SAN ANTONIO PLANNING COMMISSION AGENDA

PUBLIC NOTICE
SUPPLEMENT

In addition to other scheduled items to be heard by the Planning Commission at its October 13, 2010 meeting, the Commission will be asked to consider the following items:

VARIANCES and APPEALS:

			Council District	Ferguson Index #
1.	**030428**	**Heights Bend** (Time Extension) (On the south side of Lockhill Selma Road, west of Heights Lane Drive)	**8**	**515 B-8**

OTHER ITEMS:

2. Briefing on the Comprehensive Master Plan Framework, the 2010 update to the 1997 Master Plan Policies (Planning and Community Development, by Patrick Howard/Karen Walz)

Note: These items were placed on the agenda after the regular packet was printed.

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.

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION

AGENDA ITEM NO: 1 **October 13, 2010**

HEIGHTS BEND
SUBDIVISION NAME

030428
PLAT #

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 515 B-8
OWNER: Shavano LDR, by Lloyd A. Denton, Jr.
ENGINEER: Alamo Consul. Eng.& Surveying, Inc., by Paul A. Schroeder , P.E., R.P.L.S.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Location: On the south side of Lockhill Selma Road, west of Heights Lane Drive

Plat status:

- The Planning Commission approved this plat on October 13, 2004.
- The applicant submitted a six month time extension on July 16, 2007. Staff recommended approval of a one year time extension with the condition that the performance bond was posted by the end of the one year time extension period. On August 8, 2007, the Planning Commission Granted a one year time extension to expire on October 13, 008.
- The applicant submitted a one year time extension on September 8, 2008. Staff recommended disapproval of the time extension. The Planning Commission granted a one year time extension to expire on October 13, 2009.
- The applicant submitted a one year time extension on September 2, 2009. On the Planning Commission meeting of September 23, 2009, the applicant requested a two week continuance. The Planning Commission granted a one year time extension on October 14, 2009 to expire on October 14, 2010.
- The applicant submitted a one year time extension on October 7, 2010, after the deadline of September 27, 2010.

APPLICANT'S REQUEST:

The applicant is requesting a fourth extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f). This request is for an additional one year time extension.

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%
- Water infrastructure 0%
- Sanitary sewer 0%
- Sidewalk 0%

STAFF RECOMMENDATION:

Pending

PLAT NO. 030428

SUBDIVISION PLAT OF HEIGHTS BEND SUBDIVISION

BEING 2.13 ACRES OF LAND OUT OF THE COLLIN C. WAYNE SURVEY NO. 389, ABSTRACT NO. 442, COUNTY BLOCK 4782, N.C.B. 17627, SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF AN ORIGINAL 265.678 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5553, PAGE 103 IN THE REAL PROPERTY RECORD OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR 5180

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 HOWNTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

DEVELOPER/OWNER:
LLOYD A. DENTON, JR.
SHAVANO/LOR COMERCIAL PARNERSHIPS, LTD.
11 LYNN BATTS LN. STE. 100
SAN ANTONIO, TX. 78218 3017
(210) 828-0131

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2004.

NOTARY PUBLIC
STATE OF TEXAS

THIS PLAT OF HEIGHTS BEND SUBDIVISION BEXAR, 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 BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE _____ DAY OF _____

A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF

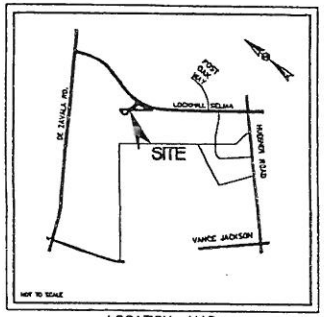
BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____

DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

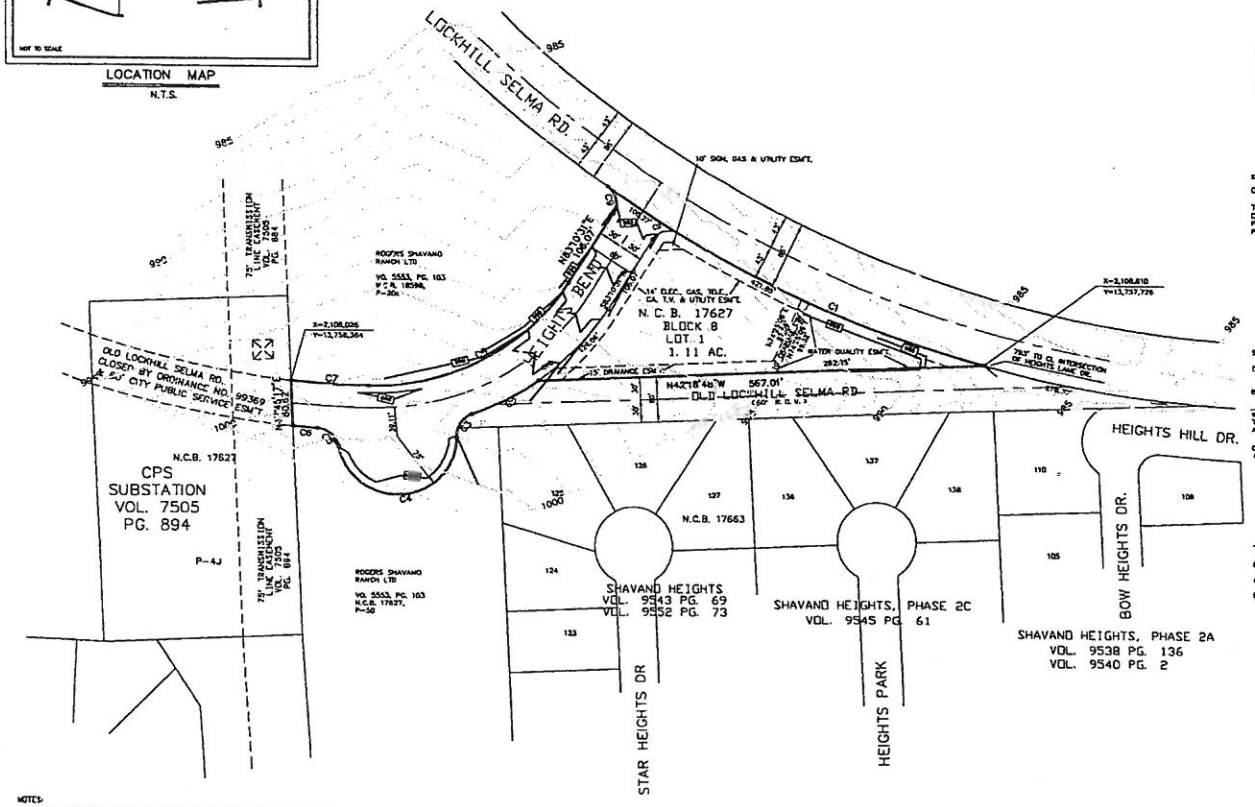
BY: _____ DEPUTY



LOCATION MAP
N.T.S.

U.D.C. STREETSCAPE:
U.D.C. STREETSCAPE PLANTING STANDARDS SHALL BE COMPLIED WITH DURING THE BUILDING STAGE PROCESS.

SCALE: 1" =100'



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 480045 0025 F, DATED JANUARY 6, 2000.
2. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP P13 AM4376
3. BEARINGS ARE BASED ON DEED RECORDED IN VOL. 3170, PG. 820 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.
4. 1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
5. CONTOURS WERE DERIVED FROM DIGITAL ELEVATION MODEL DATA PROVIDED BY USGS.
6. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND DIGGING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND WITH-OUT-ADDITIONAL COST, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

THIS PLAT DOES NOT ANCHOR, 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 HEREIN.

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1343.00'	330.18'	165.70'	14°5'47.03"
C2	353.00'	95.80'	48.20'	15°28'12"
C3	30.00'	57.04'	31.29'	70°44'01"
C4	75.00'	223.63'	939.12'	170°52'22"
C5	30.00'	39.44'	23.15'	75°19'25"
C6	1176.29'	30.47'	15.24'	01°29'03"
C7	1216.29'	97.89'	48.97'	05°01'27"
C8	895.00'	898.67'	163.55'	58°00'36"
C9	25.00'	38.39'	24.14'	87°59'24"
C10	353.00'	224.91'	116.37'	36°17'57"

MAINTENANCE NOTE :
THE MAINTENANCE OF THE WATER QUALITY EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER THEIR SUCCESSORS OR ASSIGNS AND NOT BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

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

EDWARDS NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HOMER RD, SUITE 617 SAN ANTONIO, TX. 78232
PHONE : 828-9181
PREPARED: 04-10-03 JOB NO.: 1075

Jul 20, 2007, 11:36am ACE357
File: P:\PROJECTS\1075\1075ENG_\Plat 030428.dwg

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
Texas Registered Engineering Firm F-4490
140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TEXAS 78232
PHONE: 210-828-0691
FAX: 210-824-3055

RECEIVED
10 OCT -7 PM 2:24
AND DEVELOPMENT

October 10,2010

City of San Antonio
Development Services - Subdivision Department
1901 S. Alamo St.
San Antonio, TX 78283

RE: HEIGHTS BEND SUBDIVISION
PLAT NO. 030428

To Whom it May Concern:

The approval for the above referenced plat is due to expire on October 13, 2010. The Heights Bend Subdivision consists of one (1) commercial lot and a short public cul-de-sac street named Heights Bend. The entire Heights Bend Subdivision encompasses 2.13 acres.

The purpose for the original plat was to satisfy a condition of a land sale and to provide access to the CPS Energy substation which is a condition of the completed quit claim of the northern portion of Old Lockhill Selma Road. The buyer required that the property be platted prior to closing on the sale and the sale provided the funds to complete the street access to the substation. The sale was not completed and efforts have remained on-going to sell the catalyzing property and build the road, Heights Bend. The difficult market and deteriorating economic conditions, have made it much more difficult to sell the property.

Given the situation created by current economic conditions we are hopeful that the plat approval could be extended to October 13, 2011, to allow us the opportunity to seek to attract a new user and construct the site improvements reflected on the plat and associated construction plans. We are requesting a one (1) year extension because the site improvements will take longer than six (6) months to complete. Please note that the subject property is vacant. Also note that a building permit can be issued unless the plat is recorded which means that the site improvements are completed and accepted by the City of San Antonio or a guarantee has been posted for the site improvements. To our knowledge there have been no regulations that would change the existing plat or site improvement requirements.

We respectfully request that you consider the extension of the plat approval for the Heights Bend Subdivision Plat #030428 to October 13, 2011. We greatly appreciate your consideration of this matter. Thank you.

Sincerely

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

Paul A. Schroeder, P.E., R.P.L.S.
Doc:F\word\ltrs\2010\100601.ps