDED IN VOLUME 7882, PAGE 278, A 20.697 ACRE TRACT AS RECORDED IN VOLUME 7882, PAGE 273 AND A 297.391 ACRE TRACT AS RECORDED IN VOLUME 9976, PAGE 146 OF THE REAL PROPERTY RECORDS OF BEKAR COUNTY, TEXAS.

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

STATE OF TEXAS
 COUNTY OF BEKAR
 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: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYOR 5160

STATE OF TEXAS
 COUNTY OF BEKAR
 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.

DEVELOPER/OWNER: EQUATABLE LAND HOLDINGS, LLC
 ABDUL LALAM, PRESIDENT
 2018 SHEPHERDS PLACE
 SUGAR LAND, TEXAS 77479
 DEVELOPER/OWNER: AIR FORCE VILLAGE I, INC.
 LOYD S. LUTTERBACK
 LT. GENERAL USAF (RET)
 SUGAR LAND, TEXAS 77479
 STATE OF TEXAS
 COUNTY OF BEKAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 ABDUL LALAM, 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., 2008

STATE OF TEXAS
 COUNTY OF BEKAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 LOYD S. LUTTERBACK, 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., 2008

STATE OF TEXAS
 COUNTY OF BEKAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 LOYD S. LUTTERBACK, 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., 2008

THIS PLAT OF TRES LAURELS MONTGOMERY ROAD SUBDIVISION, BEKAR COUNTY HAS BEEN SUBMITTED TO AND
 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY
 APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20____

BY _____ CHAIRMAN
 BY _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEKAR
 I, _____ COUNTY CLERK OF BEKAR 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 SAO COUNTY.
 IN BOOK/VOLUME _____ ON PAGE _____
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
 _____ DAY OF _____ A.D. _____
 _____ COUNTY CLERK, BEKAR COUNTY, TEXAS
 BY: _____ DEPUTY

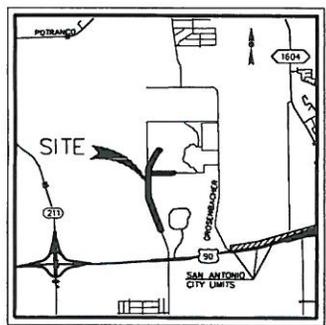
SHEET 2 OF 2

LEGEND

- AC ADDRESS
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
- EASEMENT
- CELESTY GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- HCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY)
- PA PAGE(S)
- PR PRIVATE
- R/W RIGHT-OF-WAY
- VO VOLUME
- NAE 1" VEHICULAR NON-ACCESS EASEMENT

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEG.	CHORD END
C1	1145.00'	418.45'	211.82'	E101°55'	E104°40'38"	416.14'
C2	1260.00'	114.52'	57.20'	S12°28'	N18°35'17"W	114.49'
C3	1260.00'	216.01'	136.84'	N4°25'12"	N0°20'38"W	215.18'
C4	1145.00'	351.06'	181.63'	S7°41'55"	S17°49'20"W	345.71'
C5	1260.00'	609.06'	310.60'	E7°41'55"	N13°49'20"W	603.12'
C6	1145.00'	418.45'	209.22'	S2°37'51"	S27°59'18"W	408.27'
C7	1260.00'	453.78'	226.89'	S2°37'51"	N23°59'18"W	451.25'

LINE	DIRECTION	LENGTH
T1	S89°31'52"E	73.00'
T2	N89°31'52"E	72.85'
T3	S74°22'05"W	88.00'
T4	N74°22'05"E	88.00'
T5	N89°31'12"W	108.00'
T6	S89°31'12"E	99.84'
T7	S89°30'52"W	69.76'
T8	N89°30'52"E	69.18'
T9	N00°59'19"W	20.19'
T10	N89°30'52"E	25.00'
T11	S89°30'24"W	25.00'



LOCATION MAP
 N.T.S.
 MAP GRID 645C3

100' STREETSCAPE
 U.L.C. STREETSCAPE PLANNING STANDARDS SHALL BE COMPLETED WITH DURING THE BUILDING STAGE PROCESS. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH 35-512 OF THE UDC.

- NOTES**
- THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48062C0002F, DATED SEPTEMBER 29, 2010.
 - STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP P10 AB6276
 - BEARINGS ARE BASED ON EXISTING INGRESS/EGRESS ESE F. VOL. 7478, PG. 1048
 - 1/2" FROM R/OB FOUND AT ALL LOT CORNERS, UNLESS NOTED.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 - WASTEWATER EDR NOTE: THE NUMBER OF WASTEWATER EQUIPMENT DOWLING 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.
 - THIS TRACT IS LOCATED AT THE 645C3 MAP GRID.
 - NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO. BEKAR COUNTY SHALL HAVE THE RIGHT TO INSPECT AND (EVEN OVER THE OWNER'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.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY NOTICED TO THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DRAINAGE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "LANDSCAPE EASEMENT" AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OPERATING, INSPECTING, PAINTING AND ELECTRIC PIPES, TRENCHES OR BURIED WIRES, CABLES, CONDUITS, PIPES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OR THROUGH ANY OTHER LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND PORTION OF SAID AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PLANTS THEREON, OR OTHER OBSTRUCTIONS TO SUCH FACILITIES OR TRANSDUCERS, AND THE RIGHT TO REMOVE ANY OBSTRUCTIONS THEREIN IF SAID AREAS AND UNDERGROUND THAT NO BUILDING, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, SHALL BE THE RESPONSIBILITY OF THE PERSONS WHOSE FACILITIES SHALL BE MODIFIED. NO LIABILITY SHALL BE INCURRED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID UTILITY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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

THIS PLAT DOES NOT IMPAIR, ALTER, REDUCE OR OTHERWISE AFFECT ANY EXISTING GAS, WATER, CABLE, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE INDICATED HEREIN.

SEPARATE IMPACT FEE PAYMENT DUE
 WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT.
 IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HENRIK DR., SUITE 417 SAN ANTONIO, TX 78212
 PHONE: 214-497-1111 FAX: 214-497-3555
 PREPARED: 06/17/2007

DEVELOPMENT SERVICES RECEIVED
 2011 SEP 29 PM 1:12

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 September 28, 2011

ESTONIA SUBDIVISION UNIT 2
SUBDIVISION NAME

MAJOR PLAT

110007
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 B-8

OWNER: FCC San Antonio I LLC, Inc., by Robert F. Monchein

ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham P.E.

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

Date filed with Planning Commission: September 14, 2011

Location: Southwest of the intersection of Military Drive West and Rapla Crossing

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family District

Plat is associated with:

MDP 010A-06, Persyn Tract, accepted on September 28, 2010

Proposed Use: Residential

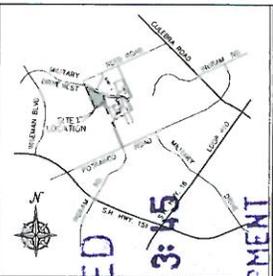
Major Thoroughfare: Military Drive West is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **18.216** acres consisting of **89** single family lots, **2** non-single family lots and **3,718** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND CABLE TELEVISION UTILITY PUBLIC SERVICE BOARD, IS HEREBY DEBARRED THE EASEMENTS AND RIGHTS-OF-WAY FOR THE ELECTRIC AND CABLE TELEVISION FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "CABLE TELEVISION EASEMENT", "ANCHOR EASEMENT", "PUBLIC EASEMENT", "OFFSHORE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING, AND ELECTRIC POLES, TOWERS OR BURNING TOWERS, SUBSTITUTES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHTS OF BUSINESS AND CROSSING OVER QUANTITIES ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE SAID LINES AND PARAS THEREON, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON IF SAID LINES OR APPURTENANCES THAT NO EXISTING CONCRETE SLABS OR WALLS WILL BE REQUIRED WITHIN SAID CUSTOMER AREA.
- 2) ALL U.S. MONETARY LOSSES RESULTING FROM AMBIGUITIES IN PLAT OR EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GROUND CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE BORNE BY THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID INSTRUMENT OR INSTRUMENTS. THE PERSON OR PERSONS RESPONSIBLE FOR SAID INSTRUMENTS SHALL BE RESPONSIBLE FOR ANY EXISTING ELECTRICAL, CABLE, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
- 3) ALL SIDEWALK APPROXIMATIONS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND CABLE EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT INTERSECTIONS AND ELECTRIC AND CABLE EASEMENTS ARE NOT NEAR LOT INTERSECTIONS.
- 4) ALL SIDEWALKS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND CABLE EASEMENTS WHEN ONLY INTERSECTIONS OF ELECTRIC AND CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

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

OTHER NOTES:

- 1) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATE IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET AND/or SEWER SERVICE CONNECTION. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 100 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE RELIEVED DURING THE BUILDING PERIOD IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 2) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DESIGNATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITIES. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED ON THIS SCALE OF PLAT.
- 4) ALL SIDEWALKS ARE ALSO DRAINAGE EASEMENTS.
- 5) THE MAINTENANCE OF DRAINAGE EASEMENTS, DRAINAGE, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT No. 110007
SHEET 2 OF 3

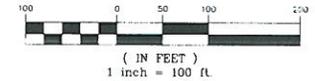
[89 LOTS]

**SUBMISSION PLAT
ESTABLISHING
ESTONIA SUBDIVISION
UNIT 2**

BEING 18.116 ACRES OF LAND OUT OF THE REMAINDER OF A 170.815 ACRE TRACT OF LAND, RECORDED IN VOLUME 13279, P.C. 291, O.P.R. BEING OUT OF THE ELIZABETH PLUNKETT SURVEY N 31 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



LOCATION MAP

LEGEND & NOTES

- 1) BUILDING SETBACK LINE
- 2) ELECTRIC EASEMENT
- 3) VEHICLE ACCESS EASEMENT
- 4) CLEAR VISION EASEMENT
- 5) GAS ELECTRIC TELEPHONE EASEMENT
- 6) DISTURBANCE
- 7) D.P.R. = DEDICATED PUBLIC RIGHT-OF-WAY, BEXAR COUNTY, TEXAS
- 8) D.P.R. = DEDICATED PLAT RIGHT-OF-WAY, BEXAR COUNTY, TEXAS
- 9) I.R.P. = IRON REBAR FOUND
- 10) I.R.P. = IRON REBAR SET
- 11) BRICKPAVED COURTYARD
- 12) THE VALUES OF THE X,Y COORDINATES SHOWN WITHIN THIS PLAT ARE BASED ON THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.0007.
- 13) MONUMENTATION AS SHOWN ON THIS PLAT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (OF PROPERTY) IN THE SUBDIVISION WITH 1/2" REBAR AND 3" X 6" PLASTIC CONCRETE CORNERS OF CONSTRUCTION.
- 14) BEARING, REFERENCE SURVEYS IS THE NEAREST LINE OF LOT 1, BLOCK 13 BETWEEN THE FINCH MOUNTAINS SHOWING HEREON AND THE 1822728 ON THE PLAT OF ESTONIA SUBDIVISION UNIT 1A RECORDED IN VOLUME 9578, PAGES 87, 89-91 OF THE ECD AND PLAT RECORDS OF BEXAR COUNTY, TX.

MONUMENT NOTE:

- 1/2" IRP
- 1/2" IRP W/D-R EAP
- 1/2" IRP W/D-R EAP

PLAT REFERENCE	DESCRIPTION
1	ESTONIA SUBDIVISION UNIT 1 VOLUME 9578, PAGES 87-89, D.P.R.
2	ESTONIA SUBDIVISION UNIT 1A VOLUME 9578, PAGES 87, 90-91, D.P.R.
3	ESTONIA SUBDIVISION UNIT 3 VOLUME 9578, PAGES 92-95, D.P.R.
4	RICHLAND HILLS UNIT-5A VOLUME 9500, PAGE 131, D.P.R.
5	RICHLAND HILLS UNIT-5B VOLUME 9500, PAGE 131, D.P.R.
6	ESTONIA SUBDIVISION UNIT 5B PLAT ID NO. 100124

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THIS AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY). CLEAR VISION EASEMENT MUST BE FREE OF OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THESE FEET AND LOWER THAN EIGHT FEET ABOVE THE GROUND SURFACE PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

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

STATE OF TEXAS
COUNTY OF BEXAR

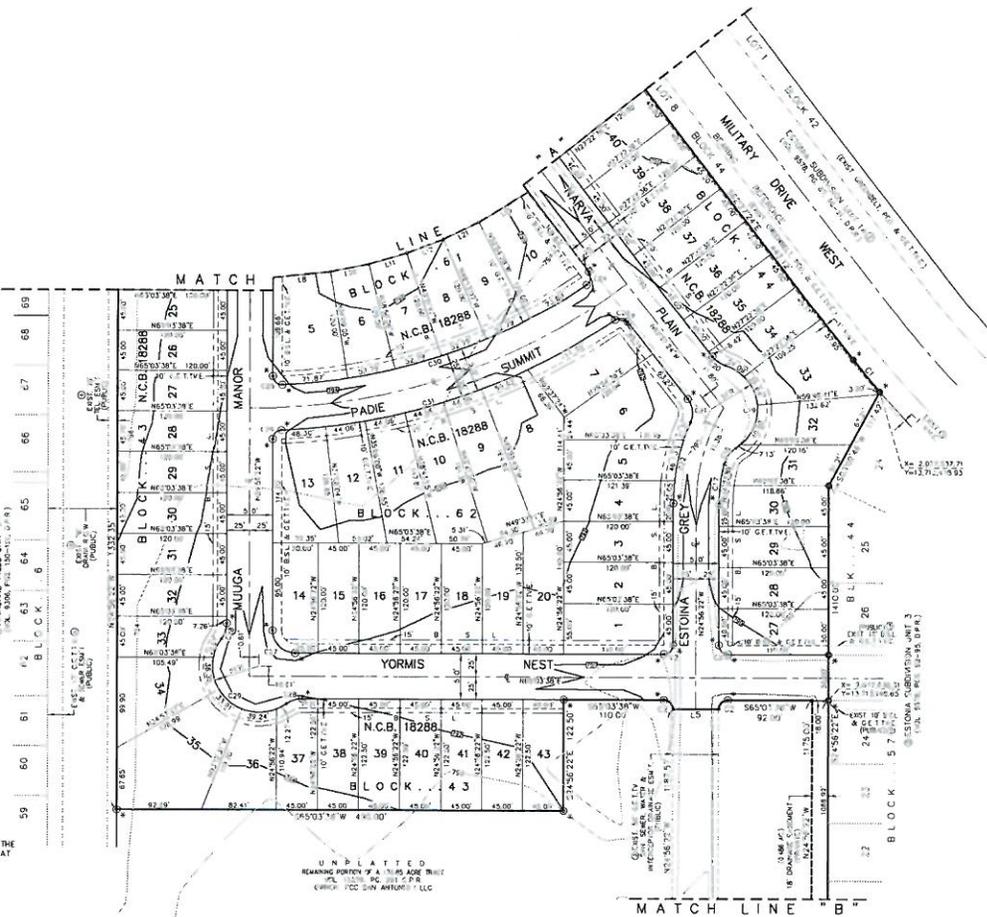
I HEREBY CERTIFY THAT DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE SUBJECT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER D. NELLE



Denham-Ramones Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290
San Antonio, Tx. 78232
Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
FCC SAN ANTONIO I LLC
6860 NORTH DALLAS PARKWAY, SUITE 200
DALLAS, TEXAS 75024
PHONE (972) 265-7968 / FAX (972) 265-7970

STATE OF OHIO
COUNTY OF CUYAHOGA

THE OWNER OF LAND SHOWN ON THIS PLAT IN FERRIS OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WALKWAYS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: FCC SAN ANTONIO I LLC, A DELAWARE LIMITED LIABILITY COMPANY.
ROBERT F. MONCHEN, CO-MANAGER

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ROBERT F. MONCHEN, 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2011.

NOTARY PUBLIC, CUYAHOGA COUNTY, OHIO

THIS PLAT FOR ESTONIA SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND, WHERE APPLICABLE, EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 2011

BY: _____
CHAIRMAN

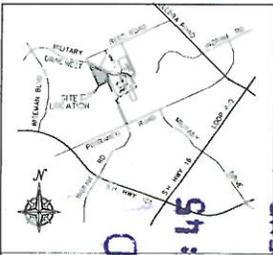
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I 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



LOCATION MAP
NOT TO SCALE

LEGEND & NOTES

- BUILDING SETBACK LINE
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- CELESTIAL EMISSION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- PEDESTRIAN EASEMENT
- DRIVE = OPEN PUBLIC HIGHWAYS OF REAL PROPERTY, BEAR COUNTY, TEXAS
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
- DEED = IRON PLUM FOUND
- DEED = IRON PLUM FOUND
- PROPOSED FURNACE CHIMNEY
- THE VALUES OF THE NETS OF ADJACENT PLATS SHOWN HEREON OBTAINED WITH LOCAL POSITIONING SYSTEM DATUM IS NAD 83 TEXAS STATE PLANE, COORDINATE SYSTEM - SOUTH CENTRAL ZONE, SCALE FACTOR IS 1.000007
- MONUMENTATION AS SHOWN IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (OF PRACTICE) IN THE ASSOCIATION WITH THE SETBACK AND CLEAR VISION EASEMENTS, UPON COMPLETION OF SUBDIVISION
- BEARING REFERENCE SQUARE IS THE NORTHWEST CORNER OF THE PLAT OF ESTONIA SUBDIVISION UNIT 1A, RECORDED IN VOLUME 9718, PAGES 87, 90-91, D.P.R.

MONUMENT NOTE:
 ● = 1/2" IRP
 ○ = 1/2" IRP W/18" R-C CAP
 ○ = 1/2" IRP W/18" R-C CAP

PLAT REFERENCE	DESCRIPTION
①	ESTONIA SUBDIVISION UNIT 1 VOLUME 9574, PAGES 57-65, D.P.R.
②	ESTONIA SUBDIVISION UNIT 1A VOLUME 9574, PAGES 67, 90-91, D.P.R.
③	ESTONIA SUBDIVISION UNIT 3 VOLUME 9574, PAGES 92-93, D.P.R.
④	RICHLAND HILLS UNIT-5A VOLUME 9506, PAGE 131, D.P.R.
⑤	RICHLAND HILLS UNIT-5B VOLUME 9506, PAGE 149, D.P.R.
⑥	ESTONIA SUBDIVISION UNIT 3R PLAT ID No. 100754

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, VEHICLES, AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATER REVISION THEREOF.

BUILDING SETBACK NOTE

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

STATE OF TEXAS
 COUNTY OF BEAR

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

REGISTERED PROFESSIONAL ENGINEER
 PAUL W. DENHAM

STATE OF TEXAS
 COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. NEEL

"C.P.S. NOTES"

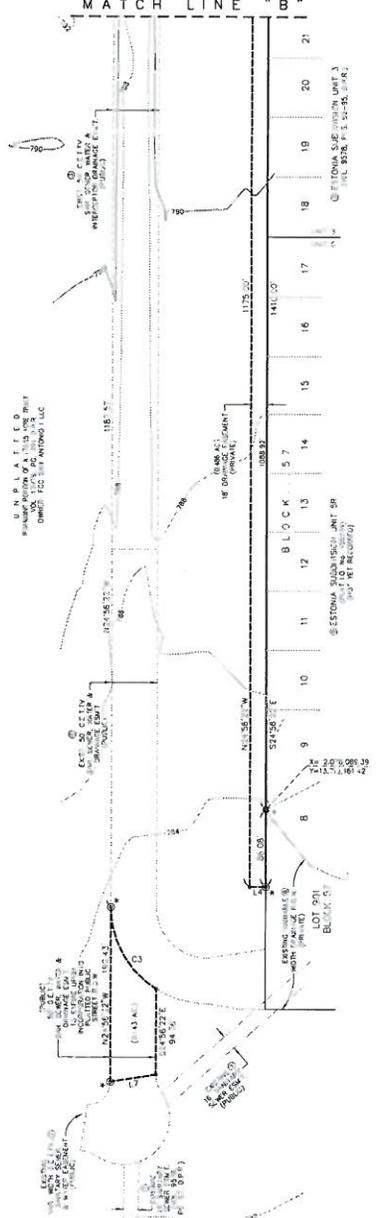
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITY SERVICE) IS HEREBY GUARANTEED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS OUTLINED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND GAS EASEMENT", "TELEPHONE EASEMENT", "TELEPHONE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND INCLUDING POLES, MASTS OR BRACING BRICK CHIMNEYS, TOWER POLES, TRANSFORMER TOWERS WITH THE NECESSARY APPURTENANCES, TOGETHER WITH RIGHT-OF-WAY AND EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF IT IS AGREED AND AGREED TO THAT NO BRICKS, CONCRETE, STUBS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY OPEN MONUMENTARY LINE REMOVED FROM MODIFICATIONS REQUIRED BY THIS EQUIPMENT, UTILITY AND GAS EASEMENT, DUE TO DRIVE QUALITY OR GROUND ELEVATION FLUCTUATION SHALL BE MARKED BY THE PERSONS WHO PREVIOUSLY WERE RESPONSIBLE FOR SAID LINES, CHIMNEYS OR TOWER POLES FOR ALL INFORMATION.
- THIS PLAT DOES NOT AFFECT, ALTER, WITHDRAW OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, FIBER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY APPURTENANCES FOR STREETS OR OTHER PUBLIC OR HIGHWAY EASEMENTS ARE DESCRIBED HEREIN.
- ANY OPEN MONUMENTARY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SITUATED ON BY NEAR BY ADJACENT GROUND OR PLAT RECORDS, BEAR COUNTY, TEXAS.
- ANY OPEN MONUMENTARY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE TELEPHONE EASEMENTS WHEN LOTS ARE SITUATED ON BY NEAR BY ADJACENT GROUND OR PLAT RECORDS, BEAR COUNTY, TEXAS.
- ANY OPEN MONUMENTARY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE TELEPHONE EASEMENTS WHEN LOTS ARE SITUATED ON BY NEAR BY ADJACENT GROUND OR PLAT RECORDS, BEAR COUNTY, TEXAS.

EDU NOTE:

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

OTHER NOTES:

- IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET AND AIR SEWER SERVICE CONNECTION IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 200 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL PUBLIC SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- CENTERS SHOWN ARE FOR GRAPHICAL USE ONLY. CENTER ELEVATIONS AND CENTERLINE PLACEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
- ALL GREENBELT ARE ALSO DRAINAGE EQUIPMENT.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, DRAINAGE, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER/ASSOCIATION. THIS SUBDIVISION HAS PERMITS AND MAPS THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, BEAR COUNTY.



PLAT No. 110007

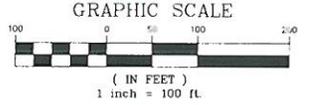
SHEET 3 OF 3

89 LOTS

SUBDIVISION PLAT
 ESTABLISHING

ESTONIA SUBDIVISION
 UNIT 2

BEING 18.216 ACRES OF LAND OUT OF THE REMAINDER OF A 170.95 ACRE TRACT OF LAND, RECORDED IN VOLUME 13270, P.C. 291, D.P.R. BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 16296, SAN ANTONIO, BEAR COUNTY, TEXAS.



Denham-Ramones Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290 (210) 495-3100 Office
 San Antonio, Tx. 78232 (210) 495-3122 Fax
 Firm Registration Number: T.B.P.L.S. F-5161 & T.B.P.L.S. 10023700

DEVELOPER/OWNER:
 FCC SAN ANTONIO I LLC
 6860 NORTH DALLAS PARKWAY, SUITE 200
 DALLAS, TEXAS 75024
 PHONE (972) 265-7968 / FAX (972) 265-7970

STATE OF TEXAS
 COUNTY OF CUYAHOGA

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A duly authorized agent, DEPENDANT ON THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER AL STREET, ALLEY, PARKS, WATER, SEWER, DRAINAGE EASEMENTS AND PUBLIC PLACES, THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNED: FCC SAN ANTONIO I LLC, A DELAWARE LIMITED LIABILITY COMPANY.
 ROBERT F. MOICHEK, CEO-MANAGER

STATE OF TEXAS
 COUNTY OF CUYAHOGA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ (ROBERT F. MOICHEK) 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2011.

NOTARY PUBLIC, CUYAHOGA COUNTY, OHIO

THIS PLAT OF ESTONIA SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND, WHERE ADMINISTRATIVE EXCEPTIONS, AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY _____ CHAIRMAN
 BY _____ SECRETARY

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. AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEAR COUNTY, TEXAS
 BY _____ DEPUTY

PLANNING COMMISSION
VACATE, RESUBDIVISION AND SUBDIVISION PLAT

AGENDA ITEM NO: 11 September 28, 2011

KALLISON RANCH

PHASE 1 UNIT 3B

MAJOR PLAT

110285

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 544 D-7

OWNER: One KR Venture, L.P., by Melissa Youngblood

ENGINEER: Pape Dawson Engineers, by Cara Tackett, P.E.

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

Date filed with Planning Commission: September 16, 2011

Location: Northwest of the intersection of Kallison Bend and Culebra Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 838 Kallison Ranch, accepted on August 29, 2005

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **13.369** acres consisting of **67** single family lots, **1** non-single family lot and **2,158** linear feet of public streets.

DISCUSSION:

It is noted that plat 090310, Kallison Ranch Unit 3, it must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 September 28, 2011

SPURS PARK, UNIT 2
SUBDIVISION NAME

MAJOR PLAT

100276
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 D-6

OWNER: Sports SA Holdings LP, by Dr. David Schmidt

ENGINEER: Pape-Dawson Engineers, Inc., by Thomas M. Carter, P.E.

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

Date filed with Planning Commission: Pending

Location: Southwest of the intersection of Floyd Curl Drive and Spurs Lane

Services Available: SAWS Water and Sewer

Zoning: C-3R Commercial District, Restrictive Alcoholic Sales

Plat is associated with:

MDP 68-A, Fawn Meadow, accepted on August 31, 2011

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To plat **10.247** acres consisting of **12** non-single family lots.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100276

SUBDIVISION PLAT
OF
SPURS PARK, UNIT 2

A 102.1 ACRE TRACT COMPRISED OF THE 4.160 ACRE TRACT 2 AND THE 0.495 ACRE TRACT 3 CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11029, PAGES 2049-2059, AND THAT 5.995 ACRE TRACT 4 CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11059, PAGES 464-471, TO PROVIDE SA HOLDINGS, L.P. WITH THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS, SAID 102.47 ACRES ALL IN NEW CITY BLOCK 17660 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 50'



DATE OF PRINT: September 14, 2011

LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°39'11"W	2.06'
L2	N4°55'24"E	61.48'
L3	N81°22'52"E	11.43'
L4	S49°04'36"E	12.93'
L5	N49°04'36"W	23.38'
L6	S22°38'02"W	51.90'
L7	S22°38'02"E	51.90'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	312°50'31"	S49°04'36"E	80.00'	408.81'
C2	15.00'	8°30'24"	N89°49'23"W	22.73'	25.71'
C3	70.00'	110°59'00"	N81°16'18"E	115.97'	157.59'
C4	15.00'	86°16'44"	S71°36'10"W	20.51'	22.59'
C5	120.00'	76°08'15"	N76°40'27"E	160.20'	172.07'
C6	70.00'	8°22'22"	S51°10'08"W	24.86'	26.99'
C7	15.00'	77°06'00"	N81°07'08"W	18.68'	20.16'
C8	657.00'	4°36'27"	N21°57'23"W	52.82'	52.83'
C9	5.00'	89°53'26"	N85°54'45"E	7.06'	7.84'

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF SA LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC THE AREA IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OF PLANNED UNIT DEVELOPMENT PUBLIC USE ALL STREETS, ALLEYS, FURROWS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONVICTION THEREOF EXPRESSED.

OWNER/DEVELOPER: DP DAVIS CHAMBER SPORTS & LEISURE LP
21 SPURS PARK UNIT 200
SAN ANTONIO, TX 78204
(210) 899-2015

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DP DAVIS CHAMBER 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 CONVICTIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF SEP A.D. 2011.

NOTARY PUBLIC BEAR COUNTY TEXAS

THIS PLAT OF SPURS PARK UNIT 2 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 OF LOYAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EMERGENCIES AND/OR OTHER CIRCUMSTANCES HAVE BEEN GRANTED.

DATED THIS 14 DAY OF SEP A.D. 2011

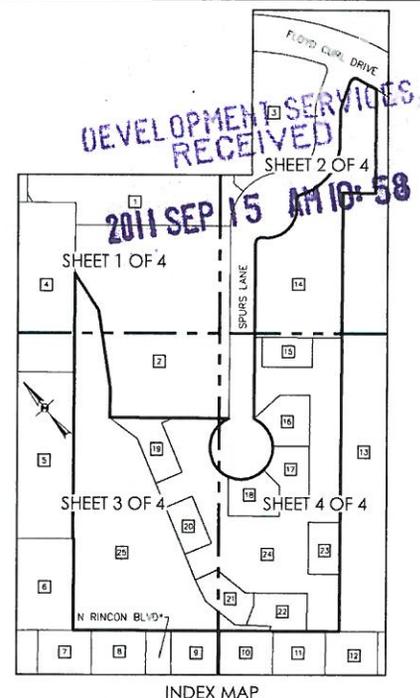
BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14 DAY OF SEP A.D. 2011 AT 11:10 AM AND DULY RECORDED IN VOLUME 11029 PAGE 2049 IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

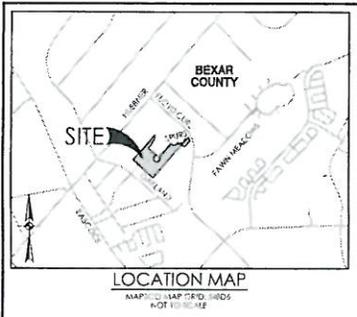
BY: _____ COUNTY CLERK BEAR COUNTY TEXAS



INDEX MAP
SCALE: 1" = 200'

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS OF WAY AND EASEMENTS WERE DELINEATED TO OBTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL ENGINEERING MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL APPROXIMATE DATED SEPTEMBER 29, 2010 AND THE HEIGHT OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PERMITTED FLOODBOARD FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONDITIONS WITHIN THESE EASEMENTS IS FURNISHED WITHIN THE FLOOD WATER APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

- 14 GENEITY EASEMENT
- 1 TYPICAL NON-ACCESS EASEMENT (PG 211 DPR)
- 8 DRAINAGE EASEMENT
- 15 DRAINAGE EASEMENT
- 12 PUBLIC SANITARY SEWER EASEMENT
- 8 PRIVATE SANITARY SEWER EASEMENT
- 16 SANITARY SEWER EASEMENT (PG 211 DPR)
- 14 SANITARY SEWER EASEMENT (PG 211 DPR)
- 8 VARIABLE WIDTH DRAINAGE EASEMENT (PG 211 DPR)
- 8 VARIABLE WIDTH DRAINAGE EASEMENT (PG 211 DPR)
- 16 PUBLIC UTILITY EASEMENT (PG 211 DPR)
- 20 DRAIN EASEMENT (PG 211 DPR)
- 28 GAS AND ELECTRIC EASEMENT (PG 211 DPR)
- 20 BUREAU OF METEOROLOGICAL SERVICE EASEMENT (PG 211 DPR)
- 16 GAS AND ELECTRIC EASEMENT (PG 211 DPR)
- 20 GAS ELECTRIC AND TELEPHONE EASEMENT (PG 211 DPR)
- 16 LOT 7 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 4 BLOCK 4 NCB 17660 SPURS PARK UNIT 2 (PG 211 DPR)
- 2 LOT 4 BLOCK 4 NCB 17660 SPURS PARK UNIT 1 (PG 211 DPR)
- 2 LOT 8 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 4 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 4 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 3 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 3 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 UNPLANTED 1418 ALPES CHIFFER COLEN LLC (PG 194 DPR)
- 2 LOT 7 BLOCK 12 NCB 14676 BARBOCK ACRES SUBDIVISION (PG 202 PG 8 DPR)
- 2 LOT 8 BLOCK 12 NCB 14676 BARBOCK ACRES SUBDIVISION (PG 202 PG 8 DPR)
- 2 LOT 9 BLOCK 11 NCB 14676 BARBOCK ACRES SUBDIVISION (PG 202 PG 8 DPR)
- 2 LOT 10 BLOCK 11 NCB 14676 BARBOCK ACRES SUBDIVISION (PG 202 PG 8 DPR)
- 2 LOT 11 BLOCK 11 NCB 14676 BARBOCK ACRES SUBDIVISION (PG 202 PG 8 DPR)
- 2 LOT 12 BLOCK 11 NCB 14676 BARBOCK ACRES SUBDIVISION (PG 202 PG 8 DPR)
- 2 UNPLANTED 5016 ACRES (OWNER: TAN ANTONIO MEDICAL FOUNDATION) (PG 874 DPR)
- 2 LOT 12 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 13 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 14 BLOCK 4 NCB 17660 (3.25 ACRES)
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- 2 LOT 81 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 82 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 83 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 84 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 85 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 86 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 87 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 88 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 89 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 90 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 91 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 92 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 93 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 94 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 95 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 96 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 97 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 98 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 99 BLOCK 4 NCB 17660 (3.25 ACRES)
- 2 LOT 100 BLOCK 4 NCB 17660 (3.25 ACRES)



- LEGEND**
- BSL BUILDING SETBACK LINE
 - DPR DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
 - ELEC ELECTRICAL
 - ESMT EASEMENT
 - NBR NEW CITY BLOCK
 - CPR CHURCH PUBLIC RECORDS
 - CPD CHURCH PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY TEXAS
 - 1140-00 EXISTING CONTOURS
 - 1140-01 PROPOSED CONTOURS
 - FOUNDED BOUNDARY (LINE NOT DRAWN)
 - LOT (LINE EXISTING) TAX MAP (LINE CHANCE FLOOD ZONE)
 - PG PAGE(S)
 - RB RADIAL BEARING
 - ROW RIGHT OF WAY
 - TELE TELEPHONE
 - VEI VERTICAL CLEARANCE
 - VEI VERTICAL CLEARANCE EASEMENT (NOT TO SCALE)
 - VOL VOLUME
 - SUBDIVISION NUMBER DEVELOPED NOT ACCEPTED
 - 12-58 MINIMUM FINISHED FLOOR ELEVATION

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENT ACCESS EASEMENTS CURB CUTS AND OPEN PERMISSIBLE SPACES WITHIN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOUSING ASSOCIATION AND THEIR RESPECTIVE CO-ASSUREES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

FINISHED FLOOR FOR FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL USE SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE CONTROLLED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD TO INCLUDE BUT NOT LIMITED TO: LOT 12 OF BLOCK 4 NCB 17660.

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

DRAINAGE EASEMENT NOTE:
THE DRAINAGE RIGHTS OF WAY OR OTHER CONVEYANCES THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE BOUNDARIES OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INSURE AND EXPRESS OVER THE DRAINAGE EASEMENT PROPERTY TO REMOVAL ANY IMPROVEMENTS OR STRUCTURES PLACED WITHIN THE LIMITS OF SA DRAINAGE EASEMENTS AND TO MAKE ANY IMPROVEMENTS OR IMPROVEMENTS WITHIN SA DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:
1. PROPERTY BOUNDARIES ARE ESTABLISHED WITH CAP OR DIX MARKED PAPE DAWSON UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COOPERATIVE FLOOD NETWORK.
3. DIMENSIONS WITHIN ARE SURFACE.
4. GENEITY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

C.P.S. NOTES:
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYING ACT AND THE TEXAS PROFESSIONAL LAND SURVEYING REGULATIONS. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYING ACT AND THE TEXAS PROFESSIONAL LAND SURVEYING REGULATIONS. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYING ACT AND THE TEXAS PROFESSIONAL LAND SURVEYING REGULATIONS.

STATE OF TEXAS
COUNTY OF BEAR

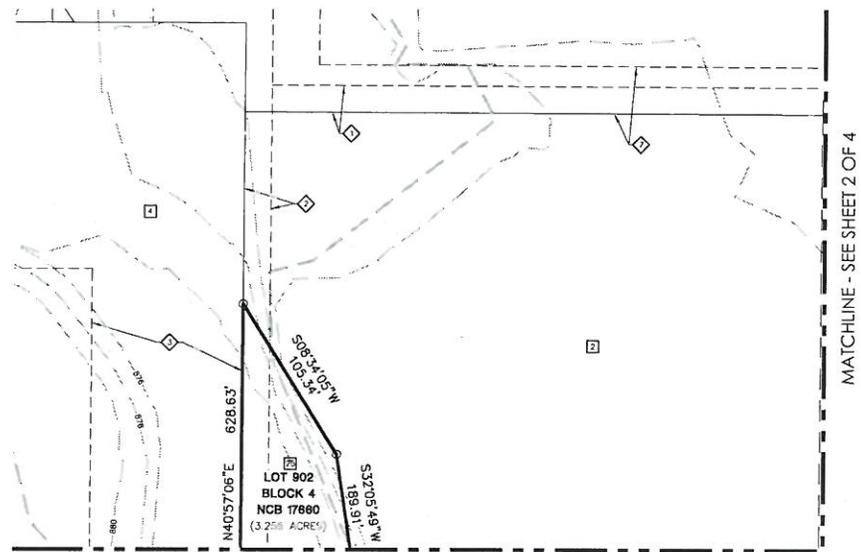
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF BOUNDARY LOCATION AND CALCULATION TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SURVEYING DEVELOPMENT CODE (DECP) FOR THESE JURISDICTIONS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

RELEASED BY ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND ENGINEERING FOR AN ACTUAL SURVEY MADE ON THE PROPERTY. PAPE DAWSON ENGINEERS, L.P.

REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE - SEE SHEET 3 OF 4

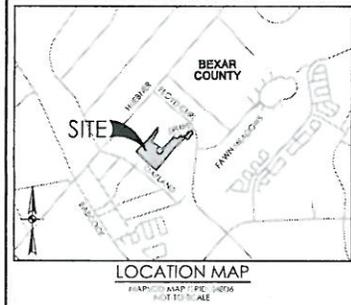
SHEET 1 OF 4

PLAT NO. 100276, BEAR COUNTY, TEXAS, 9/14/2011, SHEET 1 OF 4

CITY JOB NO. 6195-40; SURVEY JOB NO. 6195-40

DEVELOPMENT SERVICES RECEIVED

2011 SEP 15 AM 10:58



PLAT NUMBER 100276
SUBDIVISION PLAT
OF
SPURS PARK, UNIT 2

A 10.247 ACRE TRACT COMPRISED OF THE 4.160 ACRE TRACT 2 AND THE 0.495 ACRE TRACT 3 CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11029, PAGES 2049-2077 AND THAT 5.995 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12559, PAGES 464-471, TO SPORTS SA HOLDINGS, LP, BEIHM OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS SAID 10.247 ACRES ALL IN NEW CITY BLOCK 17660 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'

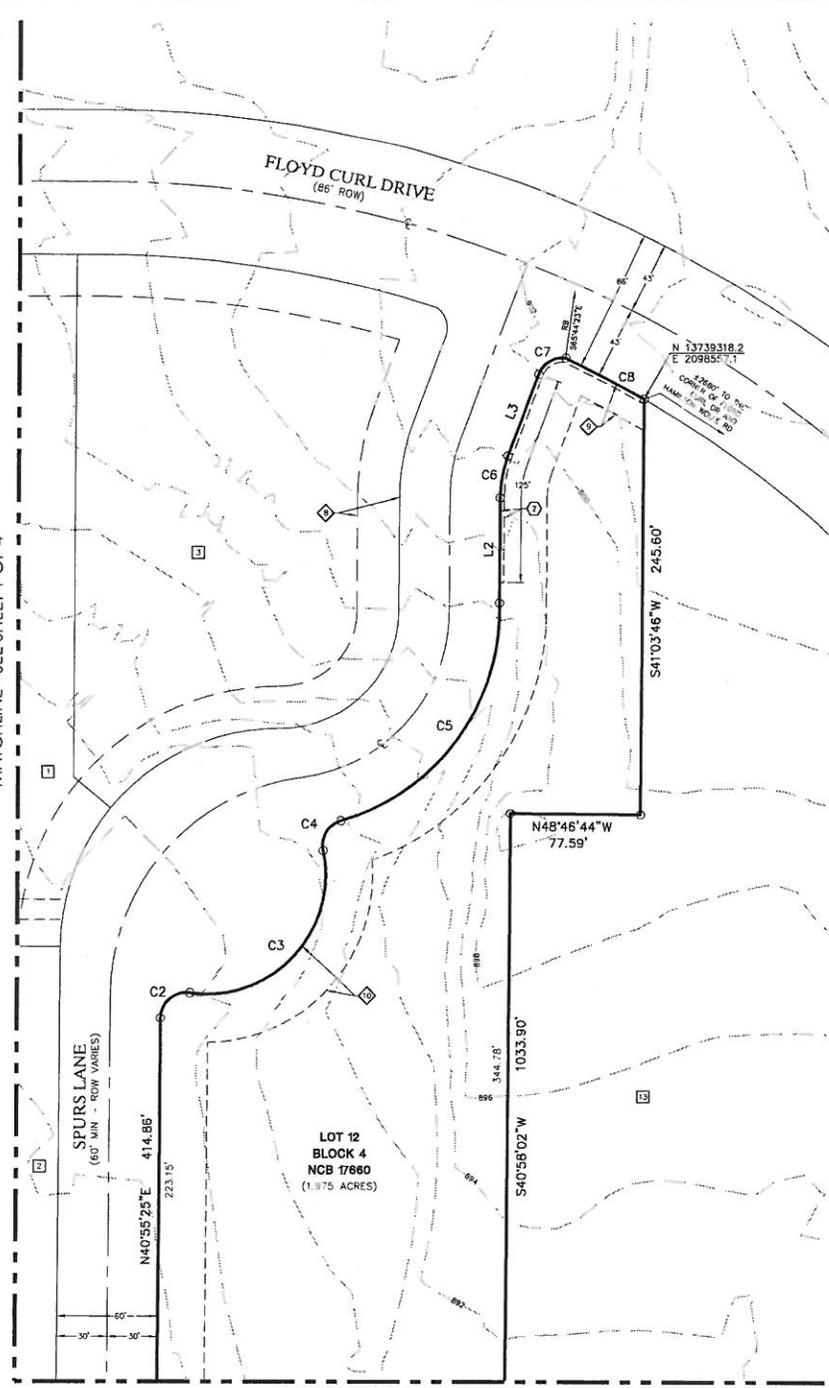


PAPE-DAWSON ENGINEERS
INC. FROM REGISTRATION # 470
355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: September 14, 2011



MATCHLINE - SEE SHEET 1 OF 4



MATCHLINE - SEE SHEET 4 OF 4

C.P.S. NOTES:
THIS PLAT IS A SUBDIVISION OF LAND SHOWN ON A PREVIOUS PLAT AND THE BOUNDARIES THEREIN ARE BASED ON THE SURVEY OF SAID PREVIOUS PLAT. THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF SAID PREVIOUS PLAT AND THE BOUNDARIES THEREIN ARE BASED ON THE SURVEY OF SAID PREVIOUS PLAT. THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF SAID PREVIOUS PLAT AND THE BOUNDARIES THEREIN ARE BASED ON THE SURVEY OF SAID PREVIOUS PLAT.

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

STATE OF TEXAS
COUNTY OF BEXAR
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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY P. J. GARDNER ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 EASEMENT OR PLANNED UNIT DEVELOPMENT, ALL ALLEYS, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OR I DID SO, and acknowledged to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated, given under my hand and seal of office this _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC BEXAR COUNTY TEXAS
THIS PLAT OF SPURS PARK, UNIT 2, 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.

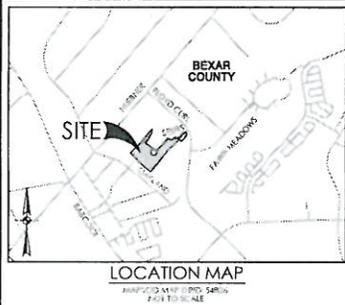
DATED THIS _____ DAY OF _____ A.D. 20__
BY _____ CHAIRMAN
BY _____ SECRETARY
STATE OF TEXAS
COUNTY OF BEXAR
I _____ COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20__ AT _____ M. AND DULY RECORDED IN THE _____ DAY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

SHEET 2 OF 4 BY _____ DEPUTY

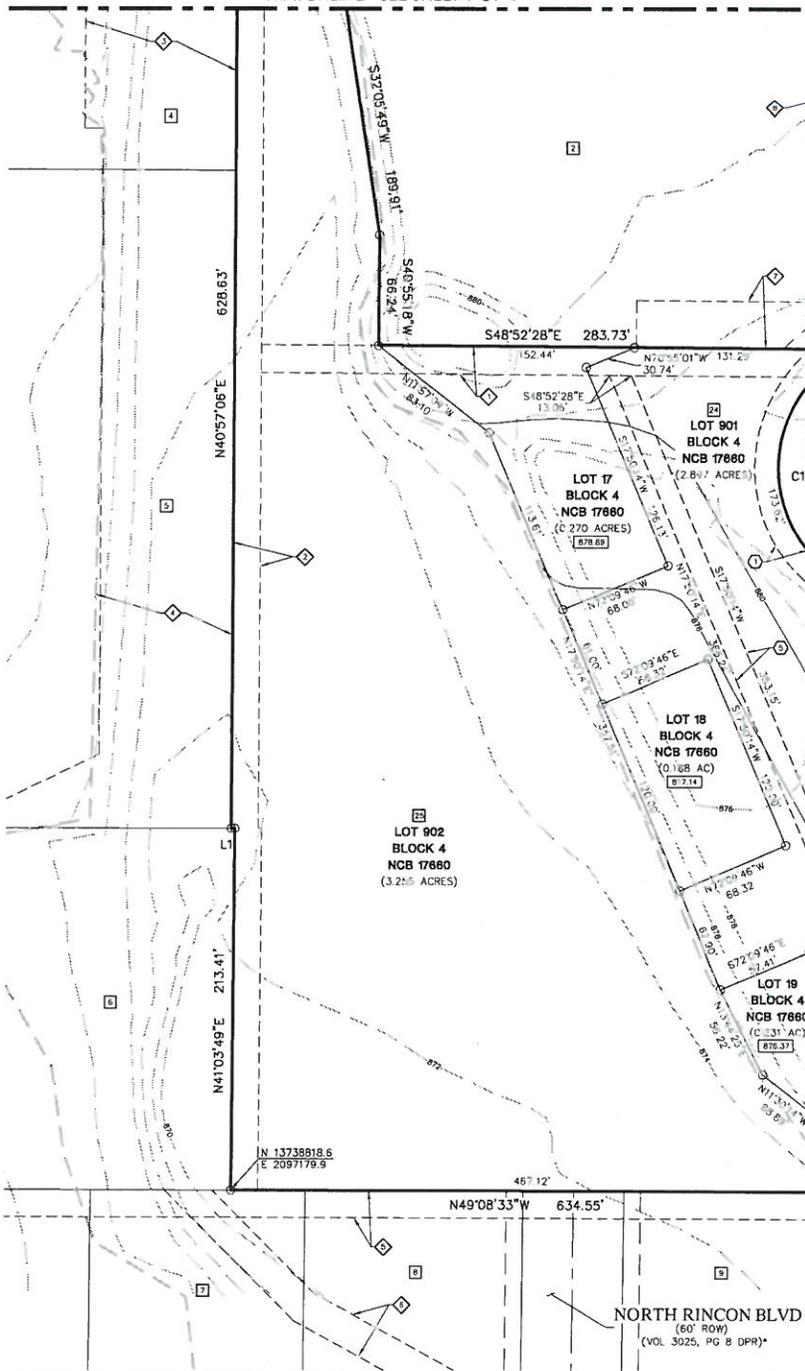
SPURS PARK, UNIT 2
Civil Job No. 6196-40; Survey Job No. 6196-40

DEVELOPMENT SERVICES RECEIVED

2011 SEP 15 AM 10:58



MATCHLINE - SEE SHEET 1 OF 4



MATCHLINE - SEE SHEET 4 OF 4

PLAT NUMBER 100276

SUBDIVISION PLAT OF SPURS PARK, UNIT 2

A 10.247 ACRE TRACT COMPRISED OF THE 4.140 ACRE TRACT 2 AND THE 0.485 ACRE TRACT 3 CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11029, PAGES 2049-2059, AND THAT 5.595 ACRE TRACT CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12559, PAGES 464-471, TO SPURS SA HOLDINGS, LP, BY ONE OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, SAID 10.247 ACRES ALL IN NEW CITY BLOCK 17660 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



PAPE-DAWSON ENGINEERS INC. 315 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: September 14, 2011



C.P.S. NOTES: THE SUBDIVISION AS SHOWN ON THIS PLAT IS THE RESULT OF A SURVEY BY THE ENGINEER...

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT...

STATE OF TEXAS COUNTY OF BEXAR REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT...

OWNER/DEVELOPER: DR DAVID SCHWARTZ, 201 WEST TAHLERWOODS LIP, 20 SHIRLANDS, 2E200, SAN ANTONIO, TX 78240, (210) 619-4326

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR DAVID SCHWARTZ...

NEARBY PUBLIC: BEXAR COUNTY TEXAS THIS PLAT OF SPURS PARK, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 2011 AT AND DULY RECORDED IN THE DAY OF A.D. 2011 AT IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME ON PAGE IN REPLY WHEREBY WITHIN MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A.D. 2011

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK OF BEXAR COUNTY DO I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 2011 AT AND DULY RECORDED IN THE DAY OF A.D. 2011 AT IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME ON PAGE IN REPLY WHEREBY WITHIN MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A.D. 2011

STATE OF TEXAS COUNTY OF BEXAR COUNTY CLERK BEXAR COUNTY TEXAS

SHEET 3 OF 4

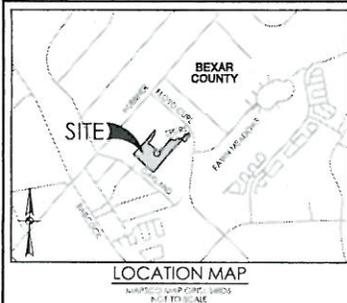
SPURS PARK, UNIT 2

Civil Job No. 6196-40; Survey Job No. 6196-40

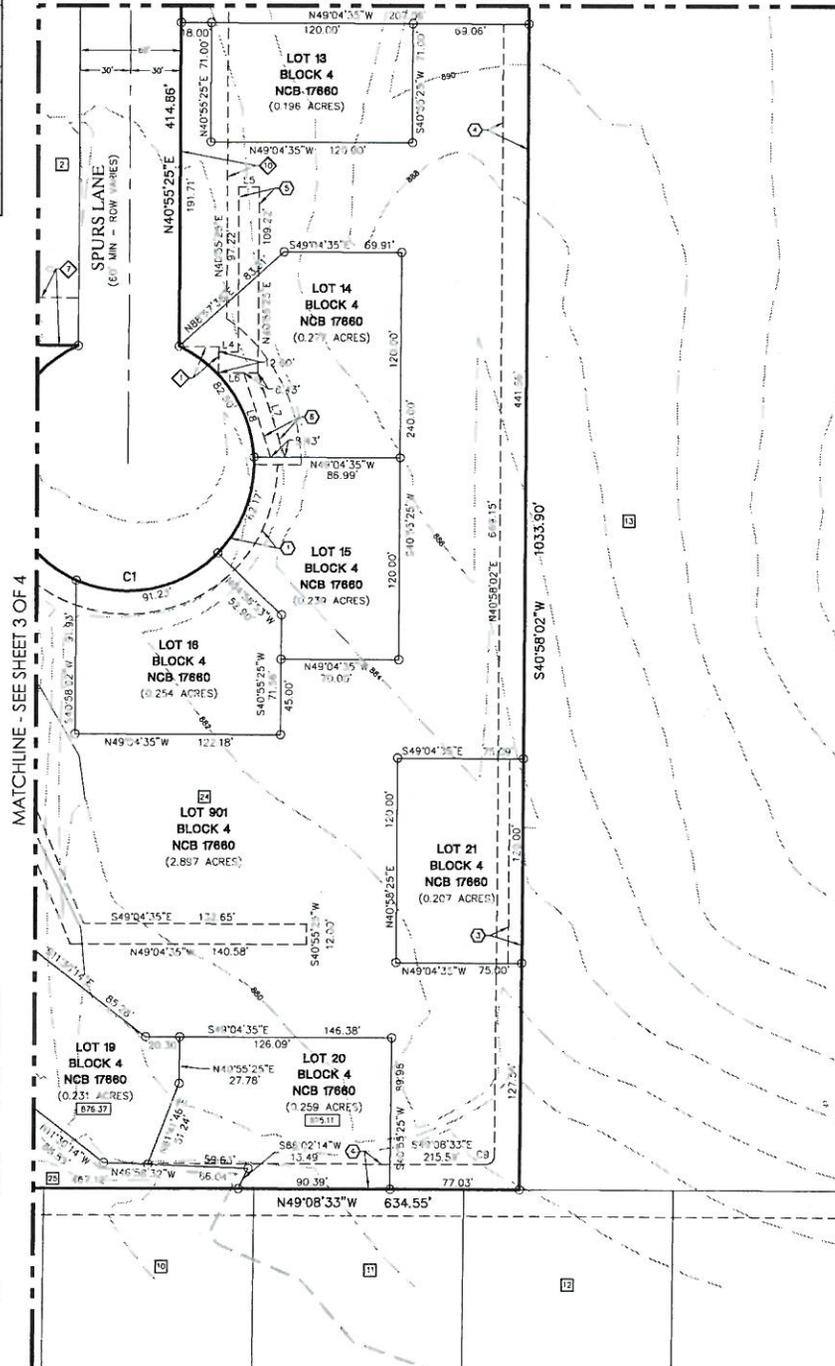
PAPE-DAWSON ENGINEERS INC. 315 EAST RAMSEY, SAN ANTONIO, TEXAS 78216

DEVELOPMENT SERVICES RECEIVED

2011 SEP 15 AM 10:58



MATCHLINE - SEE SHEET 2 OF 4



PLAT NUMBER 100276

SUBDIVISION PLAT OF SPURS PARK, UNIT 2

A 10.247 ACRE TRACT COMPRISED OF THE 4.140 ACRE TRACT 2 AND THE 0.415 ACRE TRACT 3 COMPILED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11029, PAGES 2049-2059, AND THAT 5.595 ACRE TRACT COMPILED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12559, PAGES 48-49, TO SPURTS SA HOLDINGS, LP, BOTH OF THE ORIGINAL PUBLIC RECORDS OF BEAR COUNTY TEXAS, SAID 10.247 ACRES ALL IN NEW CITY BLOCK 17600 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 50'



DATE OF PRINT: September 14, 2011

STATE OF TEXAS COUNTY OF BEAR

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

OWNER/DEVELOPER: DR DAVID SCHEIDT SPORTS SA HOLDINGS LP 21 SPURS LANE, STE 200 SAN ANTONIO, TX 78203 (817) 699-6226

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR DAVID SCHEIDT, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SPECIFIED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPECTED AND IN THE CAPACITY THEREIN STATED, COME UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF SPURS PARK, UNIT 2, 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 FEES, PENALTIES, AND/OR VARIATIONS HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT 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 BEAR COUNTY IN BOOK # _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__ COUNTY CLERK, BEAR COUNTY, TEXAS

C.P.S. NOTES: THE PROPERTY AND ALL PARTS THEREOF ARE TO BE BOUND BY THE BOUNDARIES SHOWN HEREON... THE PLAT IS THE PROPERTY OF THE ENGINEER AND HE OR SHE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON... THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT... THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT... THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT...

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

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

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

SPURS PARK, UNIT 2 Civil Job No. 6196-40; Survey Job No. 6196-40

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 13 September 28, 2011

POTRANCO/AMERICAN LOTUS
SUBDIVISION NAME

080520
PLAT #

COUNCIL DISTRICT: OCL
FERGUSON MAP GRID: 611 E-4
OWNER: Milestone Properties, Inc., by Chesley I. Swann III
ENGINEER: Pape-Dawson Engineers, Inc., by Cara Tackett, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Location: On the southside of Potranco Road, east and west of American Lotus

Plat status: The Planning Commission approved this plat on October 8, 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 due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

RECEIVED
11 SEP -2 PM 3:11

September 1, 2011

LAND DEVELOPMENT
SERVICES DIVISION

Mr. Roderick J. Sanchez, Director
City of San Antonio - Planning & Development Services Department
1901 South Alamo
San Antonio, Texas 78204

Re: Potranco/American Lotus Subdivision
Plat No. 080520

Dear Mr. Sanchez:

On behalf of the owner and developer of Potranco/American Lotus Subdivision, Milestone Properties, Inc., we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)(2) of the Unified Development Code for site improvements associated with Potranco/American Lotus Subdivision, (Plat No. 080520). The subdivision plat was approved by the Planning Commission on October 8, 2008.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact delayed any new construction. Partial Sewer improvements have begun within this plat.
2. Despite the national economic problems, our client still considers, with serious intent, to complete this unit as part of the Potranco Master Development Plan. At this time the developer is working to negotiate with buyers to build within this development or purchase tracts.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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

Cara C. Tackett, P.E., LEED® AP
Vice President, Land Development

Enclosures

P:\71\57\03\Word\Letters\110831a1.doc

PLANNING COMMISSION
CERTIFICATE OF DETERMINATION APPEAL
AGENDA ITEM NO: 14 September 28, 2011

24089 CAMPBELLTON ROAD
SUBDIVISION NAME

11-IV-002
PROJECT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 783 E-2
OWNER: John W. Powers
CASE MANAGER: Donna Camacho, Planner (207-5016)

Date filed with Planning Commission: September 12, 2011

Location: On the west side of Campbellton Road, north of Ranch Trail Road

Services Available: CPS Electric, Bexar Metropolitan Water District and On Site Sewer Facility.

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

A request for utility connections and to waive the subdivision plat approval process for a 1.864 acre tract surveyed out of a 39.93 acre tract on March 17, 2011.

DISCUSSION:

The applicant, Mr. John Power states in the attached letter, that due to closing on the mortgage, there are no funds available for platting and the property cannot be sold as it was included in his mortgage. He states that the hardship relates to the applicant's land because the seller's agent for the property misrepresented the land as being grandfathered and not subject to platting.

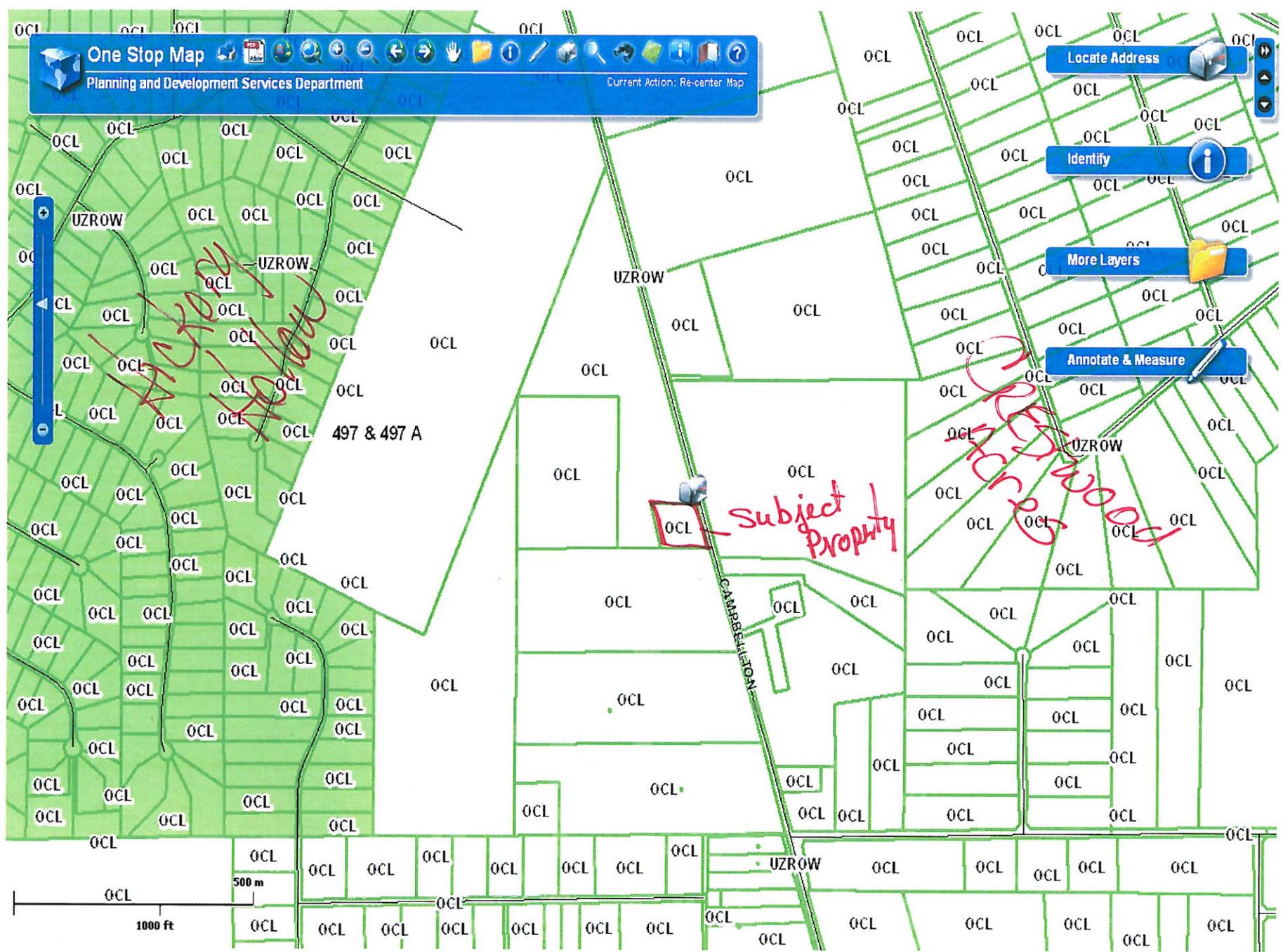
The purpose of platting is to ensure that municipal services are in place prior to development. The original owners have recently sold off several pieces of property. State law requires platting when properties are split into two or more pieces.

Furthermore, the 39.93 acre tract has been split into five separate tracts consisting of a 14.46 acre tract as called out in a warranty deed dated April 15, 1966, a 3.497 acre tract as called out in a warranty deed dated July 21, 2011, a 12.238 acre tract as called out in a warranty deed dated March 17, 2011 and the subject property consisting of 1.864 acre tract as called out in the attached warranty deed dated June 28, 2011, leaving a remaining tract of 7.871 acres.

STAFF RECOMMENDATION:

Staff recommends disapproval of the request for utility connection for the following reasons:

- Staff recognizes the applicant's distressing circumstances; however it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area.
- The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430(c) 1 through 15.
- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.
- Campbellton Road is a major thoroughfare and dedication will be required.
- Properties immediately surrounding the subject property are not platted, but properties further to the northwest and east are, as per the attached map.





City of San Antonio
 Planning and Development
 Services Department
 Land Entitlements Section

**VARIANCE – TIME EXTENSION
 APPLICATION**

DEVELOPMENT SERVICES
 RECEIVED

Date Submitted: 9-12-11 Project ID Number: 11-11-002

Project Name: 24089 CAMPBELLTON ROAD 2011 SEP 12 PM 2:58

Owner/Agent: JOHN W. POWERS Phone: 210-889-5079 Fax: _____

Address: 12359 S. HWY. 181, LOT 3, SAN ANTONIO, TX Zip code: 78223

Consultant: ALAMO TRANSPORT Phone: 210-633-0800 Fax: 210-633-3400

Address: 13838 SOUTHTON ROAD, SAN ANTONIO, TX Zip code: 78223

Email Address: jds@alamotransport.com

BACKGROUND:

1. Time Extension Sidewalk Floodplain Permit Completeness Appeal Other CERTIFICATE OF DETERMINATION APPEAL
2. City Council District _____ Ferguson Map Grid 783E2 Zoning District _____
3. San Antonio City Limits - Yes No
4. Edwards Aquifer Recharge Zone? - Yes No
5. Previous/existing land fill? - Yes No
6. Parkland, greenbelts, or open space? Flood plain? - Yes No

VARIANCE APPROVAL CRITERIA:

As per the UDC, the variance request letter must address the following criteria prior to submission.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant's land, rather than personal circumstance; and
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
4. The hardship is not the result of the applicant's own actions; and
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

FEES (please refer to the current fee schedule)

Variance Request \$ 350.00 OR Time Extension \$ _____
 Print Name: JOHN W. POWERS Signature: John W. Powers

Date: 9-12-11 Owner Agent (Checking this requires a notarized Letter of Agent.)

NOTE: Please attach this application with your submittal to the reviewing agencies. In addition, if the letter does not address the above mention criteria your variance may be subject to disapproval. If the variance is being made in regards to a Certificate of Determination request, the Director of Planning Development Services Department shall make a determination within 20 days after the date it receives the request before placing it on the Planning Commission agenda under subsection 35-430(d) of the UDC and shall issue the Certificate, if appropriate, within 10 days after the date of Planning Commission approval. Additional fees may apply, please see fee schedule.

September 20, 2011

John W. Powers
12359 S Hwy 181 #3
San Antonio, Texas 78223

City of San Antonio
Planning and Development
Services Department
Land Entitlement Section

Re: 24089 Campbellton Road

Dear Sirs and Madames:

Our journey to find our new and last home started back in February 2011. We contacted Alamo Homes and they found us a wonderful realtor and the hunt for land began. We looked at numerous pieces of properties. We liked the 24089 Campbellton road and it met all the requirements we wanted.

We asked if it needed to be platted and we were assured that it was grandfathered because it once had a house back in 1963 to 1965. We made an offer they accepted. We worked hard on getting all the information needed to the mortgage company. We remember that the agent handling the loan papers asked the selling realtor to provide a 911 on the property to send it to the underwriters. The loan was approved for the land, improvements and modular home.

We went thru the title company the sellers wanted to use. We closed on time. With going thru a title company one assumes that they make sure all the legal paperwork is done and is correct. The title company didn't notify us that anything was wrong.

Alamo Transport started applying for the permits to put in the water and new septic system. They received those. Bexar met water meter has already been installed. We have the permit to put the septic system. We discovered we had a problem when they went for the permit for the electric. CPS Energy said they had no history of electric ever being on the property. Without electric we are at a stand still.

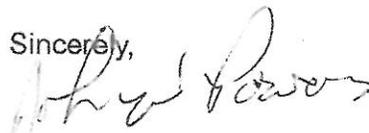
We have asked the sellers for proof and they told us it is our problem and not theirs, even though they misrepresented the property.

We don't think our moving on the land would affect anything. Three sides of the property are pasture land with cattle.

We don't know what more we could have done. We were truly under the impression the property was a go. If we had known we would not have purchased the land.

We want to thank you for the time and attention in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Powers". The signature is written in a cursive style with a large initial "J" and "P".

John W. Powers
US Navy Retired

VARIANCE REQUEST FOR PROPERTY LOCATED AT:

DEVELOPMENT SERVICES
RECEIVED

24089 Cambellton Road, San Antonio, Texas 78624 in
Bexar County

2011 SEP 12 PM 2:58

1. If the applicant complies strictly with the provisions of these regulations, Mr. and Mrs. Powers can make no reasonable use of their property since they will not be able to acquire a certificate of determination, to install electric on the property. Platting would have to be done. Since they have already closed on their mortgage loan, there is no way to secure additional funds for platting. Nor can they sell the property again since it is part of their mortgage.
2. This hardship relates to the applicant's land because the seller's agent for the property misrepresented the land, advised buyers and buyer's agent in what we believe was irresponsible information about the history of the property, specifically that it fell under the Grandfather law and would not be subject to platting. Seller's agent was very adamant that she had confirmation of this from Planning and Development Services.
3. This hardship is unique and not shared with surrounding properties as it is located in an area that is not heavily populated and adjacent properties are large parcels of land with a landscape that would be difficult for developing anything in the future.
4. The hardship is not the result of the applicant's own actions; they purchased the land with the advice of their Realtor and information given by the listing agent as per the MLS listing and seller's disclosures.
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

FATC-EARL & ASSOC.

GF #: 1571534

\$: _____

Recorded by:
First American Title Insurance Company
Earl & Associates, P.C. -- Fee Attorney
GF#1571538-SA69

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed With Vendor's Lien

Date: June 28, 2011

Grantor: Maner L. Stone and wife, Velma J. Stone

Grantor's Mailing Address: 24089 Campbellton Road
San Antonio, TX 78264

Grantee: John Powers and Cynthia Powers, husband and wife

Grantee's Mailing Address: 24089 Campbellton Rd
San Antonio, Tx 78264

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of their one certain promissory note ("Note") of even date therewith in the original principal sum of \$158,283.00, payable to Southwest Stage Funding, LLC dba Cascade Financial Services (hereafter "Lender"), organized and existing under the laws of the State of Arizona, as therein provided, and containing the usual clauses for acceleration of maturity in the event of default and for attorney's fees. The Note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to First American Title, Trustee for benefit of the Lender.

Property (including any improvements):

BEING A 1.864 ACRE TRACT OF LAND OUT OF A CALLED 39.93 ACRE TRACT AS RECORDED IN VOLUME 4839, PAGE 14 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE ASA MITCHELL SURVEY NO. 6, ABSTRACT NO. 1043, COUNTY BLOCK 4152, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF CAMPBELLTON ROAD, A 60 FOOT RIGHT-OF-WAY, WHICH BEING THE CORNER OF THE MARGORIE MAE MANN PROPERTY AS RECORDED IN VOLUME

5017, PAGE 1013 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE CALLED SOUTHEAST CORNER OF SAID 39.93 ACRE TRACT OF RECORD IN VOLUME 4839, PAGE 14 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE: SOUTH 89° 31' 56" WEST, DEPARTING SAID RIGHT-OF-WAY, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 312.98 FEET TO A FENCE CORNER FOR THE SOUTHWEST CORNER OF THE HERBIN DESCRIBED TRACT;

THENCE: NORTH 16° 33' 07" WEST, CROSSING SAID 39.98 ACRES AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 271.90 FEET TO A FENCE CORNER FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 89° 32' 38" EAST, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 308.79 FEET TO A FENCE CORNER ON THE WEST RIGHT-OF-WAY OF SAID CAMPBELLTON ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 17° 24' 13" EAST, ALONG AND WITH THE WEST LINE OF SAID RIGHT-OF-WAY AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 273.03 FEET TO THE POINT OF BEGINNING AND CONTAINING A 1.864 ACRE TRACT OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all taxes and assessments by any taxing authority for the year 2011 and subsequent years, and any and all homeowners' association and district fees and assessments (the payment of which taxes, fees and assessments are hereby assumed by Grantee to the extent, and as required by the Purchase Agreement between Grantor and Grantee); all easements and other encumbrances, rights of way, restrictions, covenants, oil and gas leases, mineral interests and water rights reserved or conveyed, and other matters shown on the community plat or otherwise of public record; all conditions and matters that an accurate survey or inspection of the Property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions.

This conveyance is made and accepted subject to any and all conditions, restrictions, mineral and royalty reservations, and easements, if any, relating to the hereinabove-described Property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and

Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

The Vendor's Lien against and superior title to the Property are retained until each Note described is fully paid according to its terms, at which time this deed shall become absolute.

John Powers and Cynthia Powers are financing \$158,283.00 of the purchase price of the Property that is evidenced by the Note described above. The Vendor's Lien and superior title to the Property are retained for the benefit of Lender and are transferred to Lender until said Note, together with interest are paid in full.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

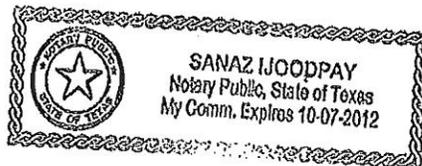
Maner Stone
MANER L. STONE

Velma J. Stone
VELMA J. STONE

THE STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was ACKNOWLEDGED before me on this the 30 day of June, 2011, by MANER L. STONE and VELMA J. STONE.

Sanaz Ijoopay
NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE LAW OFFICE OF:
Earl & Associates, P.C.
15303 Huebner Road, Building 15
San Antonio, Texas 78248
Telephone: (210) 222-1500
Telecopier: (210) 222-9100

AFTER RECORDING RETURN TO:
John & Cynthia Powers

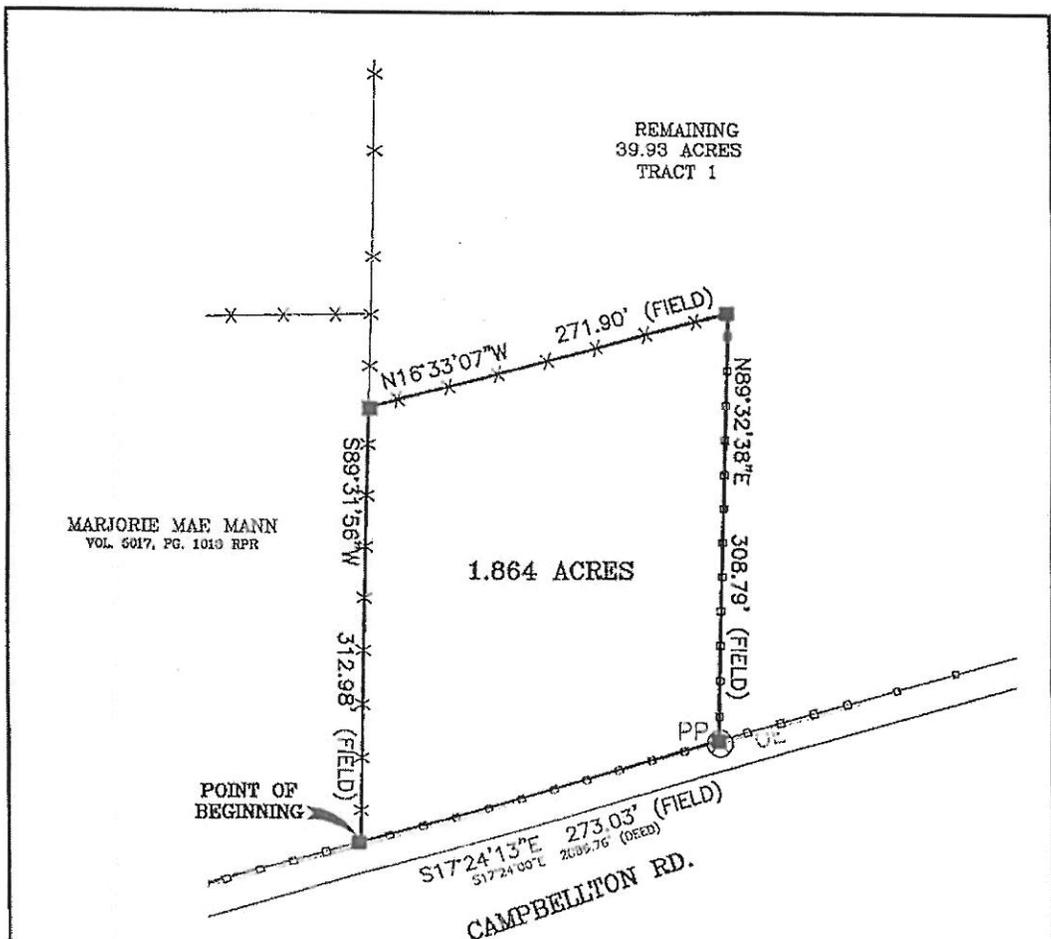
Doc# 20110117213
Pages 5
07/06/2011 15:47:17 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
07/06/2011 15:47:17 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff



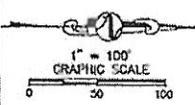
MARJORIE MAE MANN
VOL. 5017, PG. 1013 RPR

1.864 ACRES

REMAINING
39.93 ACRES
TRACT 1

POINT OF BEGINNING

CAMPBELLTON RD.



NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. CONFLICTS IN TITLE OR EASEMENTS ARE NOT CERTIFIED HEREON. FIELD CONDITIONS ARE AS SHOWN.

NOTE: BOUNDARY LINES ON FENCES PER OWNERS REQUEST. SURVEY IS DRAWN PER FIELD CONDITIONS.

*BEING
A 1.864 ACRE TRACT OF LAND OUT OF A CALLED 39.93 ACRE TRACT AS RECORDED IN VOLUME 4839, PAGE 14 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE ASA MITCHELL SURVEY No. 6, ABSTRACT No. 1043, COUNTY BLOCK 4152, BEXAR COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS OF EVEN DATE.

OWNER: MANER & VELMA STONE	ADDRESS: CAMPBELLTON RD.	LEGEND:	
TITLE COMPANY: FIRST AMERICAN TITLE	G.F. NO. ~	-//-- WOOD FENCE	⊙ = POWER POLE
LOT: *	BLOCK: ~	-o-- SMOOTH WIRE FENCE	* = FIRE HYDRANT
SUBDIVISION: ~	N.C.B.: ~	-x-- BARBED WIRE FENCE	○ = END 1/2" IRON ROD
CITY: ~	COUNTY: BEXAR	-o-- WROUGHT IRON FENCE	● = 1/2" IR TO BE SET
	STATE: TEXAS	■ = END FENCE POST	x = SET "x" ON CONC.

PLAT RECORDED IN: VOLUME 4839, PAGE 14 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOLUME ~ PAGE ~ DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
4) CALL OFFICE FOR SET FINIS AFTER FINAL PAYMENT IS SENT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCRoACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS, THE 17th DAY OF MARCH 2011, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION
OF STREET NAME CHANGE
AGENDA ITEM NO: 15 September 28, 2011

INDUSTRY DRIVE
STREET NAME

S11-003
Project #

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 551 E-4
APPLICANT: Development Service Department
CASE MANAGER: Juanita Gonzalez, Building Location Specialist (207-0259)
SCOPE OF STREET NAME CHANGE: Industry Drive

APPLICANT'S PROPOSAL:

To change Industry Drive to Gabriel's Place. The applicant states they are requesting the street name change, to honor Johnny D. Gabriel for all his contributions to this community to benefit education and other community initiatives.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed street name change on September 28, 2011. Three (3) notices were mailed to the property owners along the subject street and as of this writing, no written opposition was submitted. In addition, the subject street is not within 200 feet of a registered neighborhood association.

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 State Postal Service
- Bexar County
 - Bexar Appraisal District
 - Infrastructure Services
- 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



Street Name Change Proposal

Industry Dr

Council District 10

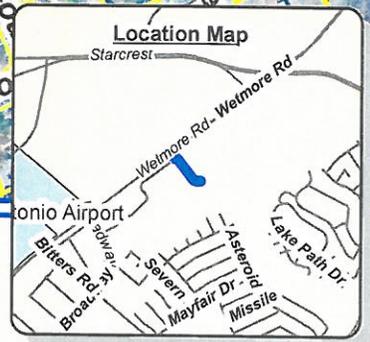
Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s):

Legend

Subject Street  (782 Ft)

Neighborhood Associations:
None



Development Services Dept
City of San Antonio
(09/02/2011 - E Hart)

Development Services Department Proposed Street Renaming

Industry Drive to Gabriel's Place

Planning Commission
September 28, 2011

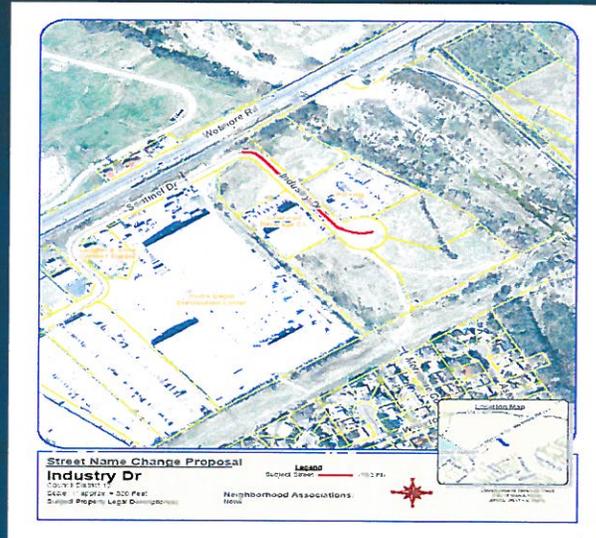
1

Purpose

- Initiated by the applicant, Lo Bello de San Antonio Women's Club
- To honor Johnny D. Gabriel for all his contributions to this community to benefit education and other community initiatives; to include:
 - Rey Feo Scholarship Program
 - Consejo Education Foundation
 - Lo Bello de San Antonio Women's Club

2

Proposed Change



3

Reviewing Agencies

- All City Departments
- United States Postal Service
- Bexar County
 - Infrastructure Services
 - Bexar County Appraisal District
- Bexar Metro 9-1-1 Network
- Northeast Independent School District
- CPS Energy
- San Antonio Water System (SAWS)
- Bexar Met Water System

4

Recommendation

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

5

Development Services Department Proposed Street Renaming

Industry Drive
to
Gabriel's Place

Planning Commission
September 28, 2011

6

RESOLUTION NO. _____

**RECOMMEND TO APPROVE THE RENAMING OF INDUSTRY
DRIVE TO GABRIEL'S PLACE.**

WHEREAS, Chapter 6 of San Antonio's City Code requires street renaming requests to be considered by the San Antonio Planning Commission for a recommendation to San Antonio's City Council; and

WHEREAS, the City of San Antonio's Development Services Department followed Chapter 6 of the City's Building Code, Article XVI, Naming of City Facilities and Streets requirements that include an application completeness review, Administrative review, and the notifications to owners of property along the street subject to renaming; and

WHEREAS, the San Antonio Planning Commission held a public hearing on September 28, 2011 where they reviewed evidence and received public testimony regarding the proposed street renaming; and

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1: The Planning Commission of the City of San Antonio recommends that the San Antonio City Council **APPROVE** the proposed renaming of Industry Drive to Gabriel's Place.

PASSED AND APPROVED ON THIS 28TH DAY OF SEPTEMBER, 2011.

Approved:

Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11052

Agenda Item 16

Council District: 6

Anticipated City Council Meeting Date: **November 3, 2011**

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **West/Southwest Sector Plan**

Plan Approval Date: April 21, 2011

Plan Update(s): N/A

The applicant requests to amend the Land Use Plan designation *from Suburban Tier* land use *to Specialized Center* land use.

Background Information:

Applicant: Habib H. Erkan, Jr.

Owner: LBT Enterprises, Inc.

Property Location: 7386 Grissom Road

Acreage: 4.173

Current Land Use of site: Recycling Center

Adjacent Land Uses:

N: designated Suburban Tier; occupied by an auto sales facility

E: designated Natural Tier; occupied by an auto body shop, landscaping facility, Leon Creek Greenway

S: designated Natural Tier; occupied by the Leon Creek Greenway

W: designated Suburban Tier; occupied by an office and warehouse

Issue:

LAND USE ANALYSIS:

The subject property is an approximately 4.173 acre parcel located at the intersection of Heath Road and Grissom Road. The subject property is immediately adjacent to the Leon Creek Greenway Linear Park. The current land use designation for the property is Suburban Tier land use. The property to the east is designated as Natural Tier land use and the property to the west of the subject property is classified as Suburban Tier land use. The parcels north of the subject property are within the boundaries of the Northwest Community Plan and are classified as Community Commercial land use and Neighborhood Commercial land use. The Community Commercial and Neighborhood Commercial land use classifications accommodate a range of uses intended to provide lower-intensity, neighborhood-scale commercial, retail, office, and service uses. Neighborhood Commercial land uses, as well as Low and Medium Density Residential land uses, are also recommended as appropriate commercial uses within the Suburban Tier land use classification. These land use classifications were developed through a public input process and identify the community's preferred land use patterns in the respective plans.

The property is currently classified as Suburban Tier land use. The Suburban Tier land use classification includes low to medium density residential uses such as attached and detached single-family residential homes, duplexes, triplexes, and quadplexes, townhomes, garden homes, and condominiums. The Suburban Tier land use category also includes neighborhood and community commercial land uses. These commercial uses include service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, and other appropriate retail uses.

The proposed plan amendment would change the land use category for the property to Specialized Center. The Specialized Center land use category accommodates heavy industrial land uses, business

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

park, and office park uses. There is no residential component in this land use classification. The Specialized Center land use classification includes manufacturing, wholesaling, warehouses, office parks, laboratories, and retail and service businesses with a regional focus. Heavy industrial uses should be located near railroad lines and the intersections of expressways and arterials. The West/Southwest Sector Plan considers industrial uses as incompatible with residential uses.

The proposed plan amendment would reclassify the subject property to Specialized Center which includes intensive industrial uses as well as business and office park uses. The Specialized Center land use classification, and its allowance for intensive industrial uses, could pose negative impacts on nearby residential properties to the southwest. Additionally, the intensive industrial uses recommended for the Specialized Center land use could pose traffic impacts to the residential subdivision that is located approximately 0.2 miles north of the intersection of Heath Road and Grissom Road. This would also conflict with Land Use Goal 1 which calls for a land use pattern emphasizing compatibility and appropriateness between uses as well as protecting neighborhoods from incompatible land uses.

The subject property is also immediately adjacent to the Leon Creek Greenway. Residential properties are approximately one-quarter mile to the north and one-half mile to the west of the subject property. Land Use Strategy 2.3 expresses the desire to provide accessible pedestrian routes to and from daily destinations such as neighborhood parks, local convenience stores, and neighborhood schools/libraries. The presence of industrial uses, without appropriate streetscaping, could create an environment not conducive to pedestrian and bicycle access to the park and other destinations. Potential negative impacts to the park would also be in conflict with Community Services Goal 3 which recommends community gathering sites that are conveniently accessible to all residents in the community.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Grissom Road is a Secondary Arterial Type A

Other streets: Heath Road is a local street.

Comments: A Specialized Center land use would be more appropriately located at the intersection of roadways classified as arterials or higher, or along a railroad line. The potential truck and vehicular traffic possible with the industrial uses permitted in the Specialized Center land use category could pose a negative transportation impact to single-family residential subdivisions north and west of the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The property abuts the Leon Creek Greenway. The subject property is also approximately one-half mile west of the Northside ISD Grissom Office Complex.

Comments: The West/Southwest Sector Plan recommends accessible pedestrian routes to provide access to community facilities, such as parks. The industrial component of the Specialized Land Use category could impact the accessibility of pedestrian routes near the subject property.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The intensive industrial uses included in the Specialized Center land use category could pose negative impacts to neighboring residential developments which are within a quarter mile and half mile of the subject property. Additionally, the land uses potentially generated by the Specialized Center land use could pose a negative traffic impact to nearby single-family residences. The subject property is immediately adjacent to the Leon Creek Greenway and the presence of industrial uses, without appropriate streetscaping, could create an environment not conducive to pedestrian and bicycle access to the park.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 28, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: September 15, 2011

No. Notices mailed 10 days prior to Public Hearing: 12 to owners of property within 200 feet; 52 to planning team members.

Registered Neighborhood Association(s) Notified: The subject property is not within the boundaries of a registered neighborhood association. Misty Oaks Homeowners Association and Lindsey Place Association, Inc., adjacent neighborhood associations, were notified.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011189

Current zoning district: I-1, R-6 Proposed zoning district: I-2

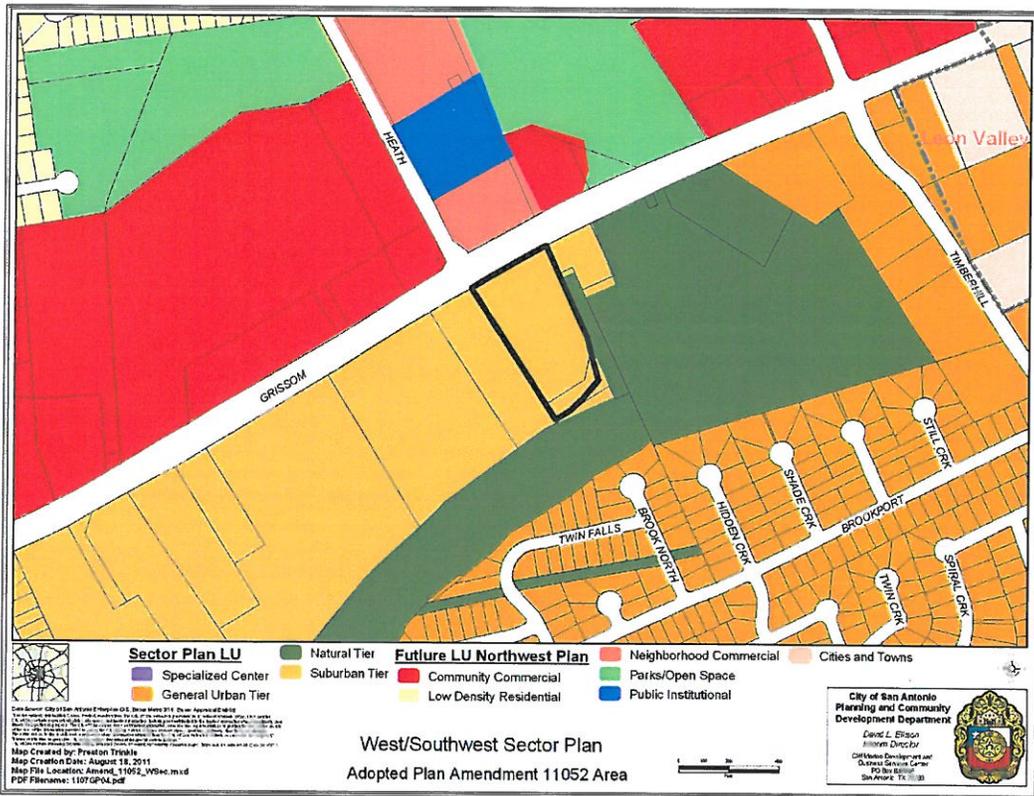
Zoning Commission Public Hearing Date: October 4, 2011

Approval Denial

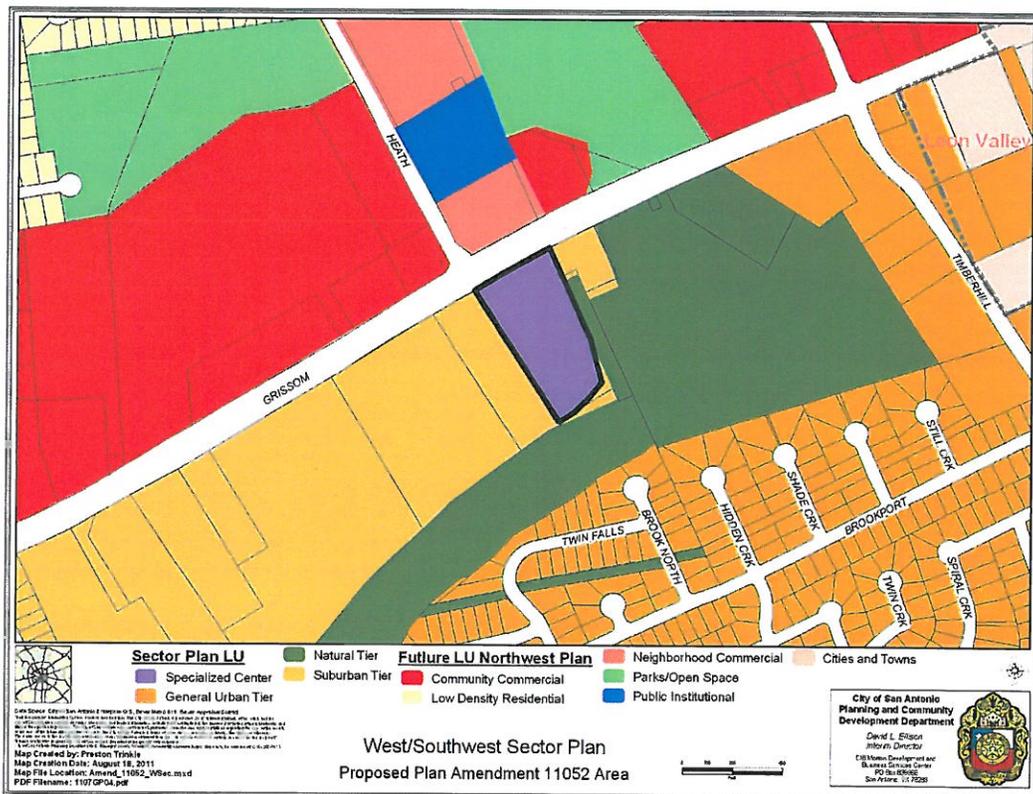
Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: Tyler Sorrells, AICP	Planner	Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





2010 Aerial



Data Source: City of San Antonio Enterprise GIS, Base Map 011, Base Map Appraisal District
 This document is a public document. It is not to be used for any other purpose without the express written permission of the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not responsible for any damages, including any consequential damages, arising from the use of this document. The City of San Antonio is not responsible for any damages, including any consequential damages, arising from the use of this document.

Map Created by: Preston Trinkle
 Map Creation Date: August 18, 2011
 Map File Location: Amend_11052_WSec.mxd
 PDF Filename: 1107GP04.pdf

West/Southwest Sector Plan
 Proposed Plan Amendment 11052 Area



City of San Antonio
 Planning and Community
 Development Department

David L. Ellison
 Interim Director
 City of San Antonio
 Planning and Community
 Development Department
 PO Box 929999
 San Antonio, TX 78209

Master Plan Amendment 11052

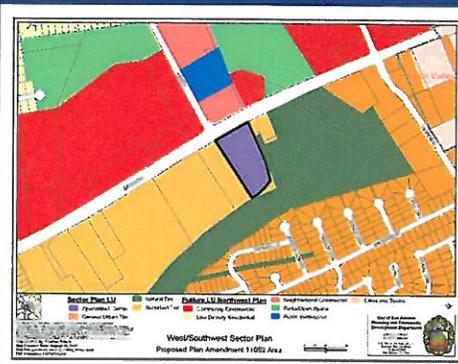
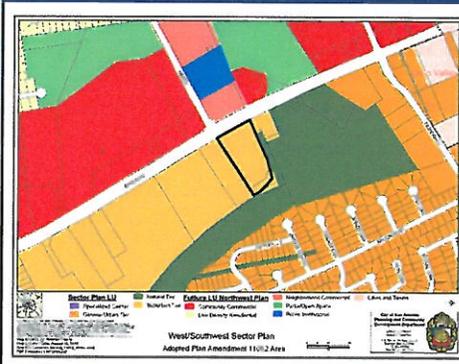
West/Southwest Sector Plan

Planning Commission
September 28, 2011
Agenda Item No. XX

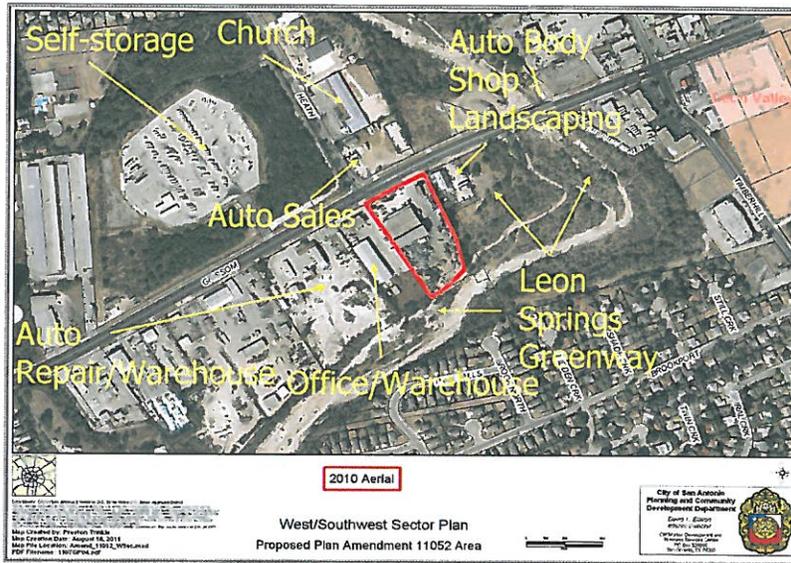
Amendment 11052

Plan as adopted:

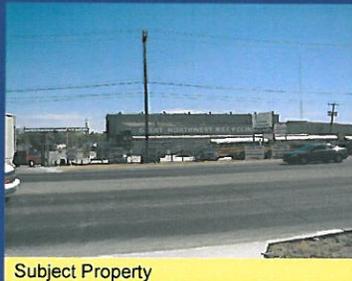
Proposed amendment:



Surrounding Land Uses



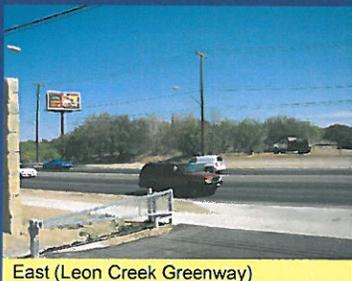
Area Images



Subject Property



East



East (Leon Creek Greenway)



West

Staff Recommendation

Denial of the request to amend
from Suburban Tier land use to
Specialized Center land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER LAND USE TO SPECIALIZED CENTER LAND USE FOR AN AREA OF APPROXIMATELY 4.173 ACRES LOCATED AT 7386 GRISSOM ROAD.

WHEREAS, City Council approved the West/Southwest Sector Plan as an addendum to the Master Plan on April 21, 2011; 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 28, 2011 and **DENIED** the amendment on September 28, 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 **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

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

PASSED AND APPROVED ON THIS 28th 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.: PA 11053

Agenda Item 17

Council District: **2**

Anticipated City Council Meeting Date: **November 3, 2011**

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Arena District/Eastside Community Plan**

Plan Approval Date: December 4, 2003

Plan Update(s): December 4, 2008

The applicant requests to amend the Land Use Plan designation *from* **Medium Density Residential** land use *to* **Public/Institutional** land use.

Background Information:

Applicant: Ruben Fechner

Owner: CityBuild Community Development Corporation

Property Location: 710 Arthur Street

Acreage: 0.0864

Current Land Use of site: Vacant (Commercial)

Adjacent Land Uses:

N: designated Medium Density Residential; occupied by a single-family home

E: designated Medium Density Residential; occupied by a vacant lot and multi-family apartments

S: designated Medium Density Residential; occupied by multi-family apartments

W: designated Medium Density Residential; occupied by a church

Issue:

LAND USE ANALYSIS:

The subject property is located on the south side of Arthur Street approximately 50 feet east of the intersection of Arthur Street and North Gevers Street within the Arena District/Eastside Community Plan. The subject property is a vacant building and is located in an area that includes multi-family residences to the north and single-family residences to the south. The subject property abuts a community church to the west and several vacant lots to the east. The Arena District/Eastside Community Plan designates the properties to the north, south, east and west as Medium Density Residential land use.

The Arena District/Eastside Community Plan designates the land use for the subject property as Medium Density Residential land use. The Medium Density Residential land use classification includes small lot single-family developments, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. The Medium Density Residential land use classification provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential uses being located at the edges of the neighborhood.

The Public/Institutional land use classification provides for public, quasi-public, utility company and institutional uses. Examples include public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports, and other major transportation facilities.

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

The applicant requests this plan amendment and associated zoning change in order to complete the remodeling of an approximate 2,000 square foot building to be used as a community center. This facility is an addition to the three other facilities in or near the Wheatley Courts Apartments used by the applicant to provide services. The applicant has been operating in the Wheatley Courts Community for 5 years, and is a 501(C) (3) Faith-Based Non-Profit organization.

The Public/Institutional land use classification allows for the establishment of public, quasi-public institutional uses to include social service facilities. The subject property is sandwiched between a single-family residential neighborhood on the south and the Wheatley Courts Apartments on the north and east and a neighborhood ministry on the west. The designation of the Public/Institutional land use on the subject property will have minimal impact on the adjacent properties. The requested land use change is in accordance with the community plan that encourages an increase in the provision of community/social services to the eastside community.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None. Arthur is a local street.

Other streets: Gevers Street is a collector street. Mittman and Hayes Streets are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a bus stop one block south at Hays and Gevers Streets.

Comments: The proposed Public/Institutional land use could generate more traffic and a greater demand for on-street parking spaces.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Wheatley Courts Apartments, Eastside Fellowship Ministry, New Mount Pleasant Baptist Church, New Union Baptist Church, and Wheatley Middle School are within walking distance. Bowden Elementary School, Booker T. Washington Elementary School and Antioch Missionary Baptist Church are also nearby.

Comments: The proposed Public/Institutional land use classification would accommodate additional community services.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The subject property is sandwiched between a single-family residential neighborhood on the south and the Wheatley Courts Apartments on the north and east, and a neighborhood ministry on the west. The designation of the Public/Institutional land use on the subject property will have minimal impact on the adjacent properties. The requested land use change is in accordance with the community plan that encourages an increase in the provision of community/social services to the eastside community.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 28, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: September 9, 2011

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

No. Notices mailed 10 days prior to Public Hearing: 28 to owners of property within 200 feet, 25 to Planning Team members

Registered Neighborhood Association(s) Notified: Harvard Place/ Eastlawn, and Jefferson Heights

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011182

Current zoning district: MF-33 EP-1 AHOD Proposed zoning district: O-1 IDZ EP-1 AHOD

Zoning Commission Public Hearing Date: October 4, 2011

Approval

Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Christopher Looney, AICP

Interim Assistant Director

Case Manager: Robert C. Acosta

Planner

Phone No.: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



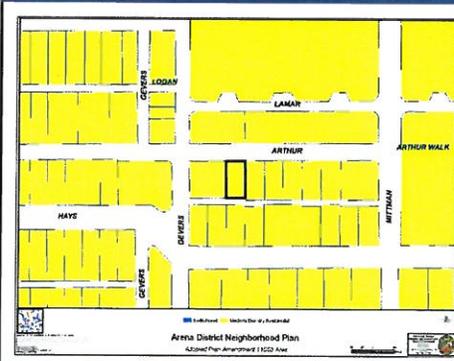
Master Plan Amendment 11053

Arena District/Eastside Community Plan

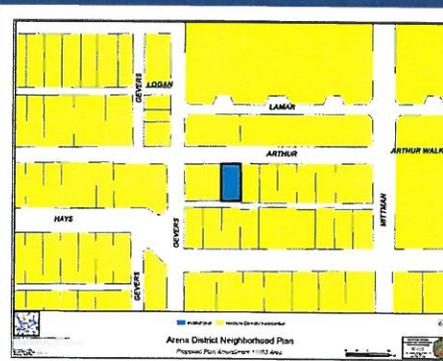
Planning Commission
September 28, 2011
Agenda Item No. XX

Amendment 11053

Plan as adopted:



Proposed amendment:



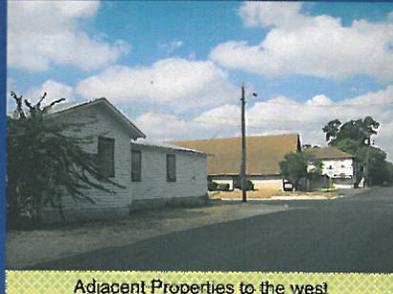
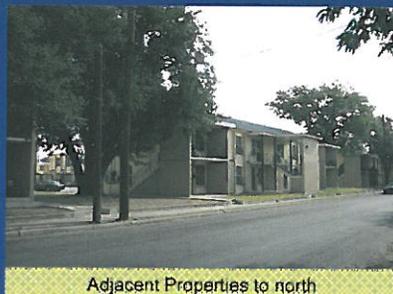
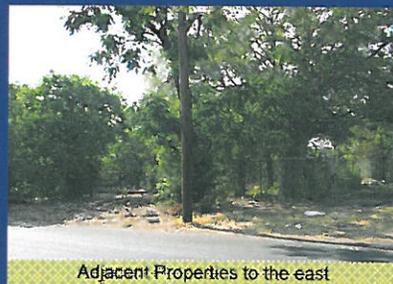
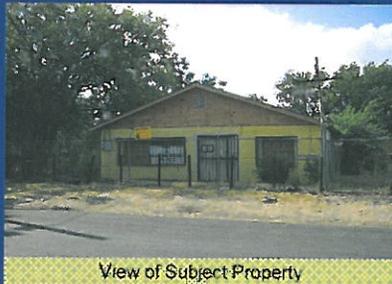
Surrounding Land Uses



Arena District Neighborhood Plan
Proposed Plan Amendment 11053 Area

3

Area Images



Staff Recommendation

Approval of the request to amend from
Medium Density Residential land Use to
Public/Institutional land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/ EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO PUBLIC/INSTITUTIONAL LAND USE FOR AN AREA OF APPROXIMATELY 0.0864 ACRES LOCATED AT 710 ARTHUR STREET.

WHEREAS, City Council approved the Arena District/ Eastside Community Plan as an addendum to the Master Plan on December 4, 2003 and approved an update to the plan on December 4, 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 28, 2011 and **APPROVED** the amendment on September 28, 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 Arena District/Eastside Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th 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.: PA 11059

Agenda Item 12

Council District: 10

Anticipated City Council Meeting Date: **November 3, 2011**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Northeast Inner Loop Neighborhood Plan**

Plan Approval Date: August 15, 2002

Plan Update(s): August 7, 2008 (Land Use Plan Update)

The applicant requests to amend the Land Use Plan designation *from* **Neighborhood Commercial** land use *to* **Community Commercial** land use.

Background Information:

Applicant: Kaufman & Killen Inc.

Owner: Sunset Ridge Shopping Center, LP

Property Location: 6310 and 6446 North New Braunfels Avenue

Acreage: 8.093

Current Land Use of site: Shopping Center

Adjacent Land Uses:

N: designated Neighborhood Commercial and High Density Residential; occupied by a gas station, shops and condominiums

E: designated High Density Residential; occupied by apartments

S: designated High Density Residential; occupied by apartments

W: outside the City of San Antonio

Issue:

LAND USE ANALYSIS:

The subject property is located at the southeast corner of North New Braunfels Avenue and Brees Boulevard. North New Braunfels Avenue is the boundary between the City of Alamo Heights and the City of San Antonio; the City of Alamo Heights is east of North New Braunfels. The subject property is currently developed with a shopping center that accommodates the following uses: restaurants, bank, offices, shoe repair, barber shop, veterinarian clinic, pharmacy, retail stores and art gallery. The land use designation of the subject property in the Northeast Inner Loop Neighborhood Plan is Neighborhood Commercial land use. Surrounding land uses include Neighborhood Commercial land use and High Density Residential land use to the north, and High Density Residential land use to the east and south. The McNay Art Museum is located to the south of the subject property, at the intersection of Austin Highway and North New Braunfels Avenue.

The subject property is currently classified as Neighborhood Commercial land use. The Neighborhood Commercial land use category includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial land use include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.

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

The applicant is requesting to change the land use designation on the subject property to Community Commercial land use. The Community Commercial land use category provides for medium intensity land uses that draw its customers from two or more neighborhoods. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial land uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial land use can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signs are strongly recommended, as are pedestrian amenities. Shared access is desired.

The subject property is developed with a shopping center that contains various commercial uses in over 100,000 square feet in 4 multi-tenant structures. This property is located on North New Braunfels Avenue, a Secondary Arterial Type B, and is approximately 1,000 feet north of the intersection of North New Braunfels Avenue and Austin Highway, a Primary Arterial Type A. The McNay Art Museum, located at the northeast corner of the intersection of Austin Highway and North New Braunfels Avenue, is a major cultural attraction located south of the subject property. This section of the intersection of North New Braunfels and Austin Highway is developed with medium intensity commercial uses, high density residential uses and a large cultural facility. The requested Community Commercial land use category is appropriate along arterial roads near intersections or in established commercial areas. The subject property's location and history as an established commercial node with commercial uses of a size and intensity higher than Neighborhood Commercial land use plus the intensity of adjacent uses are factors that make the requested plan amendment appropriate.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: North New Braunfels is a Secondary Arterial Type B. The Right-Of-Way of this arterial is between 70 and 86 feet.

Other streets: Brees Boulevard is a collector. The existing infrastructure would support the requested land use classification.

Comments: The subject property is located 0.22 miles north of Austin Highway, a Primary Arterial Type A, and 0.38 miles south of Eisenhower Road, a Secondary Arterial Type B. There is a bus stop at the corner of North New Braunfels Avenue and Halcyon Place, just north of the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The McNay Art Museum is 150 feet to the south, Sunset Ridge Church of Christ is 600 feet to the northeast, Alamo Heights High School is 0.22 miles to the west, and Scates Park is 0.35 miles to the east.

The requested land use change is not expected to generate additional demand for community facilities.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The requested Community Commercial land use category is appropriate along arterial roads near intersections or in established commercial areas. The subject property's location on an arterial and close proximity to the intersection of another major arterial, Austin Highway, history as an established commercial node with commercial uses as a size and intensity greater than Neighborhood Commercial land use plus the intensity of adjacent uses are the factors that make this location appropriate for Community Commercial land use.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 28, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: September 9, 2011

No. Notices mailed 10 days prior to Public Hearing: 73 to owners of property within 200 feet; 39 to Planning Team members; 3 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Terrell Heights, Wilshire Village, and Oak Park – Northwood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011202 CD

Current zoning district: I-1 AHOD and MF-33 AHOD

Proposed zoning district: C-2 CD AHOD

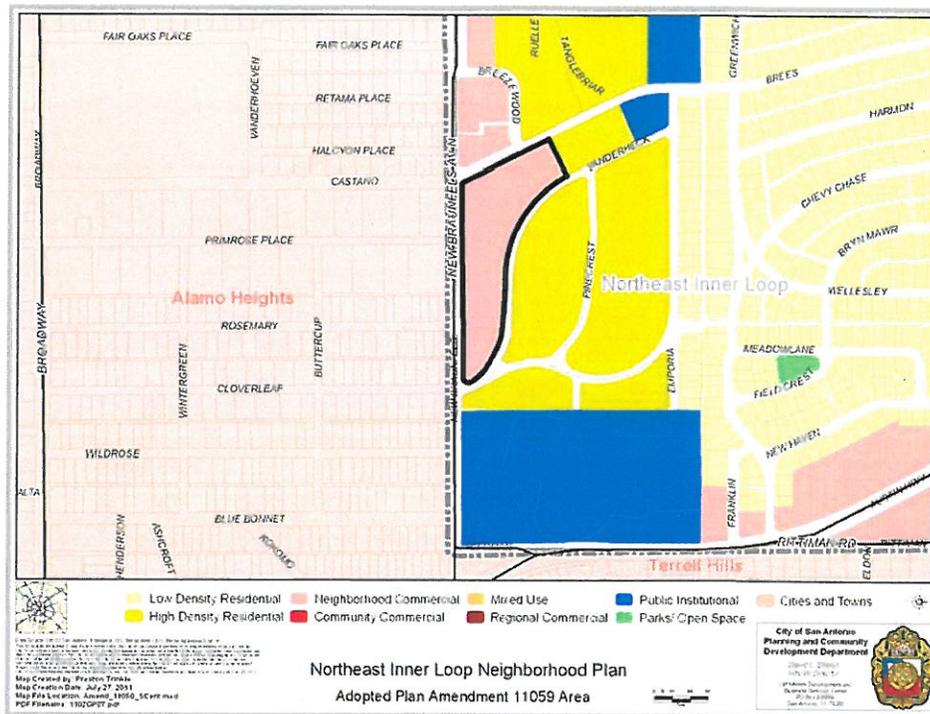
Zoning Commission Public Hearing Date: October 18, 2011

Approval Denial

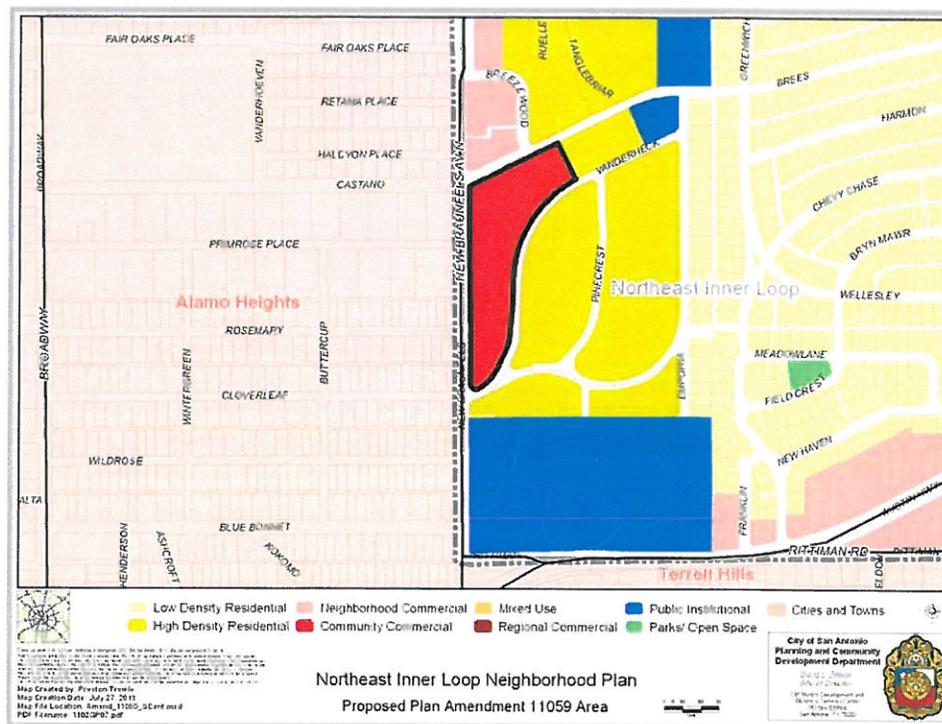
Planning and Community Development Department Staff:

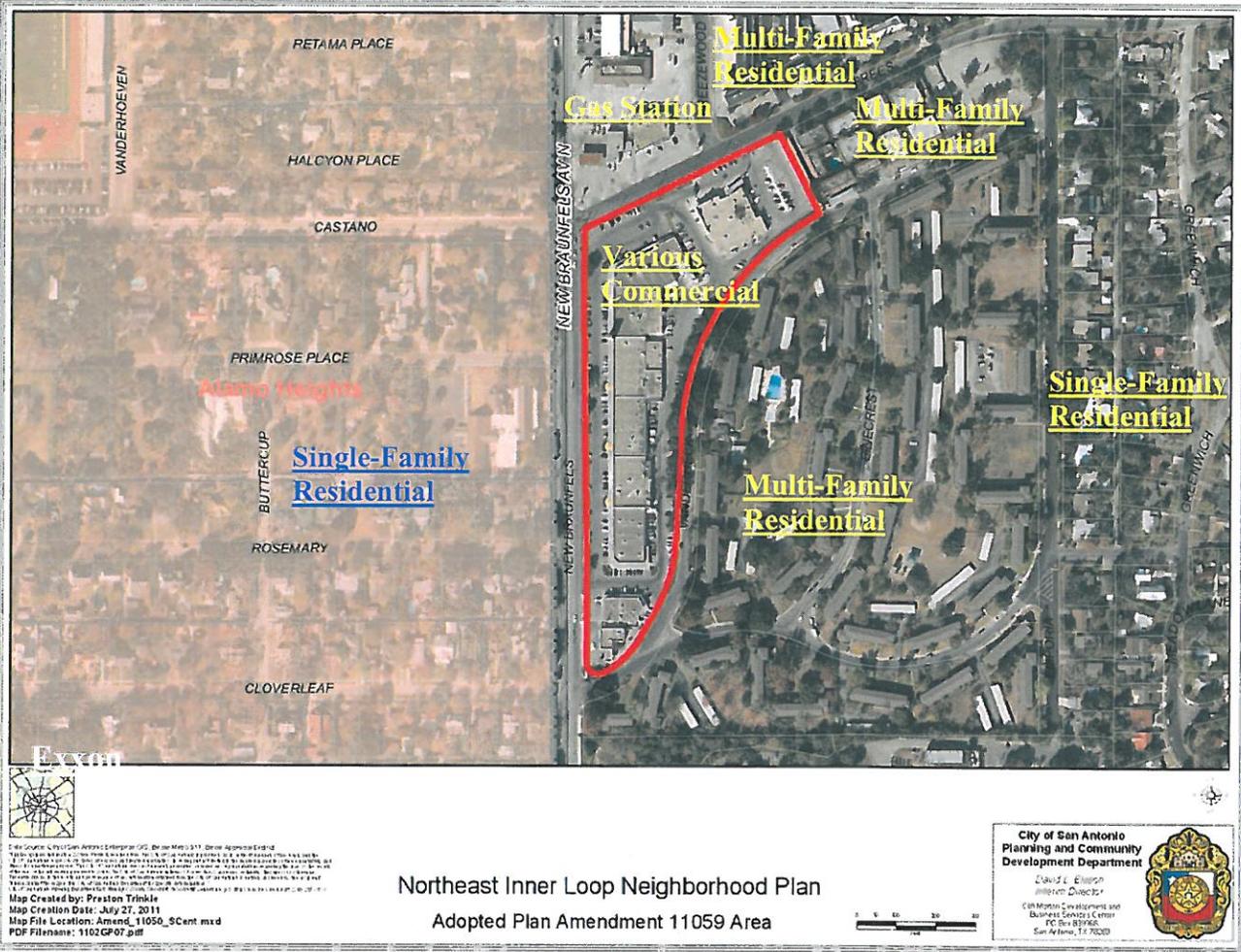
David L. Ellison	Interim Director	
Christopher Looney, AICP	Interim Assistant Director	
Case Manager: John Osten	Sr. Planner	Phone No.: 207-2187

Land Use Plan as adopted:



Proposed Amendment:





Northeast Inner Loop Neighborhood Plan
 Adopted Plan Amendment 11059 Area



Master Plan Amendment 11059

Northeast Inner Loop Neighborhood Plan

Planning Commission
September 28, 2011
Agenda Item No. XX

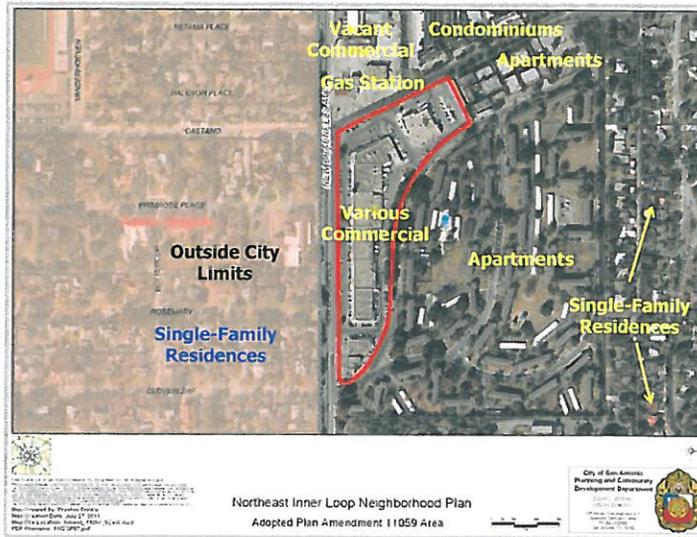
Amendment 11059

Plan as adopted:

Proposed amendment:

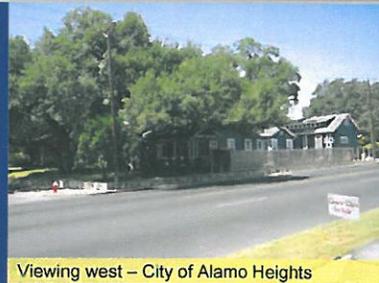


Surrounding Land Uses



3

Area Images



Area Images



East of the Subject Property – Vanderheck St.



Apartments on Vanderheck St.



Apartments to the east of the subject property



Condominiums to the north of the subject prop

Staff Recommendation

Approval of the request to amend
from Neighborhood Commercial
land use to Community
Commercial land use.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.093-ACRES LOCATED AT 6310 AND 6446 NORTH NEW BRAUNFELS AVENUE.

WHEREAS, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on August 15, 2002 and approved an update on August 7, 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 28, 2011 and **APPROVED** the amendment on September 28, 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 Northeast Inner Loop Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th 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**

**STAFF RECOMMENDATION TO
PLANNING COMMISSION**

September 28, 2011

SUMMARY

Consideration of the San Antonio Complete Streets Policy, a component of the City of San Antonio Comprehensive Master Plan.

BACKGROUND

The San Antonio Complete Streets Initiative and Policy is an outcome of several different City initiatives. Most directly, the Complete Streets Initiative is a component of the \$16 million Communities Putting Prevention to Work (CPPW) grant received by MetroHealth from the Centers for Disease Control in April, 2010. Complete Streets was a required component of this grant. The overall goal of the CPPW grant is to improve health by reducing barriers to physical activity and promoting better nutrition. Complete Streets is one of many components to increase physical activity and access to better nutrition.

Complete Streets has also been cited in the Mission Verde document as well as SA 2020. City Council adopted the Mission Verde resolution on February 4, 2010. The document calls for the creation of an integrated, efficient, multi-modal surface transportation system to include vehicles, buses, rail, and Complete Streets. The SA 2020 document, completed in March 2011, has a vision for San Antonio being served by an environmentally friendly transportation system where everyone can walk, bike, ride or wheel in active, healthy, and cohesive neighborhoods.

Lastly, the San Antonio-Bexar County Metropolitan Planning Organization (SA-BC MPO) adopted a resolution on March 23, 2009 supporting a Complete Streets Policy to serve as guiding principles to design, construct, operate, and maintain the region's roadway system to promote safe and convenient access and travel for all users including pedestrians, bicyclists, transit riders, and people of all abilities, as well as motor vehicle drivers, and freight.

The San Antonio Complete Streets Policy is intended to apply only to City capital projects, including city-private partnerships at this time. The Planning and Community Development staff is recommending assessment of impacts on City projects over a 2-5 year period before considering a recommendation of potential application to private development. The Complete Streets Policy describes an "approach" to addressing our streets and public rights-of-way. It is not a predetermined prescription, nor does it specifically determine what the final scope of any particular project may be.

ISSUES

The overall objective of this Policy is to ensure that future City roadway projects take into account all users, including people driving cars, using transit, riding bikes, walking, and using

wheelchairs. This also takes into account people of all ages and abilities, including children, older adults, and persons with disabilities.

The proposed Complete Streets Policy defines five general principles. The first principle is that **1) San Antonio supports Complete Streets.** To be “Complete” not all streets need to be the same. Not every street will have a bike lane, be on a bus route, or have enhanced pedestrian facilities (such as wider sidewalks, or pedestrian refuge islands in the middle of wide streets to assist pedestrians in crossing streets with multiple vehicular travel lanes). The type and purpose of the street (e.g. local, collector, and arterial) shall be considered to determine which facilities are most appropriate based on transportation needs. In addition, the context of the street shall be considered. The context generally refers to the land use adjacent to, and in the vicinity of, the street being considered. These contexts may include residential areas, commercial areas, areas around community facilities (such as libraries and community recreation areas), and industrial areas. These contexts help define the types of users, or potential users, a particular street is likely to serve.

The second principle is that **2) San Antonio supports healthy living and fitness through Complete Streets.** San Antonio has a high incidence of obesity and diabetes, and this is one reason San Antonio was awarded the Communities Putting Prevention to Work (CPPW) grant through MetroHealth. To help address the issues of obesity and diabetes, active living is to be encouraged by the availability of a transportation network that maximizes the ability of individuals to safely utilize the public rights-of-way (including sidewalks and bicycle facilities) for recreation and access to recreation areas such as City parks. The proposed Complete Streets Policy supports the Bicycle Master Plan to help identify potential roadways for the creation of a comprehensive network of current and future bicycle facilities. The proposed Policy supports this bicycle network, as well as the networks of pedestrian sidewalks and other facilities (such as shared use paths) that may be used by individuals for recreation and/or for trips of necessity such as access to employment centers, school, or shopping centers.

The third principle is that **3) San Antonio supports pedestrian-oriented neighborhoods through Complete Streets.** This principle acknowledges the needs of individuals and families to utilize the streets and sidewalks within their neighborhood for active living. It also highlights the importance of appropriate access of vehicles, bikes, and pedestrians to nearby destinations at the borders of neighborhoods such as parks and schools. The proposed Policy encourages appropriate access to destinations across the community that may require pedestrian paths from the neighborhood to transit stops. It will also help ensure appropriate vehicular transportation from local neighborhood roads to higher capacity roads intended to carry large volumes of traffic across the community.

The fourth principle is that **4) Commercial corridors will be enhanced through the application of Complete Streets.** Commercial corridors range from small-scale (such as those in and around neighborhoods) to large-scale (such as regional centers at major arterial intersections), and also include mixed-use areas such as Downtown that combine commercial and residential uses. These commercial corridors are often critical to the vitality of areas within the community. To maximize access to these corridors, considerations to the means by which all people may travel to the commercial corridor (vehicular, bicycle, walking, or transit) should be considered. Travel through the corridor should also be considered. Amenities such as landscaping and public art should be encouraged in key destinations throughout the City.

Wherever possible, Low Impact Development (LID) principles should be encouraged to provide both natural vegetative amenities and manage stormwater runoff.

The fifth principle is that **5) San Antonio will maximize the benefits of investment in capital projects through application of Complete Streets.** The intent of the proposed Complete Streets Policy is to apply the principles to City projects and public-private street construction projects. The creation of Complete Streets begins as a process, not a pre-defined prescription. The intent is that all new construction and reconstruction projects be planned to maximize the benefits to all users. In many cases, the application of Complete Streets principles will not add costs to a project – but will maximize use of existing public right-of-way. In cases where additional costs are identified, it is important that the costs of construction be balanced with the resources available, and the overall benefits to the community. If Complete Streets components are deemed beneficial and fiscally feasible, the project scope should include these components through the design, construction, and maintenance phases of the project.

Together, the five principles outlined in the proposed San Antonio Complete Streets Policy are intended to help San Antonio strive to decrease congestion, enhance travel options, encourage healthy living, and support vital neighborhoods and commercial centers.

The process to create the San Antonio Complete Streets Policy was based on a staff-driven inter-agency workgroup to explore the processes that would be impacted by this Policy. Transportation and planning professionals from the City, Bexar County, the MPO, VIA, TxDOT, SARA, SAHA, and CPS participated in this process since together – these agencies create the transportation and land use network for the San Antonio region. The Planning Commission will consider the proposed Policy on September 28, 2011 for a recommendation to City Council.

RECOMMENDATION

Staff recommends approval of the proposed San Antonio Complete Streets Policy, a component of the City of San Antonio Comprehensive Master Plan.

PLANNING AND COMMUNITY DEVELOPMENT STAFF

Chris Looney, AICP

Interim Assistant Director

Trish Wallace, AICP

Manager, Regional and Transportation Planning

Marita Roos, AICP

Senior Planner, Complete Streets Initiative

SAN ANTONIO COMPLETE STREETS POLICY
September 29, 2011

**COMPLETE STREETS:
PREAMBLE**

WHEREAS, the SA 2020 Vision calls for tripling the miles of Complete Streets; tripling public transportation ridership; increasing the number of pedestrian-oriented neighborhoods; and increasing the percentage of adults that get enough exercise by 2020;

WHEREAS, the Resolution for Mission Verde: Building a 21st Century Economy, adopted by City Council February 4, 2010, calls for the creation of an integrated, efficient, multi-modal surface transportation system, including vehicle, bus, and rail transit, "complete" streets and intersections, pedestrian and bicycle routes and trails, intelligent transportation and goods movement systems that integrates land use and development.

WHEREAS, the San Antonio-Bexar County Metropolitan Planning Organization Transportation Policy Board adopted a resolution on March 23, 2009 supporting a Complete Streets Policy to serve as guiding principles to design, construct, operate, and maintain the region's roadway system to promote safe and convenient access and travel for all users including pedestrians, bicyclists, transit riders, and people of all abilities, as well as motor vehicle drivers and freight.

WHEREAS, Complete Streets are a primary component of the Communities Putting Prevention to Work Initiative, that is being implemented by the San Antonio Metropolitan Health District through a grant received from the Centers for Disease Control and Prevention and authorized by City Council on April 1, 2010, to encourage healthy and active living.

NOW THEREFORE; City Council adopts the following Complete Streets Policy for San Antonio:

SAN ANTONIO COMPLETE STREETS POLICY:

- 1. San Antonio supports Complete Streets.**
 - 1A. Complete Streets are defined as roadways that take into account all users, including people driving cars, using transit, riding bikes, walking, and using wheelchairs.
 - 1B. Complete Streets also take into account people of all ages and abilities, including children, older adults, and persons with disabilities.
 - 1C. To be "Complete," not all streets must be the same. The function of the road (e.g. local, collector, and arterial) and the level of vehicular, pedestrian, and bicycle traffic will be considered.
 - 1D. The context of the land use adjacent to the road (e.g. residential, commercial, community facility, or industrial) will be used as a determinant in identifying road type.

2. San Antonio promotes healthy living and fitness through Complete Streets

- 2A. To help reduce the prevalence of obesity, diabetes, and other health issues, San Antonio will support a transportation network that allows individuals to safely utilize the public right-of-way (streets, sidewalks, and bicycle facilities) for recreation and access to recreation areas such as parks.
- 2B. San Antonio will utilize the Bicycle Master Plan to implement a comprehensive Bicycle Network throughout the City that connects residential areas to recreation, such as Linear Creekway Parks, and important destinations, such as employment centers.
- 2C. San Antonio will encourage active forms of transportation (walking, biking, and transit ridership) for daily trips to destinations such as work, school, and shopping centers.

3. San Antonio supports pedestrian-oriented neighborhoods through Complete Streets.

- 3A. Complete Streets in residential and mixed-use neighborhoods will promote safe pedestrian, bicycle, and automobile travel within the neighborhood through well connected street networks and pedestrian paths.
- 3B. Pedestrian, bicycle, transit, and automobile travel from local roads in neighborhoods to community destinations of schools, parks, community facilities (such as libraries), and employment will be encouraged.
- 3C. Connections to destinations across the community will take into account local, collector, and arterial transportation modes from neighborhoods and community destinations to other important destinations throughout the community.

4. Commercial Corridors and Districts will be enhanced through the application of Complete Streets.

- 4A. Travel to Commercial Corridors and Districts by driving, walking, biking, or transit ridership will be considered in the construction and reconstruction of roads.
- 4B. Travel within a Commercial Corridor or District will be enhanced so that pedestrians may travel in comfort and safety; bicycle travel is welcome; transit ridership is encouraged; and vehicles have convenient access and travel at speeds safe for all users.
- 4C. Landscaping and amenities are encouraged to provide shade, create buffers, and promote aesthetically welcoming environments within the public right-of way.
- 4D. San Antonio will encourage "green infrastructure" and Low Impact Development (LID) principles on Complete Streets to help manage stormwater runoff and provide landscaping amenities.
- 4E. Public Art integrated into the streetscape will be considered to help identify unique areas throughout the City and define the context in which the street exists as identified by community stakeholders.

4F. Cultural Corridors and other areas where “place-making” is important for economic development and community revitalization will make optimal use of the public rights-of-way to support private investment.

5. San Antonio will maximize benefits of investment in capital projects through application of Complete Streets.

5A. To achieve Complete Streets, all new construction and full reconstruction of City roadways (including public/private partnerships) will be planned, designed, constructed, and maintained to maximize the benefits to all users; with respect to the land use context; and with regard to the availability of right-of-way and cost.

5B. To plan and design Complete Streets, San Antonio will take an interdisciplinary approach that combines best engineering practices with best planning practices to maximize the outcome of the investment for the community.

5C. To construct Complete Streets, San Antonio will balance the costs of construction with benefits to the community of the facilities built in the right-of-way.

5D. To maintain Complete Streets, San Antonio has and will continue to consider all elements of the right-of-way in its maintenance program.

5E. Investment in Complete Streets will be considered an investment in the community by striving to decrease congestion, enhance travel options, encourage healthy living, and support vital neighborhoods and commercial centers.



SAN ANTONIO COMPLETE STREETS

Paving the way for People!

Planning Commission
September 28, 2011

1

Complete Streets

- Roadways that take into account all users, including people of all ages and abilities who drive cars, use transit, ride bicycles, walk and use wheelchairs



2

Complete Streets Initiative

- MPO resolution 2009
- Mission Verde Sustainability Plan 2010
- CPPW grant – MetroHealth 2010
 - \$16 million to address health issues through active living & nutrition
- SA2020 2011
 - Support pedestrian-oriented neighborhoods
 - Promote healthy living and fitness
 - Support Complete Streets
- Policy shall only apply to City capital projects and City public-private partnership projects

3

Proposed Policy Principles

1. San Antonio supports Complete Streets
2. San Antonio promotes healthy living and fitness through Complete Streets
3. San Antonio supports pedestrian-oriented neighborhoods through Complete Streets
4. Commercial Corridors shall be enhanced through the application of Complete Streets
5. San Antonio will maximize benefits of investment in capital projects through the application of Complete Streets

4

San Antonio Supports Complete Streets

- Approach to designing and planning streets inclusive of the needs of everyone
- Complete Streets principles are to be considered on every city project but not necessarily built out
- Type of street, traffic volumes, surrounding land uses and neighborhood needs set context for Complete Street needs



5

Healthy living and fitness

- Maximize people's ability to safely use public rights-of-way
- Improved access to parks and recreation
- Improved sidewalk network for routine fitness
- Bicycle Master Plan and expanded network of bike facilities

Streets can promote active use by all



6

Pedestrian-oriented neighborhoods

- Neighborhood connections for safe and active living
- Access to nearby destinations – parks & schools (Safe Routes to School)
- Connections from doorstep to community at large

Street network can support neighborhood use & access to destinations



7

Enhance commercial corridors

- Improved access to commercial districts
- Safe comfortable travel within corridors
- Landscape & public art to enhance sense of place & interest
- Low impact development practices to provide amenity & runoff control

Commercial streets can be attractive and enhance economic activity



8

Maximize infrastructure investment

- All new construction and reconstruction will be planned to maximize benefits to all users
- Projects will make full use of existing public rights of way to increase access & safety for everyone
- Balance costs with community benefits & available resources

Streets can deliver more benefits



9

Recommendation

- Staff recommends approval for consideration on City capital projects and City public-private partnerships only at this time
- City Council Sept 29, 2011

Next Steps: 2011-2014

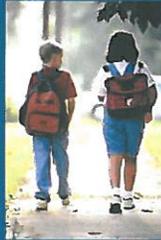
- Develop implementation tools for city project considerations
- Continue outreach & education
- Assess effectiveness of completed projects

10



SAN ANTONIO COMPLETE STREETS

Paving the way for People!



Thank you!



RESOLUTION NO. _____

RECOMMENDING THE SAN ANTONIO COMPLETE STREETS POLICY BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the San Antonio Planning Commission has approved the 2009 Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Comprehensive Master Plan Framework and found the 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

WHEREAS, a public hearing was held on September 28, 2011.

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

SECTION 1: The San Antonio Complete Streets Policy attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF SEPTEMBER 2011.

Approved:

Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

P/C AGENDA FOR September 28, 2011

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Theo Parkway Realignment		City of San Antonio	
5B & 7	Villa Santiago		Robert Saunders	
5C & 8	Richland Hills Unit 5A BSL		Paul L. & Roxanne B. Hiers	
9	Tres Laurels Montgomery Road	Tres Laurels, Ltd.	Bruce West, Sr.	
10	Estonia Unit 2	FCC San Antonio I LLC	Robert F. Monchein	
11	Kallison Ranch Phase 1 Unit 3B	One KR Venture L.P.	Melissa Youngblood	
12	Spurs Park Unit 2	Sports SA Holdings LP	Dr. David Schmidt	
13	Potranco/American Lotus	Milestone Properties, Inc.	Chesley I. Swann III	
14	24089 Campbellton Road		John W. Powers	
15	S11-003 - Industry Drive	Development Services Department		
16	PA 11052	Planning and Community Development		
17	PA 11053	Planning and Community Development		
18	PA 11059	Planning and Community Development		
19	San Antonio Complete Street Policy	Planning and Community Development		