



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

PLANNING COMMISSION AGENDA

☞ April 9, 2014 ☞
2:00 P.M.

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinehart

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

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

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

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

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

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

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code. A majority of appointive members, other than ex officio, shall constitute a quorum.

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

4. Citizens to be heard

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

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

Plats

5. **110020:** *Request by 242 Cresta Bella GP, LLC, to **rescind** the approval of Plat 110020, **Cresta Bella Unit 4A-7B Enclave, Subdivision**. The subject property is generally located west of Camp Bullis Road and south of Cresta Bella. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
6. **130654:** *Request by 242 Cresta Bella GP, LLC, for approval of a major plat to subdivide a 12.635-acre tract of land to establish the **Cresta Bella Unit 4A-7B 1 Enclave Subdivision**, generally located west of Camp Bullis Road and south of Cresta Bella. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
7. **140012:** Request by Yazmin V. Galicia, for approval of a minor plat to replat and subdivide a 0.18-acre tract of land to establish the **Yazmin Subdivision**, generally located northwest of the intersection of Shetland Drive and Copinsay Avenue. **Staff recommends Approval**. (Chris McCollin, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Service Department).
8. **140018:** Request by Pecos Flats, LP, for approval of a major plat to subdivide a 20.5598-acre tract of land to establish the **Pecos Flats Subdivision**, generally located at the intersection of Hunt Lane and Potranco Road. **Staff recommends Approval**. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
9. **140035:** Request by Village SA Income Partners, LP, A Texas Limited Partnership for approval of a minor plat to replat a 4.8829-acre tract of land to establish the **Walmart SA NH Market Store No. 2835 Subdivision**, generally located near the southeast Guilbeau Road and Tezel Road. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
10. **140044:** Request by 1516 DPB, LLC, for approval of a major plat to replat a 8.956-acre tract of land to establish the **Duraplas Subdivision**, generally located south of the intersection of IH-10 and F.M 1516. **Staff recommends Approval**. (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
11. **140086:** Request by Cotulla JAP Balwinder Dhillon, for approval of a major plat to replat a 6.367-acre tract of land to establish the **Hausman Park-A Subdivision**, generally located southeast of Loop 1604 and Hausman Road. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
12. **140133:** Request by Ramon Gonzales, for approval of a minor plat to replat a 0.219-acre tract of land to establish the **Forest Hills Lot 10, Block 1, N.C.B. 13889 BSL Subdivision**, generally located south of Ingram Road and west of Lake Louise. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

Time Extension

13. **090247:** Request by WPGL, LLC, for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **West Pointe Gardens, Unit-2** Subdivision, generally located west of Cagnon Road and north of U.S. Highway 90. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

Street Name Changes

14. **S13-002:** A request by the City of San Antonio, Development Services Department for a public hearing and resolution recommending approval of a street name change request to change the name of "Walzem Road" to "Branching Court" between the new alignment of Walzem Road (also known as FM 1976) and Gibbs-Sprawl. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department).
15. **S14-001:** A request by Pape-Dawson Engineers for a public hearing and resolution recommending approval of a street name change request to change the name of "Classen Road" to Classen Spur" between the new alignment of Classen Road and Bulverde Road (to be Autry Pond). **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department).

Land Transactions

16. **S.P. No. 1796:** Consideration of a Resolution supporting and recommending City Council approval of the conveyance of 145 square feet of City-owned property (narrow strips) located at 911 West Commerce Street within NCB 264, as requested by Avance, Inc. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services).

Comprehensive Master Plan Amendments

17. **PA 14031:** A request by Brown & Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 29.575 acres of land out of NCB 11379 located at 259 South Acme Road, from "Civic Center" to "Suburban Tier". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
18. **PA 14032:** A request by Brown & Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.084 acres of land out of NCB 18560 located at the northwest corner of Eckhert Road and Bandera Road, from "Regional Commercial" and "Business Park" to "Medium Density Residential". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
19. **PA 14033:** A request by Roman Blodgett, for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2 acres of land out of NCB 17946 located at 8750 Bandera Road, from "Medium Density Residential" to "Regional Commercial". **Staff recommends Denial with an alternate recommendation.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

20. PA 14035: A request by IDEA Public Schools, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.9 acres of land out of NCB 9483 located in the 6900 Block of South Flores Street, from “Low Density Residential” and “Neighborhood Commercial” to “Public Institutional”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Other Items

- 21.** Approval of the minutes for the March 26, 2014 Planning Commission meeting.
- 22.** Director’s report - City Council Action Update (Planning Commission items sent to Council).
- 23.** Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

110020

Project Name:

Cresta Bella Unit 4A-7B Enclave

Applicant:

T. Richard Bailey, Jr. - Agent

Representative:

Kavanaugh Consulting, LLC.
c/o David Parkerson, P.E.

Owner:

242 Cresta Bella GP, LLC.

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-8050
richard.carrizales@sanantonio.gov

Property Address/Location:

Generally located west of Camp
Bullis Road and south of Cresta Bella

Tract Size:

10.886-acres

Council District:

8

Notification:

Internet Agenda posting April 4, 2014

REQUEST

The applicant is requesting that the Planning Commission rescind the approval of Plat 110020, **Cresta Bella Unit 4A-7B Enclave** Subdivision. The purpose of the request is to replace Plat 110020 with Plat 130654, which will reconfigure the lot layout.

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 110020 was approved by the Planning Commission on November 9, 2011.

ATTACHMENTS

1. Plat
2. Rescind request letter

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA, UNIT 4A-7B ENCLAVE

SURVEY OF A 10.886 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, L.T.D. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- NOTES: 1) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE... 2) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE... 3) ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT... 4) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT...

- 5) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 6) ALL SET BACK PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING"... 7) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM... 8) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE... 9) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIPMENT DOWLING 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... 10) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

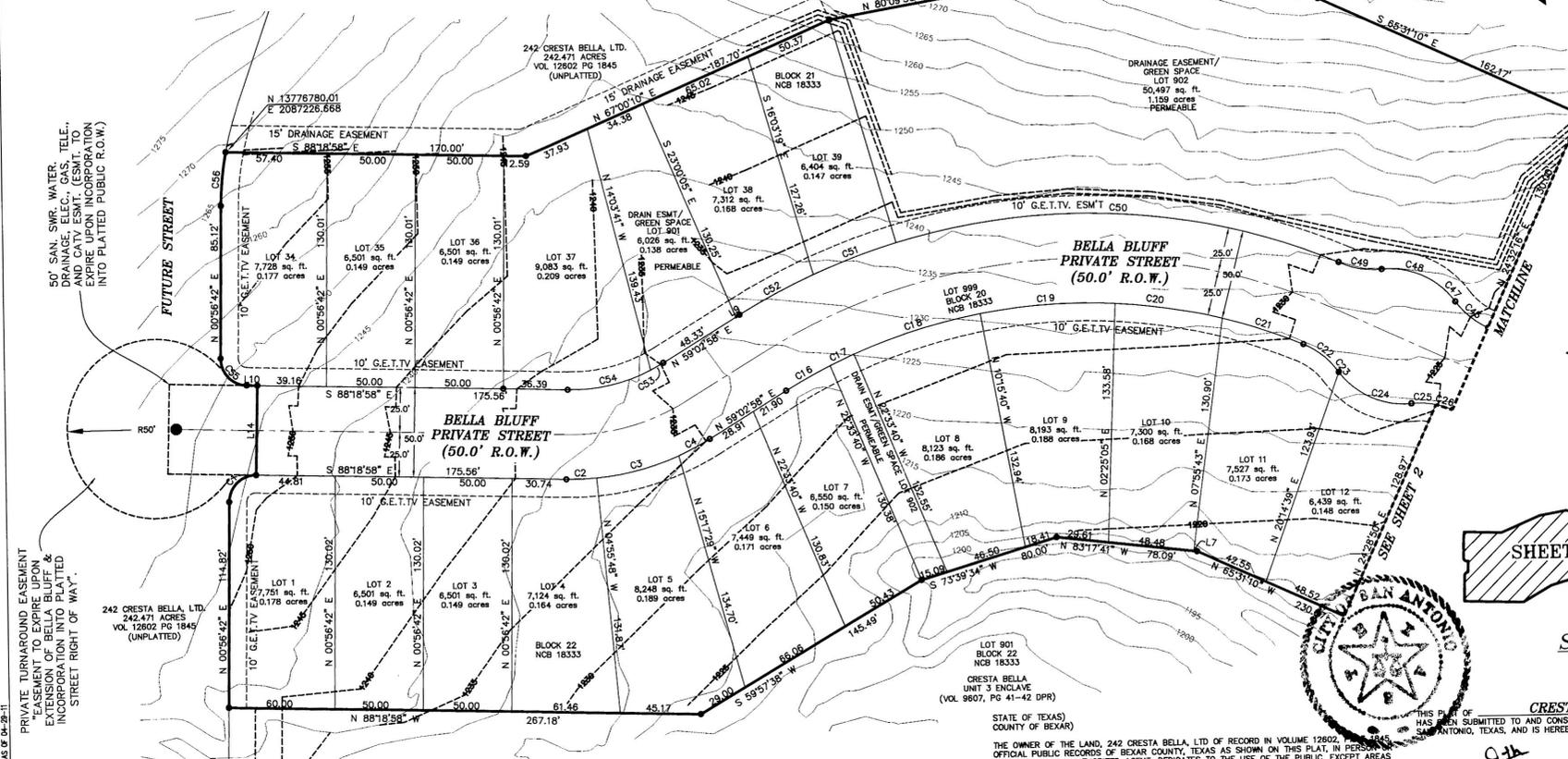
- LEGEND: 1.) BUILDING SETBACK LINE --- B.S.L. 2.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT --- G.E.T.V.E. 3.) FOUND 1/2" IRON PIN --- 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION... 4.) OFFICIAL PUBLIC RECORDS --- D.P.R. 5.) DEED AND PLAT RECORDS --- D.P.R. 6.) REAL PROPERTY RECORDS --- R.P.R. 7.) EXISTING CONTOURS --- 8.) PROPOSED CONTOURS ---

SANIS NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE... 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 DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 2,700 FEET DOWNSTREAM OF UNIT 4A/7B AND CONSTRUCTED WITHIN THE LIMITS OF THE CRESTA BELLA MASTER PLANNED DEVELOPMENT WITH APPROVAL FROM THE CITY OF SAN ANTONIO (PLAT NUMBER 000818).

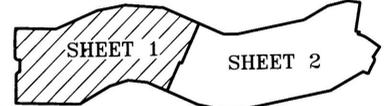


SCALE 1"=50'



CIVIL ENGINEER: NAME: KAVANAUGH CONSULTING, LLC. ADDRESS : 108 RIVER OAKS DR. WIMBERLEY, TEXAS 78676 Ph. (512) 587-7397

BAKER SURVEYING, INC. PH. (830) 833-2250 FAX. (830) 833-2257 2250 US 281 N. BLANCO, TX. 78606



SHEET INDEX N.T.S.



STATE OF TEXAS) COUNTY OF BEXAR) THE OWNER OF THE LAND, 242 CRESTA BELLA, LTD OF RECORD IN VOLUME 12602, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AS SHOWN ON THIS PLAT, IN PERSON... DATED THIS 9th DAY OF November A.D. 2011. BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

Table with 4 columns: LINE, LENGTH, BEARING, LINE LENGTH, BEARING. It lists 26 line segments with their respective measurements and bearings.

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

[Signature of David Parkerson] REGISTERED PROFESSIONAL LAND SURVEYOR

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

[Signature of Alan F. Scott] LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS) COUNTY OF BEXAR) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN F. SCOTT... 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... IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS... DAY OF... A.D. 2011. COUNTY CLERK, BEXAR COUNTY, TEXAS



CRESTA BELLA, UNIT 4A-7B ENCLAVE

SURVEY OF A 10.886 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS...

BAKER SURVEYING, INC.

PH. (830) 833-2250 FAX. (830) 833-2257 2250 US 281 N. BLANCO, TX. 78606



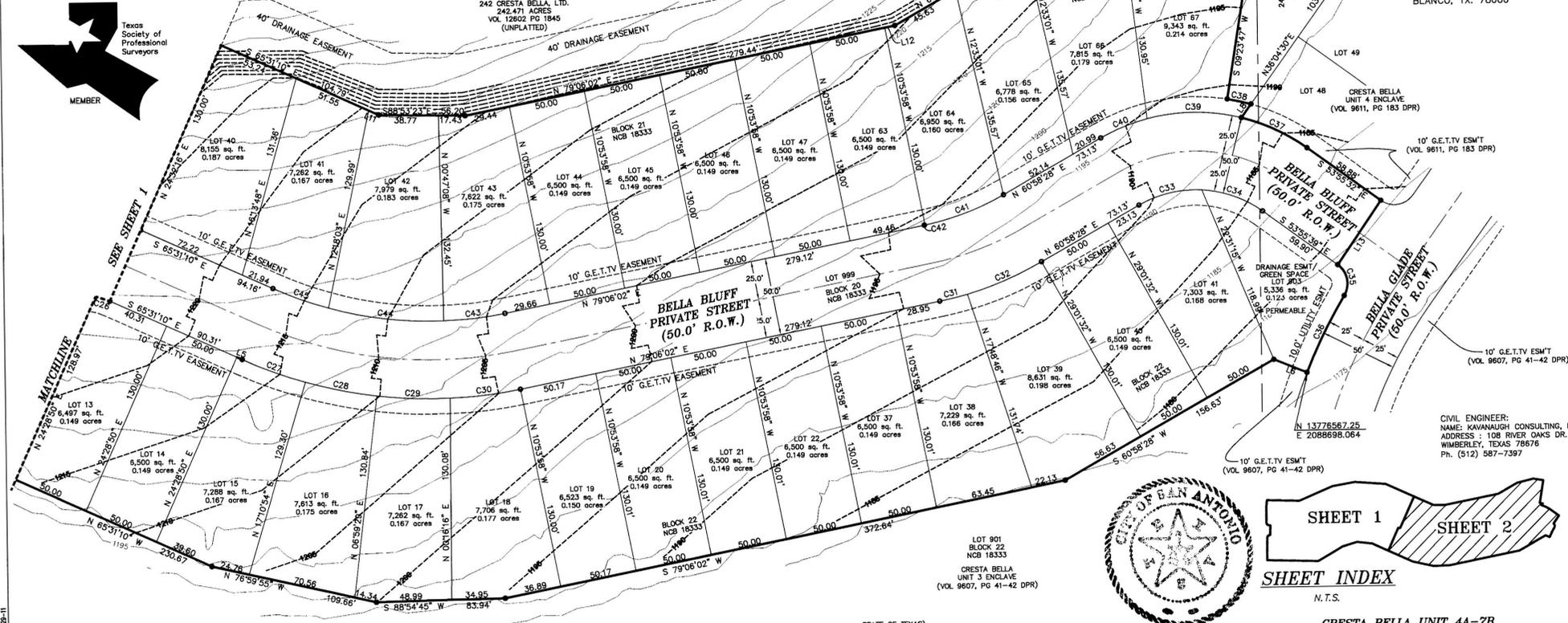
- NOTES: 1) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

- 5) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS...

- LEGEND: 1.) BUILDING SETBACK LINE, 2.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, 3.) FOUND 1/2" IRON PIN, 4.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION...

SAWS NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PS...

DETENTION REQUIREMENTS ACCORDING TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE FOR THIS PROJECT HAVE BEEN PROVIDED BY THE EXISTING REGIONAL DETENTION/WATER QUALITY POND LOCATED 2,700 FEET DOWNSTREAM OF UNIT 4A/7B...



SHEET 1 SHEET 2 SHEET INDEX N.T.S.

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

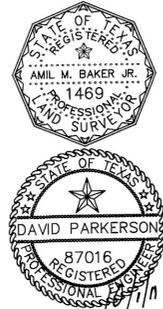
CURVE TABLE with columns for CURVE LENGTH, RADIUS, DELTA, BRG, CHD, CURVE LENGTH, RADIUS, DELTA, BRG, CHD.

STATE OF TEXAS) COUNTY OF BEXAR) THE OWNER OF THE LAND, 242 CRESTA BELLA, LTD OF RECORD IN VOLUME 12602, PAGE 1845...

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

STATE OF OHIO COUNTY OF CUYAHOGA BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN F. SCOTT...

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...



Kavanaugh Consulting, LLC
108 River Oaks Drive
Wimberley, Texas 78676
kavanaughconsulting@gmail.com
(512) 587 - 7397

Attachment 2

March 25, 2014

City of San Antonio
Attn: Richard Carrizales
1901 South Alamo
San Antonio, Texas 78204

Re: Rescind Plat Approval – Cresta Bella Unit 4A/7B1 (Final Plat Number 110020)

Dear Mr. Carrizales –

As the Owner's representative, the purpose of this letter is to rescind the Planning Commission Approval attained for the Unit 4A/7B Final Plat (Number 110020) as we have resubmitted and are re-approving the plat as Unit 4A/7B1 (Number 130654) due to some lot line changes. Please notify the Planning Commission as such along with their consideration of our new Unit 4A/7B1 plat for approval.

Thanks for your assistance in this matter.

Sincerely,



David Parkerson, P.E.
Kavanaugh Consulting, LLC, Its' Member

CC: File



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

130654

Project Name:

Cresta Bella Unit 4A-7B 1 Enclave

Applicant:

T. Richard Bailey, Jr. - Agent

Representative:

Kavanaugh Consulting, LLC.
c/o David Parkerson, P.E.

Owner:

242 Cresta Bella GP, LLC.

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-8050
richard.carrizales@sanantonio.gov

Property Address/Location:

Generally located west of Camp
Bullis Road and south of Cresta Bella

Tract Size:

12.635-acres

Council District:

8

Notification:

Internet Agenda posting April 4, 2014

REQUEST

Approval of a major plat to subdivide a 12.635-acre tract of land to establish **Cresta Bella Unit 4A-7B 1 Enclave** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 25, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-seven (37) single-family residential lots, five (5) non-single family lots and approximately one thousand six hundred (1,600) linear feet of private streets.

B. Zoning

“R-6 MLOD MSAO-1” Residential Single Family Military Lighting Overlay Military Sound Attenuation District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 14, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander has no further comments.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD) regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 31, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 012B-06 412.85 Acre Tract at Camp Bullis, accepted on August 19, 2008

III. RECOMMENDATION

Approval of the proposed **Cresta Bella Unit 4A-7B 1 Enclave** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING CRESTA BELLA, UNIT 4A-7B 1 ENCLAVE

SURVEY OF A 12.635 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 165, COUNTY BLOCK 4760 AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, N.C.B. 16333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS-CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO SET THE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED FORM OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DO TO GRADE CHANGES OR GROUND ELEVATION ALTERNATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERNATION. 3. THIS PLAT DOES NOT AMEND, ALTER, OR OTHERWISE AFFECT ANY EXISTING, ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. 6. 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.

- 7) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 8) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION. 9) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83. 10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-40) 11) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. 12) MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

LEGEND

- 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - - - - - G.E.T.V.E. 2.) FOUND 1/2" IRON PIN - - - - - 3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION - - - - - 4.) OFFICIAL PUBLIC RECORDS - - - - - O.P.R. 5.) DEED AND PLAT RECORDS - - - - - D.P.R. 6.) REAL PROPERTY RECORDS - - - - - R.P.R. 7.) EXISTING CONTOURS - - - - - 8.) PROPOSED CONTOURS - - - - -

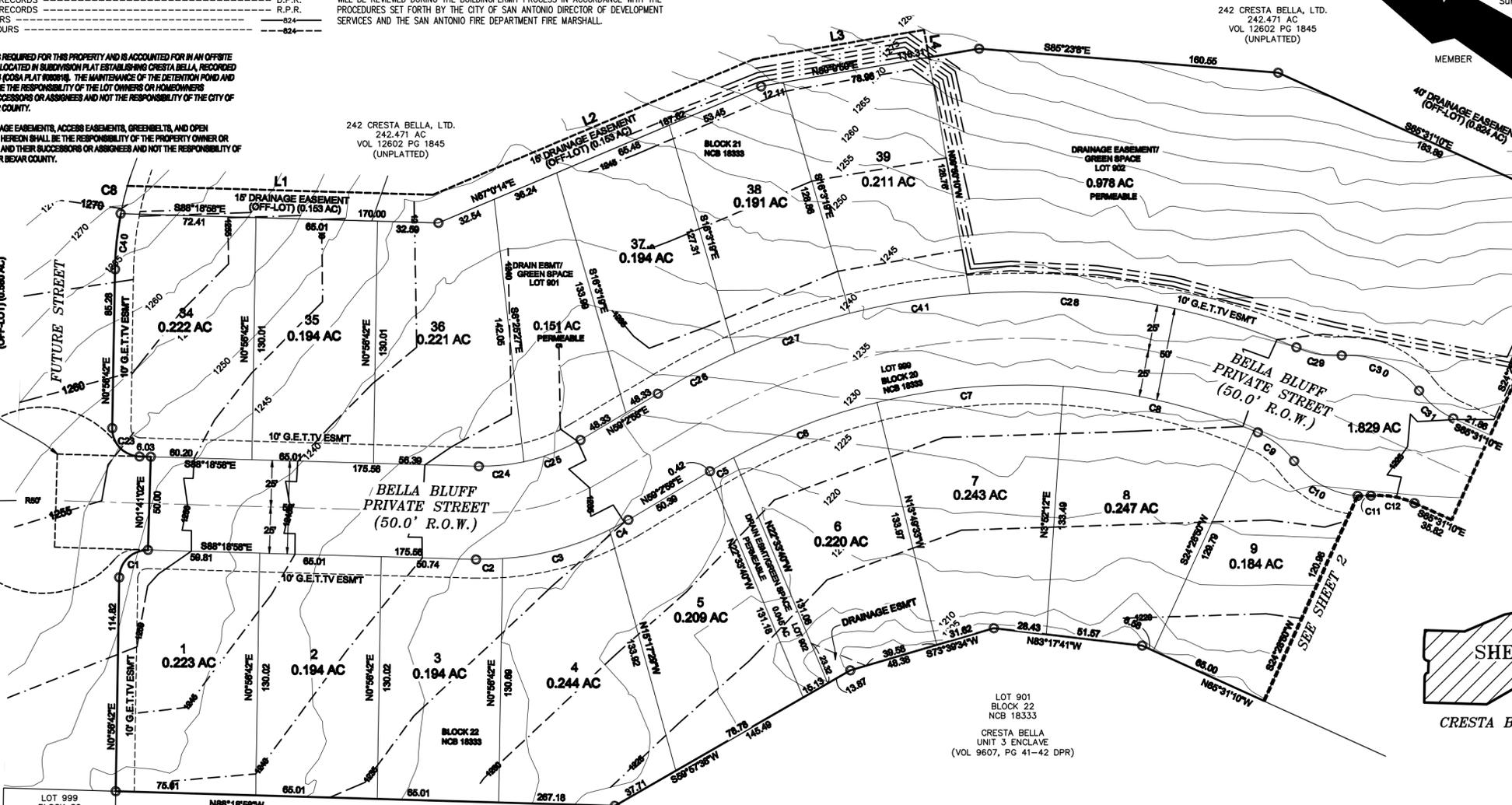
SAWS NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN SUBDIVISION PLAT ESTABLISHING CRESTA BELLA, RECORDED IN VOLUME 1808, PAGES 40-44 (COBA PLAT 180808). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

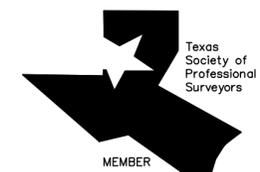
THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6" SAN SWIR WATER DRAINAGE ELEC. GAS, TEL. AND CTV ESMT. (ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W.) (OFF-LOT) (0.88 AC)

PRIVATE TURNAROUND EASEMENT TO EXPIRE UPON EXTENSION OF BELLA BLUFF & INCORPORATION INTO PLATTED STREET RIGHT OF WAY. (OFF-LOT) (0.182 AC)



242 CRESTA BELLA, LTD. 242.471 AC VOL 12602 PG 1845 (UNPLATTED)



SCALE 1"=50'

CIVIL ENGINEER: NAME: KAVANAUGH CONSULTING, LLC. ADDRESS: 108 RIVER OAKS DR. WIMBERLEY, TEXAS 78676 Ph. (512) 587-7397



PH. (830) 833-2250 FAX. (830) 833-2257 2250 US 281 N. BLANCO, TX. 78606



CRESTA BELLA UNIT 4A-7B 1 SHEET INDEX

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows: L1 (23.23, N 68°36'58" W), L2 (10.69, S 36°2'43" W)

CURVE TABLE with columns: CV, LENGTH, RADIUS, CHD BEARING, CHORD. Multiple rows for curves C1 through C41.

STATE OF TEXAS) COUNTY OF BEXAR)

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

DULY AUTHORIZED AGENT BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER BY: AL SCOTT, IT'S MANAGER

STATE OF TEXAS) COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D., 2014.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF CRESTA BELLA UNIT 4A-7B 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 2014.

BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS) COUNTY OF BEXAR)

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

ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A.D. 2014. COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

11-04-13 CURRENT AS OF 11-04-13



STATE OF TEXAS) COUNTY OF BLANCO)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS) COUNTY OF BEXAR)

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

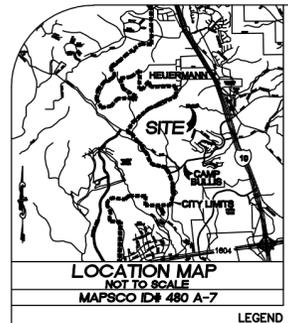
LICENSED PROFESSIONAL ENGINEER

SUBDIVISION PLAT ESTABLISHING

CRESTA BELLA, UNIT 4A-7B 1 ENCLAVE

SURVEY OF A 12.635 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, COUNTY BLOCK 4780 AND THE CITY OF SAN ANTONIO SURVEY NO. 408, ABSTRACT NO. 177, N.C.B. 18333 AND BEING A PORTION OF A REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD. OF RECORD IN VOLUME 12602, PAGE 1845, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE
1"=50'

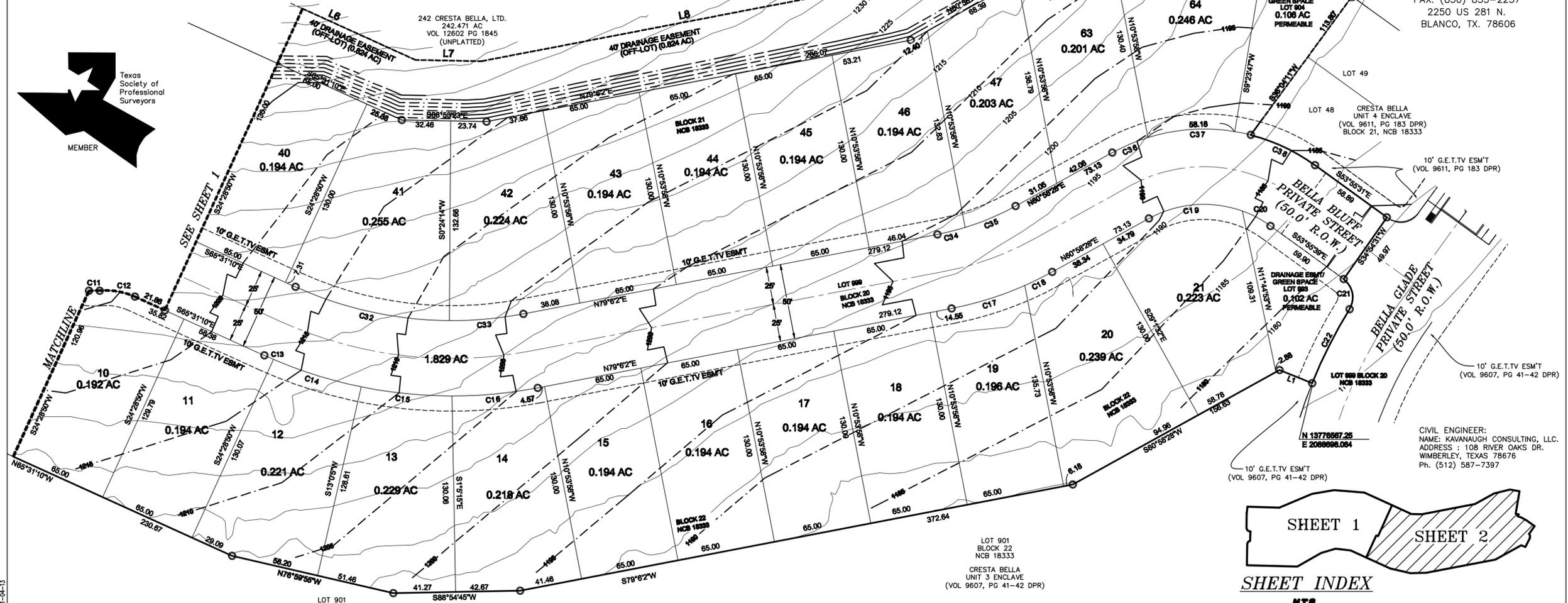


- NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS-CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO SET THE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED FORM OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DO TO GRADE CHANGES OR GROUND ELEVATION ALTERNATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERNATION.
 - THIS PLAT DOES NOT AMEND, ALTER, OR OTHERWISE AFFECT ANY EXISTING, ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
 - IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

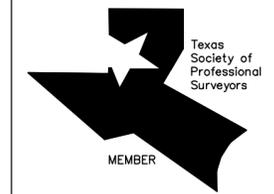
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P-5-40)
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

- LEGEND
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.V.E.
 - FOUND 1/2" IRON PIN -
 - 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION -
 - OFFICIAL PUBLIC RECORDS - O.P.R.
 - DEED AND PLAT RECORDS - D.P.R.
 - REAL PROPERTY RECORDS - R.P.R.
 - EXISTING CONTOURS -
 - PROPOSED CONTOURS -

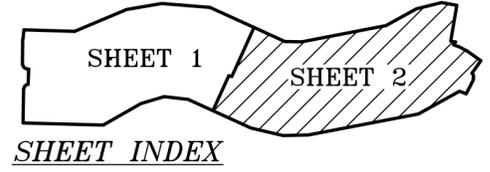
SAWS NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.



PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606



RECORD 2010-10-08 10-0801 CRESTA BELLA UNIT 4A-7B 1 CURRENT AS OF 11-04-13



CURVE TABLE

CURVE	LENGTH	RADIUS	C BRNG	CHORD
C8	15.31	171.08	S13°11'06"W	15.31

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN SUBDIVISION PLAT ESTABLISHING CRESTA BELLA, RECORDED IN VOLUME 9808, PAGES 48-44 (FORM PLAT 808818). THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	163.67	S88°18'58"E	L7	43.72	S88°53'23"E
L2	186.06	N67°00'10"E	L8	275.48	N79°08'02"E
L3	92.80	N60°09'50"E	L9	113.88	N60°58'28"E
L4	15.00	S06°50'10"E	L10	99.98	N78°19'21"E
L5	40.00	N24°28'50"E	L11	99.43	S80°36'13"E
L6	122.11	S66°31'10"E	L12	72.48	S06°57'29"E

STATE OF TEXAS)
COUNTY OF BEXAR)

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

DULY AUTHORIZED AGENT
BY: 242 CRESTA BELLA GP, LLC, IT'S GENERAL PARTNER
BY: AL SCOTT, IT'S MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF A.D., 2014.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF CRESTA BELLA UNIT 4A-7B 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ___ DAY OF ___ A.D. 2014.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

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

___ DAY OF ___ A.D. 2014.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS)
COUNTY OF (BLANCO)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF (BEXAR)

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

LICENSED PROFESSIONAL ENGINEER





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

140012

Project Name:

Yazmin

Applicant:

Yazmin V. Galicia

Representative:

Wilkie Surveying c/o Felix I. Bernal,
P.E.

Owner:

Yolanda Virginia Galicia & Yazmin
Galicia

Staff Coordinator:

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

Property Address/Location:

Northwest of the intersection of
Shetland Drive and Copinsay Avenue.

Tract Size:

0.18 acres

Council District:

3

Notification:

Published in Daily Commercial
Recorder March 20, 2014
Notices mailed March 18, 2014

- Sixteen (16) to property owners
within 200 feet
- Notice to the Highland Forest
neighborhood association

Internet Agenda posting April 4, 2014

REQUEST

Approval of a minor plat to replat and subdivide a 0.18-acre tract
of land to establish **Yazmin** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 18, 2014

CASE HISTORY

The area being replatted is Lot 2, Block 1, NCB 10867; out of the
Highland Forest Subdivision plat, recorded in Volume 3025, Page
110, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-4” Residential Single-Family District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 18, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 11, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Yazmin** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

PLAT NO. 140012

REPLAT ESTABLISHING YAZMIN SUBDIVISION

BEING 0.18 ACRES ESTABLISHING LOT 7, BLOCK 1, NEW CITY BLOCK 10867, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

JERRY D. WILKIE, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR
PO BOX 180434
SAN ANTONIO, TEXAS 78280
(210) 861-0733
WILKIESURVEYOR@YAHOO.COM

DATE: SEPTEMBER 30, 2013
JOB NUMBER: 2013155
LAST REVISION: JANUARY 30, 2014

OWNER/DEVELOPER

GALICIA YOLANDA VIRGINIA & GALICIA YAZMIN
410 LINCOLNSHIRE DR
SAN ANTONIO, TEXAS 78220

STATE OF TEXAS
COUNTY OF BEXAR

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

Yolanda V. Galicia
OWNER/AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Yolanda V. Galicia* 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 12th DAY OF March, 2014

Alfonso Aranda
NOTARY PUBLIC
STATE OF TEXAS

THIS PLAT OF YAZMIN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION 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. _____, 2014

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., 2014, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 2014, AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2014. COUNTY CLERK BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SURVEYOR'S NOTES

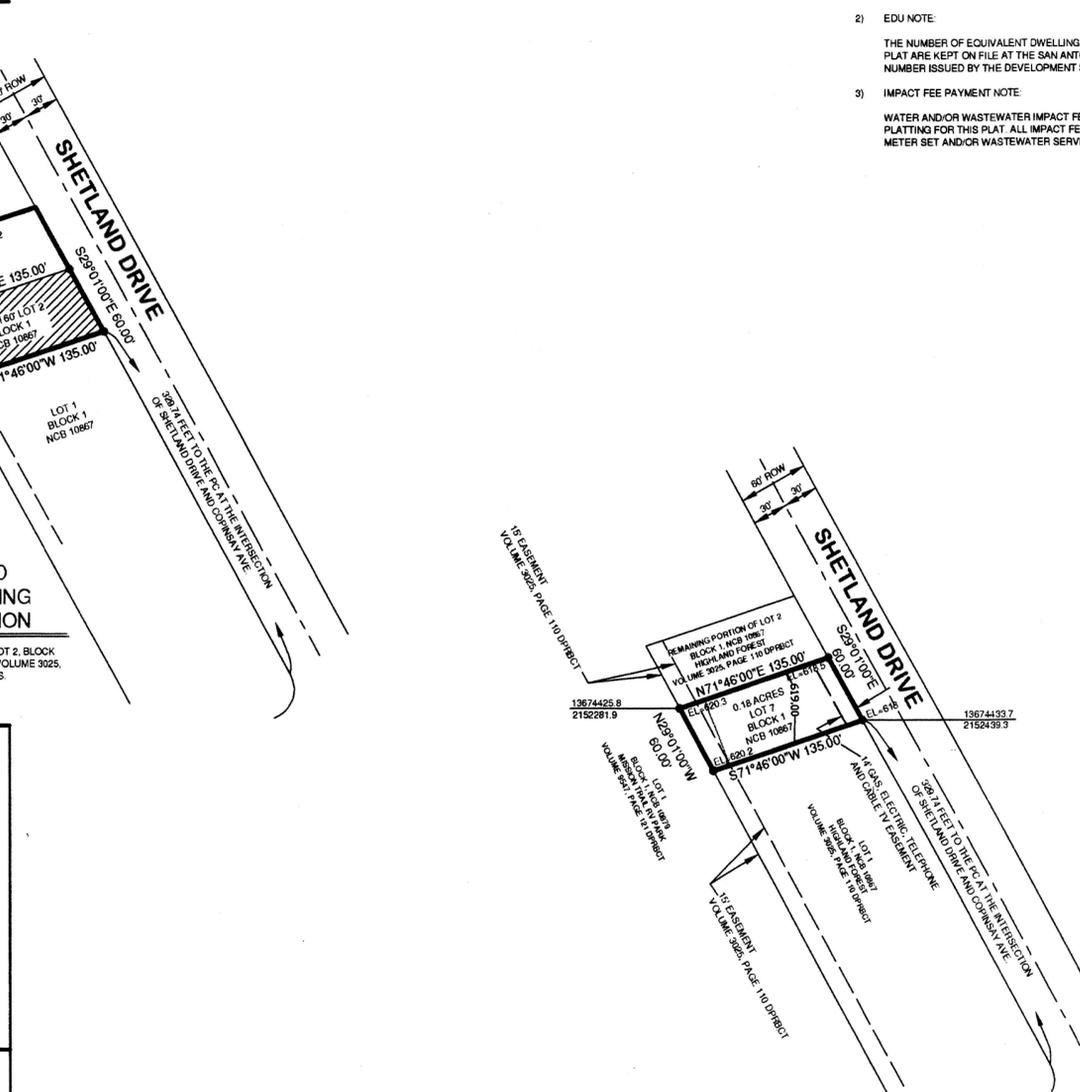
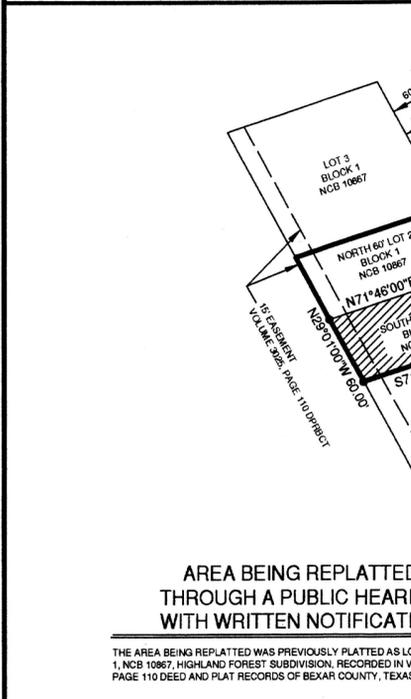
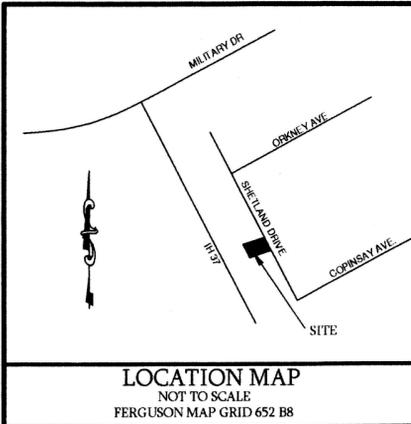
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
- DIMENSIONS SHOWN ARE SURFACE; AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN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

SAWS NOTES

- FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS ENERGY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 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 PUBLIC SERVICE ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CITY PUBLIC SERVICE ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIGHLAND FOREST SUBDIVISION, WHICH IS RECORDED IN VOLUME 3025, PAGE 110, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

Yolanda V. Galicia
OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF March, 2014

Alfonso Aranda
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/20/17

LEGEND

- FOUND 1/2" IP UNLESS OTHERWISE NOTED
- SET ONE HALF INCH IRON ROD WITH CAP
- R.O.W RIGHT-OF-WAY
- DPRBCT DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

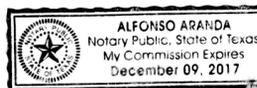
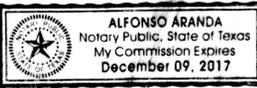
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF WILKIE SURVEYING

Jerry D. Wilkie, Jr.
JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

STATE OF TEXAS
COUNTY OF BEXAR

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

Felix I. Bernal
FELIX I. BERNAL
REGISTERED PROFESSIONAL ENGINEER





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

140018

Project Name:

Pecos Flats

Applicant:

John F. Godfrey

Representative:

Macina Bose Copeland & Associates,
c/o David L. Allen, P.E.

Owner:

Pecos Flats, LP

Staff Coordinator:

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

Property Address/Location:

Generally located at the intersection
of Hunt Lane and Potranco Road

Tract Size:

20.5598 acres

Council District:

6

Notification:

Internet Agenda posting April 4, 2014

REQUEST

Approval of a major plat to subdivide a 20.5598-acre tract of land
to establish **Pecos Flats** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“C-2 GC-2” Commercial Corridor District

C. Services Available

SAWS Water and Sewer

D. Major Thoroughfare

Hunt Lane, Secondary Arterial Type A, 86-foot minimum right-of-way

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 24, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 11, 2014.

III. RECOMMENDATION

Approval of the proposed **Pecos Flats** Subdivision Plat

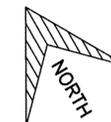
IV. ATTACHMENT

1. Proposed plat

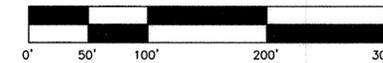
PLAT NO. 140018

SUBDIVISION PLAT ESTABLISHING PECOS FLATS

BEING 20.5598 ACRES, ESTABLISHING LOT 12, BLOCK 31, NEW CITY BLOCK 17643, BEING A 20.560 ACRE TRACT OUT OF A CALLED 42.60 ACRE TRACT, OUT OF THE B.B.B. & C.R.R. SURVEY NO. 256, ABSTRACT 102, AND SAMUEL W. COLLARD SURVEY NO. 258, ABSTRACT 152, NEW COUNTY BLOCK 17642, RECORDED IN VOLUME 7812, PAGE 1409, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS. 1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 3/21/2014

JOB NO.: 30905/0771

STATE OF TEXAS COUNTY OF BRAZOS

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS: PECOS FLATS, LP 3740 COPPERFIELD DRIVE, SUITE 200 BRYAN, TX. 77805 PH. (979) 731-1800

Signature of John F. Godfrey, President, DULY AUTHORIZED AGENT

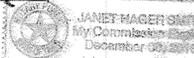
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN F. GODFREY 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 21 DAY OF MARCH, 2014.

Signature of Janet Hager Smith, Public Notary, BRAZOS COUNTY, TEXAS



STATE OF TEXAS COUNTY OF BRAZOS

THIS PLAT OF PECOS FLATS 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 VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS DAY OF , A.D. 2014

BY CHAIRMAN

BY SECRETARY

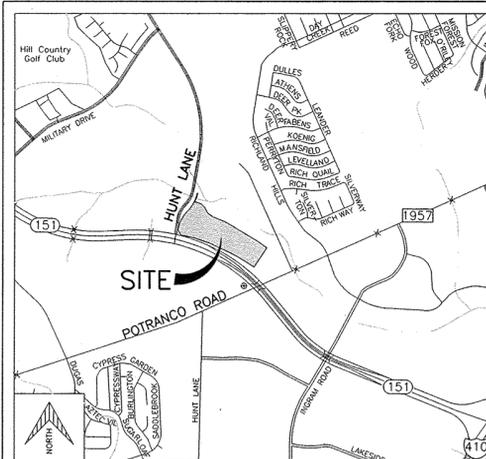
STATE OF TEXAS COUNTY OF BRAZOS

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. 2014 AT M, AND DULY RECORDED THE DAY OF , A.D. 2014 AT M, IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE .

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF , A.D. 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY DEPUTY



MAPSCO PAGE: 613, A2 LOCATION MAP N.T.S.

CPS NOTES:

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

IMPACT FEE NOTE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

WASTE WATER EDU NOTE:

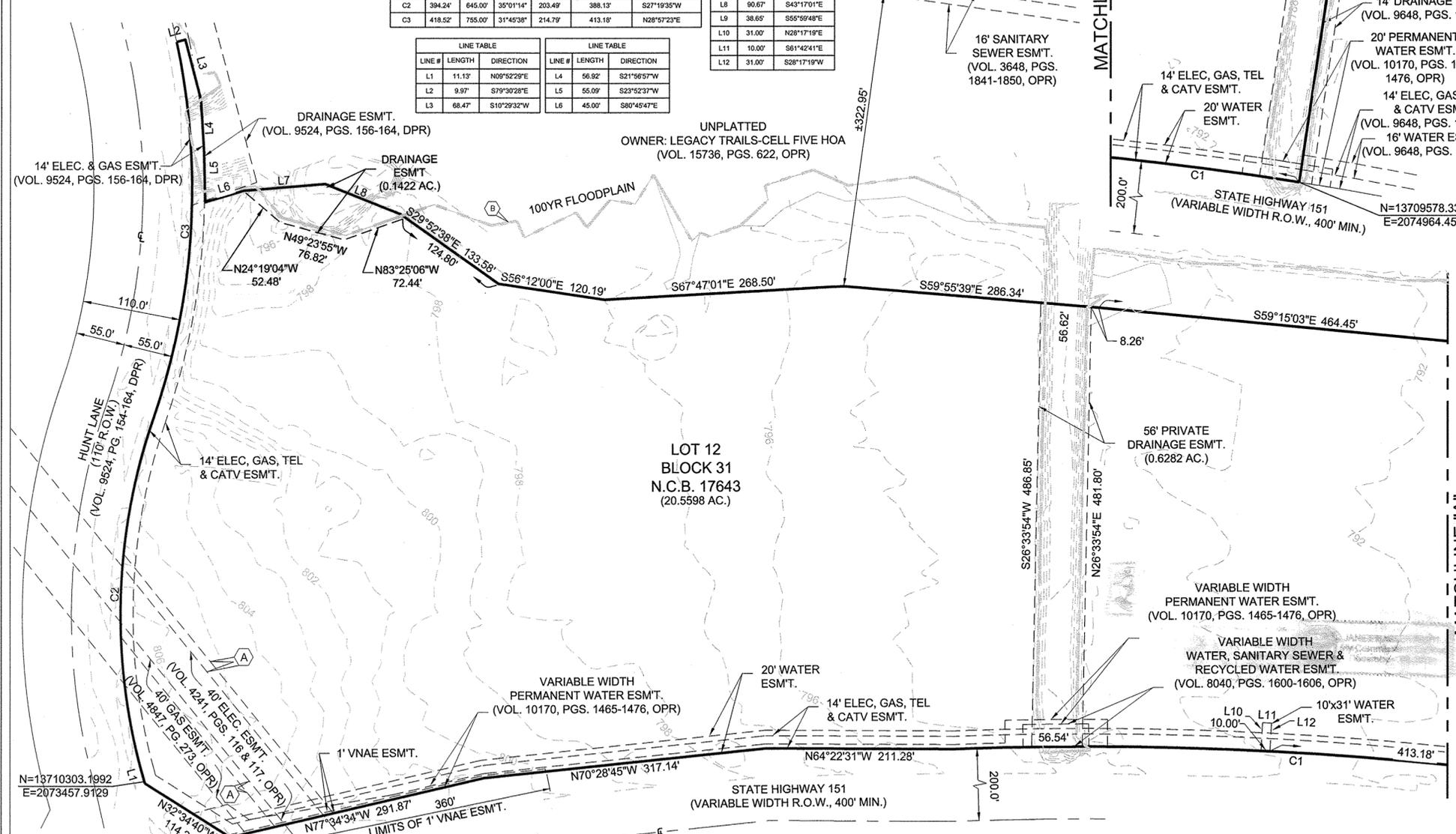
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

TXDOT NOTE:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

Table with 5 columns: CURVE#, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING. Includes curves C1, C2, C3.

Table with 3 columns: LINE #, LENGTH, DIRECTION. Includes lines L1, L2, L3, L4, L5, L6.



DRAINAGE EASEMENT NOTES:

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

MAINTENANCE NOTE:

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

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802903950, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEDBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

GENERAL NOTES:

- 1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 4802903950, DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

MINIMUM FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT THE BFE OF THE REGULATORY FLOODPLAIN.

LEGEND:

- ELEC. --- ELECTRIC
TEL. --- TELEPHONE
CATV --- CABLE TELEVISION
SAN. SWR. --- SANITARY SEWER ESM'T.
R.O.W. --- RIGHT-OF-WAY
N.C.B. --- NEW CITY BLOCK
BLK. --- BLOCK
VOL. --- VOLUME
PG. --- PAGE



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:

Signature of Joe Edward Hagle, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS COUNTY OF BRAZOS 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.

Signature of David L. Allen, LICENSED PROFESSIONAL ENGINEER NO. 66073



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

140035

Project Name:

Walmart SA NH Market Store No.
2835

Applicant:

J. Bradley Greenblum

Representative:

Windrose Land Services, Inc., c/o
Samuel H. Thomas, P.E.

Owner:

Village SA Income Partners, L.P., a
Texas Limited Partnership

Staff Coordinator:

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

Property Address/Location:

Generally located near the southeast
intersection of Guilbeau Road and
Tezel Road.

Tract Size:

4.8829 acres

Council District(s):

6

Notification:

Published in Daily Commercial
Recorder March 20, 2014

Internet Agenda posting April 4, 2014

REQUEST

Approval of a minor plat to replat a 4.8829-acre tract of land to
establish **Walmart SA NH Market Store No. 2835** Replat

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of three (3) non-single family lots.

B. Zoning

“C-3” General Commercial District.

C. Major Thoroughfare(s)

Guilbeau Road and Tezel Road, Secondary Arterial Type A, 86 foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 25, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 28, 2014.

II. RECOMMENDATION

Approval of the proposed **Walmart SA NH Market Store No. 2835** Replat

IV. ATTACHMENT

1. Proposed Plat

PLAT NO. 140035

REPLAT OF WALMART SA NH MARKET STORE NO. 2835

BEING A TOTAL OF 4.8829 ACRES OF LAND, ESTABLISHING LOTS 10, 11 AND 12, NEW CITY BLOCK 18307, SITUATED IN THE M.G. DE LOS SANTOS SURVEY, ABSTRACT NO. 82, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. MARCH 2014

GRAPHIC SCALE: 1" = 200'

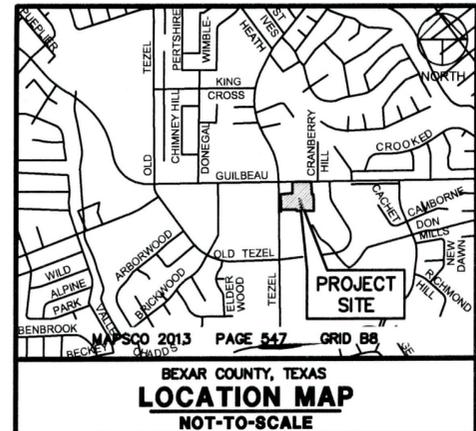


Surveyor

Windrose Land Services, Inc. 3200 Wilcrest, Suite 325 Houston, Texas 77042 Phone (713) 458-2282 Fax (713) 461-1151



Professional Development Consultants Land Surveying, Platting, Project Management and GIS Services Texas Firm Registration No. 10108800



BEXAR COUNTY, TEXAS LOCATION MAP NOT-TO-SCALE

C.P.S. NOTES:

- 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang easement," "utility easement," "gas easement," and "transformer easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or buying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described hereon.

DRAINAGE EASEMENT NOTE:

- 1. No structure, fences, walls or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage 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.

ABBREVIATIONS

- FND - FOUND
B.C.C.F. - BEXAR COUNTY CLERK FILE
B.C.D.R. - BEXAR COUNTY DEED RECORDS
B.C.M.R. - BEXAR COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
ESMT. - EASEMENT
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
ELEC. - ELECTRIC

S.A.W.S. NOTES:

- 1. The San Antonio Water System is hereby granted the right of ingress and egress across Grantor's adjacent property to access the water easement(s) shown on this plat.

DETENTION POND NOTE:

- 1. Storm water detention is required for lots 10,11 and 12 via underground system. Building permits for this property shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio. The property may be eligible to post a fee in lieu of detention (FILO) if offsite drainage conditions allow but only when approved by the City of San Antonio. Maintenance of on-site storm water detention shall be the sole responsibility of the lot owners and/or property owners association and their successors or assignees.

MAINTENANCE NOTE:

- 1. The maintenance of drainage easements, greenbelts, and open permeable spaces shown hereon shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.

GENERAL NOTES:

- 1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. According to Flood Insurance Rate Map (FIRM), Bexar County, Texas, Map No. 48029C 0220G Dated September 29, 2010, subject tract appears to lie within Unshaded Zone "X".
3. Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor: 0.9998269909.

EDU NOTE:

- 1. The number of equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.

IMPACT FEE PAYMENT DUE:

- 1. Water and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.

STATE OF TEXAS COUNTY OF BEXAR

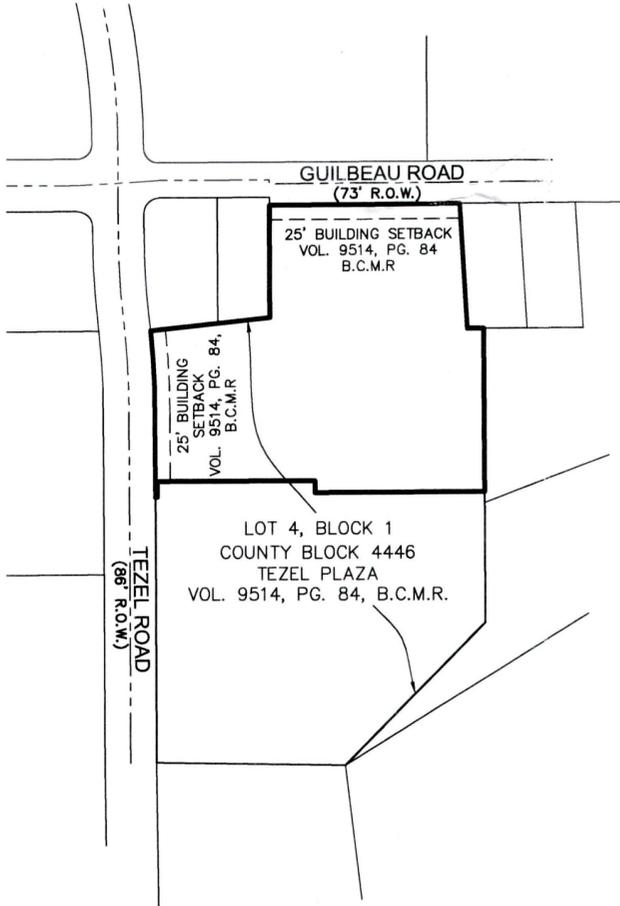
I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Samuel H. Thomas Registered Professional Engineer Texas License No. 107792

STATE OF TEXAS COUNTY OF HARRIS

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 Windrose Land Services, Inc., and filed under Job No. 49444.

Mike Kurkowski Registered Professional Land Surveyor Texas Registration No. 5101



AREA BEING REPLATTED THROUGH PUBLIC HEARING:

The 4.8871 acres being replatted is a portion of Lot 4, Block 1, County Block 4446, Tezel Plaza, recorded in Vol. 9514, Page 84 of the Deed and Plat Records of Bexar County, Texas.

STATE OF TEXAS COUNTY OF BEXAR

The area being replatted was previously platted on plat TEZEL PLAZA which is recorded in volume 9514, page 84, Bexar County plat and deed records. We, the owners of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions. We further certify that the area of this replat was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

Owner/Developer: Village SA Income Partners, L.P., a Texas Limited Partnership, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: Greenblum Investment Partners II, LLC, a Texas limited liability company, its General Partner, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: J. Bradley Greenblum, Manager Greenblum Investment Partners II, LLC

Sworn and subscribed before me this ___ day of ___, 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF BEXAR

The area being replatted was previously platted on plat TEZEL PLAZA which is recorded in volume 9514, page 84, Bexar County plat and deed records. We, the owners of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions. We further certify that no portion of this replat was limited during the preceding five (5) years by an interim or permanent zoning district to residential use for not more than two (2) residential units per lot, or that any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

Owner/Developer: Village SA Income Partners, L.P., a Texas Limited Partnership, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: Greenblum Investment Partners II, LLC, a Texas limited liability company, its General Partner, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: J. Bradley Greenblum, Manager Greenblum Investment Partners II, LLC

Sworn and subscribed before me this ___ day of ___, 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF BEXAR

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer: Village SA Income Partners, L.P., a Texas Limited Partnership, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: Greenblum Investment Partners II, LLC, a Texas limited liability company, its General Partner, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: J. Bradley Greenblum, Manager Greenblum Investment Partners II, LLC

STATE OF TEXAS COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared J. Bradley Greenblum, Manager of Greenblum Investment Partners II, LLC, 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 ___, 2014.

Notary Public in and for the State of Texas

This plat of WALMART SA NH MARKET STORE NO. 2835 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., 2014.

By: ___ Chairman

By: ___ Secretary

STATE OF TEXAS COUNTY OF BEXAR

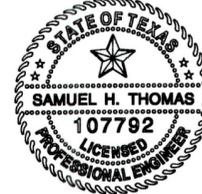
I, ___, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___,

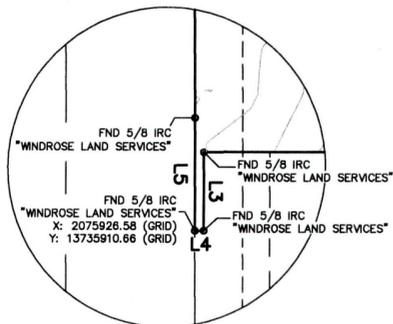
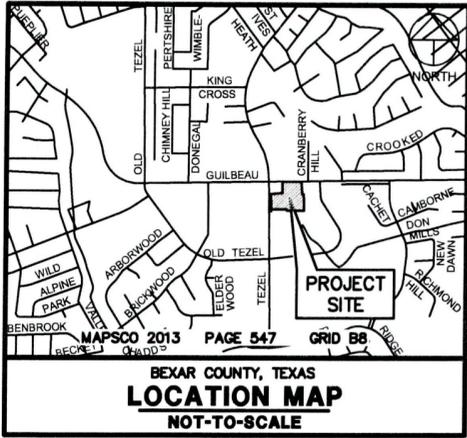
A.D. 20___, AT ___ M. AND DULY RECORDED THE ___ DAY OF ___, A.D. 20___, AT ___ M. IN THE DEED AND PLAT RECORDS OF BEXAR

COUNTY, IN BOOK/VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___, A.D., 20___

County Clerk, Bexar County, Texas

By: ___ Deputy





GENERAL NOTES:

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- According to Flood Insurance Rate Map (FIRM), Bexar County, Texas, Map No. 48029C 0220G Dated September 29, 2010, subject tract appears to lie within Unshaded Zone "X".
- Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor: 0.9998269909.

EDU NOTE:

- The number of equivalent dwelling units (EDUs) paid for this subdivision are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.

IMPACT FEE PAYMENT DUE:

- Water and/or wastewater impact fees were not paid at time of platting for this plat. All impact fees must be paid prior to water meter set and/or wastewater service connection.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and 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.

Samuel H. Thomas
Registered Professional Engineer
Texas License No. 107792

STATE OF TEXAS
COUNTY OF HARRIS

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 Windrose Land Services, Inc., and filed under Job No. 49444.

Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

C.P.S. NOTES:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang easement," "utility easement," "gas easement," and "transformer easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or buying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described hereon.

S.A.W.S. NOTES:

- The San Antonio Water System is hereby granted the right of ingress and egress across Grantor's adjacent property to access the water easement(s) shown on this plat.

DRAINAGE EASEMENT NOTE:

- No structure, fences, walls or other obstructions that impede drainage shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage 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.

DETENTION POND NOTE:

- Storm water detention is required for lots 10,11 and 12 via underground system. Building permits for this property shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio. The property may be eligible to post a fee in lieu of detention (FLO) if offsite drainage conditions allow but only when approved by the City of San Antonio. Maintenance of on-site storm water detention shall be the sole responsibility of the lot owners and/or property owners association and their successors or assignees.

MAINTENANCE NOTE:

- The maintenance of drainage easements, greenbelts, and open permeable spaces shown hereon shall be the responsibility of the property owner or homeowners association and their successors or assignees or not the responsibility of the City of San Antonio or Bexar County.

ABBREVIATIONS

- FND - FOUND
- B.C.C.F. - BEXAR COUNTY CLERK FILE
- B.C.D.R. - BEXAR COUNTY DEED RECORDS
- B.C.M.R. - BEXAR COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- ESMT. - EASEMENT
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- ELEC. - ELECTRIC

ADJACENT OWNER KEY NOTE LEGEND:

- (A) Lot 1, Block 1, County Block 4446, Tara LTD. No. One Subdivision, Vol. 9400, Pg. 145, B.C.M.R.
- (B) Lot 2, Block 1, County Block 4446, Tara LTD. No. One Subdivision, Vol. 9400, Pg. 145, B.C.M.R.
- (C) Lot 3, Block 1, County Block 4446, Kinder Care Subdivision Replat, Vol. 9514, Pg. 84, B.C.M.R.
- (D) Lot 5, Block 1, N.C.B. 18307, Old Tezel Road Subdivision, Vol. 9546, Pg. 72, B.C.M.R.

PLAT NO. 140035

REPLAT OF WALMART SA NH MARKET STORE NO. 2835

BEING A TOTAL OF 4.8829 ACRES OF LAND,
ESTABLISHING LOTS 10, 11 AND 12,
NEW CITY BLOCK 18307,
SITUATED IN THE M.G. DE LOS SANTOS SURVEY,
ABSTRACT NO. 82,
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.
MARCH 2014

GRAPHIC SCALE: 1" = 100'
100 50 0 100



Surveyor

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Texas Firm Registration No. 10108800

STATE OF TEXAS
COUNTY OF BEXAR

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer: Village SA Income Partners, L.P., a Texas Limited Partnership, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749
By: Greenblum Investment Partners II, LLC, a Texas limited liability company, its General Partner, 3345 Bee Cave Road, Suite 208, Austin, Texas 78749

By: J. Bradley Greenblum, Manager
Greenblum Investment Partners II, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared J. Bradley Greenblum, Manager of Greenblum Investment Partners II, LLC, 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 _____, 2014.

Notary Public in and for the State of Texas

This plat of WALMART SA NH MARKET STORE NO. 2835 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., 2014.

By: _____ Chairman

By: _____ Secretary

STATE OF TEXAS
COUNTY OF BEXAR

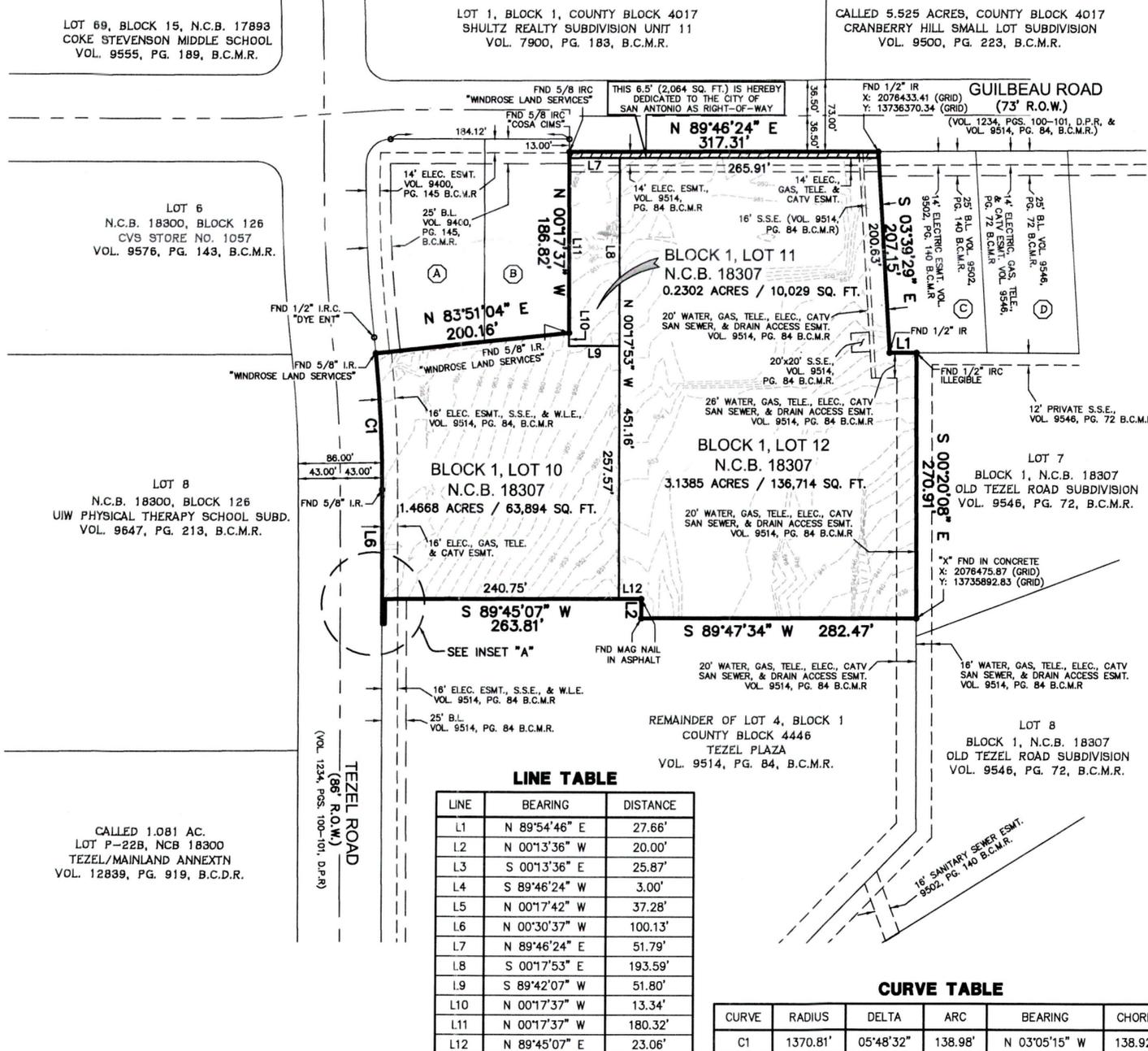
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR

COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 20____.

County Clerk, Bexar County, Texas

By: _____, Deputy



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°54'46" E	27.66'
L2	N 00°13'36" W	20.00'
L3	S 00°13'36" E	25.87'
L4	S 89°46'24" W	3.00'
L5	N 00°17'42" W	37.28'
L6	N 00°30'37" W	100.13'
L7	N 89°46'24" E	51.79'
L8	S 00°17'53" E	193.59'
L9	S 89°42'07" W	51.80'
L10	N 00°17'37" W	13.34'
L11	N 00°17'37" W	180.32'
L12	N 89°45'07" E	23.06'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1370.81'	05°48'32"	138.98'	N 03°05'15" W	138.92'



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

140044

Project Name:

Duraplas

Applicant:

1516 DPB, LLC

Representative:

Flores & Company Consulting
Engineers, Inc.
c/o Thomas Flores, P.E.

Owner:

1516 DPB, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection of IH-10 and F.M 1516

Tract Size:

8.956 acres

Council District:

OCL

Notification:

Internet Agenda posting April 4, 2014

REQUEST

Approval of a major plat to subdivide a 8.956-acre tract of land to
establish **Duraplas** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 10, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

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

C. Major Thoroughfare

FM1516, Secondary Arterial Type A, 86 foot minimum right-of-way

D. Services Available

East Central SUD Water and Septic

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 12, 2014.

F. Interdepartmental Review

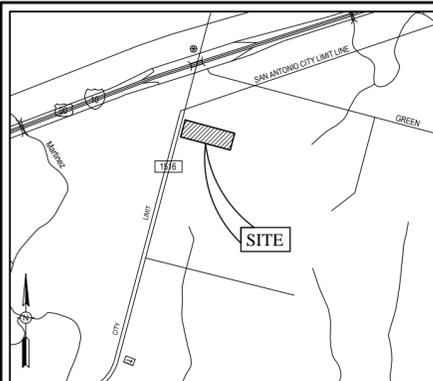
LOCs were issued from all reviewing agencies on March 6, 2014.

III. RECOMMENDATION

Approval of the proposed **Duraplas** Subdivision Plat

IV. ATTACHMENT

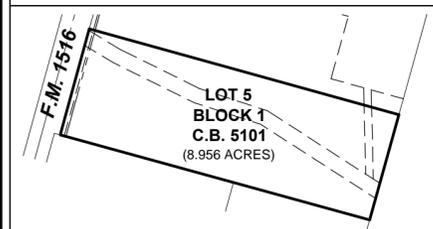
1. Proposed plat



LOCATION MAP

NOT TO SCALE

MAPSCO GRID# 586-C8



AREA BEING REPLATTED

LOTS 5, BLOCK 1, C.B. 5101, FREIGHTLINER SUBDIVISION, BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9635, PAGE 159-160, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

ABBREVIATION:

- D.P.R. DEED AND PLAT RECORDS
O.P.R. OFFICIAL PUBLIC RECORDS
R.P.R. REAL PROPERTY RECORD

SURVEYOR'S NOTES:

- 1. IRON PINS (1/2") FOUND AT ALL CORNERS, EXCEPT AS OTHERWISE NOTED.
2. THE BASIS OF BEARINGS ARE FROM THE FREIGHTLINER SUBDIVISION RECORDED IN VOLUME 9635, PAGE 159-160, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
3. COORDINATES HEREON SHOWN ARE BASED ON NAD83 FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER ADDRESS: 1516 DPB, LLC
5222 RITTIMAN ROAD
SAN ANTONIO, TEXAS 78218

OWNER - DANIEL A. HOLT

DULY AUTHORIZED AGENT

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

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

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES 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: EMPLOYEE OF FLORES & COMPANY CONSULTING ENGINEERS UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

GENERAL NOTES:

- 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN DURAPLAS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 6, BLOCK 1, C.B. 5101.

- 3. 25' PUBLIC DRAINAGE EASEMENT AND DETENTION BASIN EASEMENT ARE TO REMAIN PERMEABLE.

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

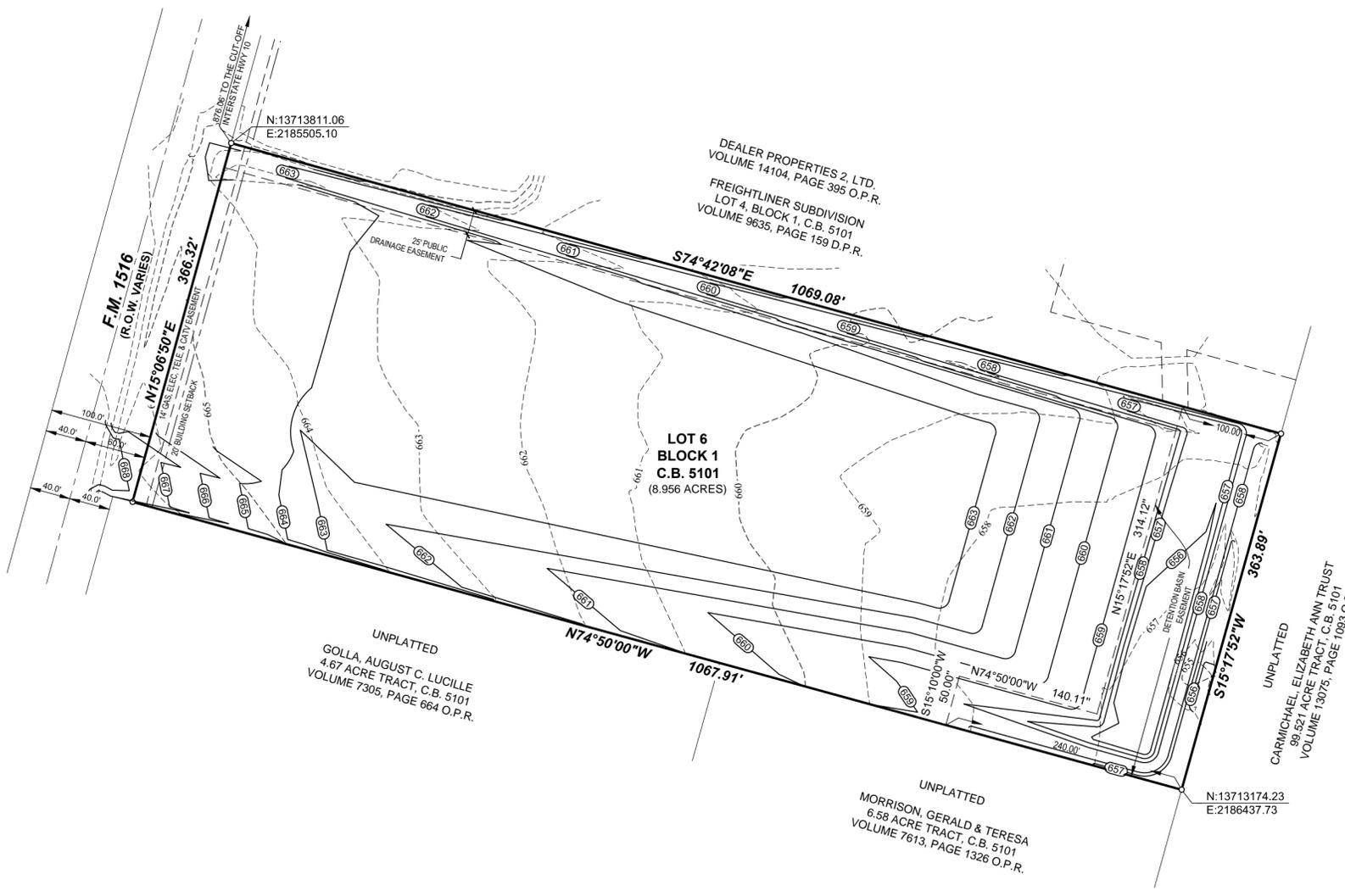
FINISH FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

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

TxDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY 'ACCESS MANAGEMENT MANUAL'. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1516 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 366.32'.

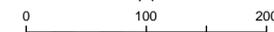
CPS NOTES: 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land the right to relocate said facilities within said easement and right-of-way areas and the right to remove from said land all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
2. Any CPS monetary loss resulting from modifications required of CPS equipment located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.



PLAT NO. 140044

REPLAT ESTABLISHING DURAPLAS SUBDIVISION

ESTABLISHING LOT 6, BLOCK 1, C.B. 5101, BEING A TOTAL OF 8.956 ACRES, OUT OF FREIGHTLINER SUBDIVISION, ALSO BEING OUT OF THE HENRY HOWELL SURVEY NO. 35, ABSTRACT NO. 304, BEAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9635, PAGE 159-160, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



Scale: 1" = 100'

Flores & Company Consulting Engineers, Inc. Texas Registered Engineering Firm #F-1794

12915 Jones Maltsberger, Suite 401 San Antonio, Texas 78247 210.490.9963 Phone 210.490.0820 Fax

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT 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 COMMISSIONERS COURT.

DATED THIS DAY OF , A.D. 20__

BY: COUNTY JUDGE, BEAR COUNTY, TEXAS

BY: COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

DATED THIS DAY OF , A.D. 20__

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT 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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

140086

Project Name:

Hausman Park-A

Applicant:

Balwinder Dhillon

Representative:

KFW Engineers and Surveying, c/o
Steven D. Krauskopf, P.E.

Owner:

Cotulla Jap LLC

Staff Coordinator:

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

Property Address/Location:

Generally located at the southeast
intersection of Loop 1604 and
Hausman Road.

Tract Size:

6.367 acres

Council District(s):

8

Notification:

Published in Daily Commercial
Recorder March 20, 2014

Internet Agenda posting April 4, 2014

REQUEST

Approval of a major plat to replat a 6.367-acre tract of land to
establish **Hausman Park-A** Replat

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 12, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of six (6) non-single family lots.

B. Zoning

“C-3 ERZD” General Commercial District Edwards Recharge Zone

C. Major Thoroughfare(s)

Interstate Highway Loop 1604, Freeway, 250-foot minimum right-of-way (ROW), and Hausman, Road, Secondary Arterial Type A, 86-foot minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 28, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 12, 2014.

II. RECOMMENDATION

Approval of the proposed **Hausman Park-A** Replat

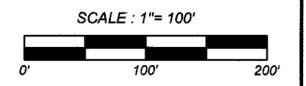
IV. ATTACHMENTS

1. Proposed Plat
2. Aquifer Request for Review

PLAT NUMBER 140086

REPLAT ESTABLISHING HAUSMAN PARK-A

BEING A TOTAL OF 6.387 ACRES ESTABLISHING LOTS 16-21, N.C.B. 14616 BEXAR COUNTY, TEXAS BEING OUT OF THE HAUSMAN PARK SUBDIVISION REPLAT OF RECORD IN VOLUME 9574 PAGE 167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,



14603 HUEBNER ROAD
BUILDING 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441

OWNER/DEVELOPER:
COTULLA JAP
BALWINDER DHILLON
5717 NORTHWEST PARKWAY, SUITE 103
SAN ANTONIO, TEXAS 78249
PHONE: 210-256-7070
FAX: 866-649-3897

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

OWNER/DEVELOPER:
COTULLA JAP
BALWINDER DHILLON
5717 NORTHWEST PARKWAY, SUITE 103
SAN ANTONIO, TEXAS 78249
PHONE: 210-256-7070
FAX: 866-649-3897

PEARL A. CAMPOS
MY COMMISSION EXPIRES
SEPTEMBER 23, 2014

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 10th DAY OF March, A.D. 2014
Pearl A. Campos
NOTARY PUBLIC BEXAR COUNTY TEXAS

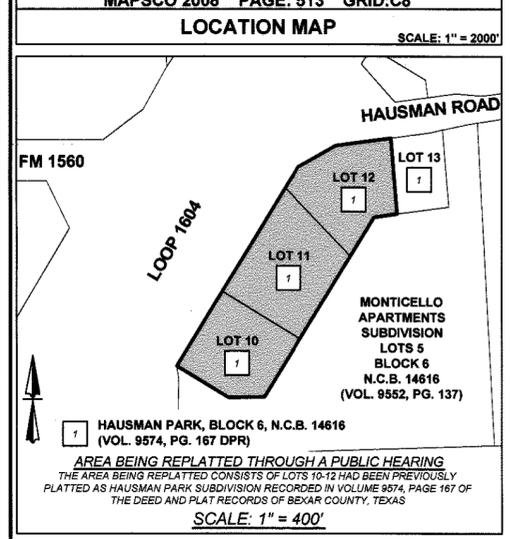
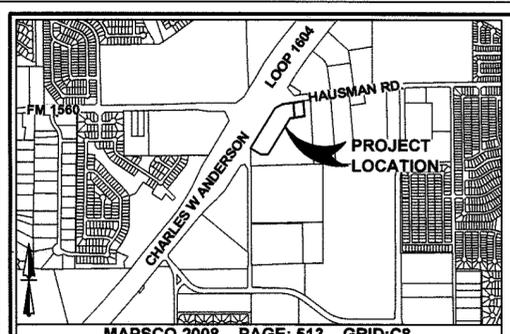
THIS PLAT OF HAUSMAN PARK-A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____
CHAIRMAN
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ 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

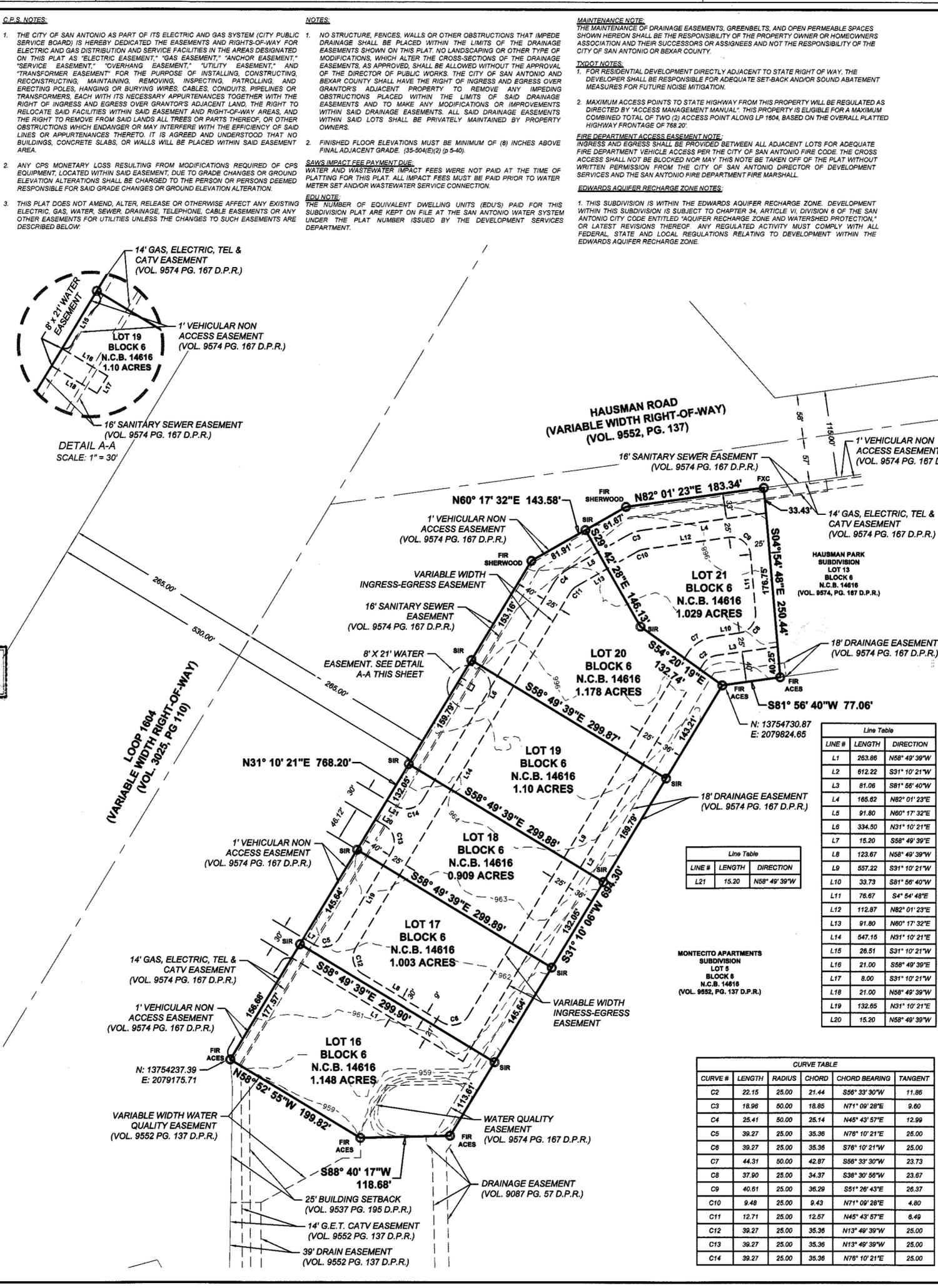


STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HAUSMAN PARK SUBDIVISION WHICH IS RECORDED IN VOLUME 9574, PAGE 167, BEXAR COUNTY PLAT AND DEED RECORDS.
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.
OWNER: PEARL A. CAMPOS
MY COMMISSION EXPIRES SEPTEMBER 23, 2014
SWORN AND SUBSCRIBED BEFORE ME THIS
THE 10 DAY OF March, 2014
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: Sept. 23, 2014

LEGEND
FXC = FOUND "x" ON CONCRETE
F.I.R. = FOUND "x" IRON ROD OR AS NOTED
S.I.R. = SET "x" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE

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

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET-FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
14603 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



Line Table

LINE #	LENGTH	DIRECTION
L1	263.86	N68° 49' 39"W
L2	612.22	S31° 10' 21"W
L3	81.06	S81° 56' 40"W
L4	165.62	N82° 01' 23"E
L5	91.80	N60° 17' 32"E
L6	334.50	N31° 10' 21"E
L7	15.20	S58° 49' 39"E
L8	123.67	N58° 49' 39"W
L9	557.22	S31° 10' 21"W
L10	33.73	S81° 56' 40"W
L11	76.67	S4° 54' 48"E
L12	112.87	N82° 01' 23"E
L13	91.80	N60° 17' 32"E
L14	547.16	N31° 10' 21"E
L15	26.51	S31° 10' 21"W
L16	21.00	S58° 49' 39"E
L17	8.00	S31° 10' 21"W
L18	21.00	N58° 49' 39"W
L19	132.65	N31° 10' 21"E
L20	15.20	N58° 49' 39"W

Line Table

LINE #	LENGTH	DIRECTION
L21	15.20	N58° 49' 39"W

MONTECILLO APARTMENTS SUBDIVISION LOT 5 BLOCK 6 N.C.B. 14616 (VOL. 9552, PG. 137 D.P.R.)

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C2	22.15	25.00	21.44	S56° 33' 30"W	11.86
C3	18.96	50.00	18.85	N71° 09' 28"E	9.60
C4	25.41	50.00	25.14	N45° 43' 57"E	12.99
C5	39.27	25.00	35.36	N76° 10' 21"E	25.00
C6	39.27	25.00	35.36	S76° 10' 21"W	25.00
C7	44.31	50.00	42.87	S56° 33' 30"W	23.73
C8	37.90	25.00	34.37	S38° 30' 59"W	23.67
C9	40.61	25.00	36.29	S51° 26' 43"E	26.37
C10	9.48	25.00	9.43	N71° 09' 28"E	4.80
C11	12.71	25.00	12.57	N45° 43' 57"E	6.49
C12	39.27	25.00	35.36	N13° 49' 39"W	25.00
C13	39.27	25.00	35.36	N13° 49' 39"W	25.00
C14	39.27	25.00	35.36	N76° 10' 21"E	25.00



3/07/2014



3/07/2014



Attachemtn 2

DEVELOPMENT SERVICES
February 10, 2014
2014 MAR 10 PM 3:48

Mr. Steven Krauskope
KFW Engineers
14603 Huebner Road
San Antonio, Texas 78216

RE: File No. 1402005 - Request for review of Hausman Park-A, **Plat No. 140086** located on southeast of the intersection of Hausman & Loop 1604.

Dear Mr. Krauskope:

On February 6, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 6.367 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No.570. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 28, 2006.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of Hausman Park-A, Plat No. 140086.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wiatrek".

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

140133

Project Name:

Forest Hills Lot 10, Block 1, N.C.B.
13889 BSL

Applicant:

Ramon Gonzales

Representative:

Elizondo & Associates – Land
Surveying & Mapping, LLC. c/o
Enrique C. Elizondo, R.P.L.S.

Owner:

Ramon Gonzales

Staff Coordinator:

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

Property Address/Location:

Generally located south of Ingram
Road and west of Lake Louise

Tract Size:

0.219 Acres

Council District/ETJ:

7

Notification:

Published in Daily Commercial
Recorder March 20, 2014
Notices mailed March 20, 2014

- Sixteen (16) to property owners
within 200 feet
- Notice to the Thunderbird Hills
neighborhood association

Internet Agenda posting April 4, 2014

REQUEST

Approval of a minor plat to replat a 0.219-acre tract of land to remove the thirty (30) foot front and rear building setback line to establish the **Forest Hills Lot 10, Block 1, N.C.B. 13889 BSL** Replat

APPLICATION TYPE

Building Setback Line (BSL) Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 11, 2014

CASE HISTORY

The area being replatted is Lot 10, Block 1, New City Block 13889, out of the Forest Hills, Unit 1 Subdivision, recorded in Volume 5502, Page 105, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-5” Residential Single-Family District

C. Major Thoroughfare

Ingram Road is a Secondary Arterial Type A, 86-foot minimum right-of-way.

D. Services Available

SAWS Water and Sewer.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 11, 2014November 26, 2012.

II. SUPPLEMENTAL INFORMATION

A. Notices

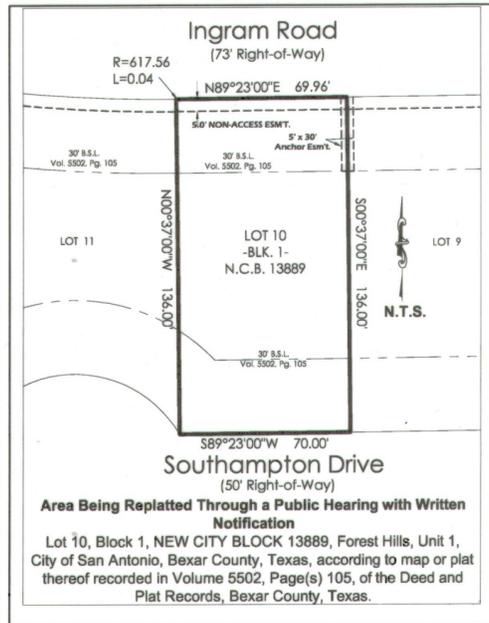
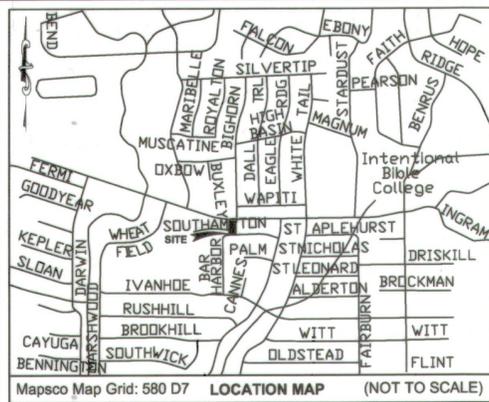
To the present, staff has not received any written responses from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Forest Hills Lot 1, Block 1, N.C.B. 13889 BSL** Replat.

IV. ATTACHMENT

1. Proposed plat



**STATE OF TEXAS
COUNTY OF BEXAR**

The area being replatted was previously platted on plat Forest Hills, Unit 1, which is recorded in Vol. 5502, Pg. 105, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of held a public hearing which involved notification on the proposed replatting of this property.

I (we), the owner(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

Ramon Gonzalez
Owner

Owner's duly authorized agent
Sworn and subscribed before me this the 19 day of March, A.D. 2014.

Luis A. Hernandez
Notary Public in and for the State of Texas
My commission expires: July 12, 2014

LEGEND

●	1/2" Iron Rod Found	N.T.S. - Not to Scale
○	1/2" Iron Rod Set	Building Setback Line
⊙	Mag Nail Set in Conc.	
M.P.R.C.T.	Map & Plat Records, Bexar County, Texas	
D.R.C.T.	Deed Records, Bexar County, Texas	

**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:

Luis A. Hernandez
Registered Professional Land Surveyor No. 6386

C.P.S. ENERGY NOTES

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easement and right-of-way for electric distribution and service facilities in the areas designated on the plat as "Electric Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," "Gas Easement," and "Transformer Easement," for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or person deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easement for utilities unless the changes to such easements are described hereon.
- Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.
- Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

EDU NOTE:
The number of equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.

PUBLIC WORKS STORM WATER NOTE:
At date of plat approval, no portion of the 100 year flood plain exists on this site at verified by FEMA Map Panel: 48029C0380G, Effective September 29, 2010: this information is subject to chance as a result of future FEMA Map revisions and/or amendments.

SAWS:
The developer dedicates the sanitary sewer and/or water mains to the San Antonio Water Systems upon completion by the developer and acceptance by the San Antonio Water Systems.

PLAT NUMBER: 140133

**BUILDING SETBACK LINE PLAT
OF
FOREST HILLS
LOT 10, BLOCK 1, N.C.B. 13889**

Replat is for the purpose of removing the building setback line from 30' along Ingram Road and Southhampton Drive, Lot 10, Block 1, NEW CITY BLOCK 13889, Forest Hills, Unit 1, being a total of 0.219 acres, in the City of San Antonio, Bexar County, Texas according to Map or Plat thereof recorded in Volume 5502, Page(s) 105, of the Deed and Plat Records, Bexar County, Texas.



**STATE OF TEXAS
COUNTY OF BEXAR**

The owner of the land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Ramon Gonzalez
Owner/Developer

Ramon Gonzalez
Ramon Gonzalez
5339 Southhampton Drive
San Antonio, Texas 78228

Sworn to and subscribed before me this the 19 day of MARCH, A.D. 2014.

Luis A. Hernandez
Notary Public, Bexar County, Texas

SURVEYOR'S NOTES:

- Property corners are monumented with cap or disk marked "engineer name" unless noted otherwise;
- coordinates shown are based on the north American datum of 1983 (cors 1996) from the Texas coordinate system established for the south central zone displayed in grid values derived from the ngs cooperative cors network;
- dimensions shown are surface; and
- bearings are based on the north American datum of 1983 (cors 1996), from the Texas coordinate system established for the south central zone.

This plat of Forest Hills, Unit 1, BSL Plat 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 _____, 2014.

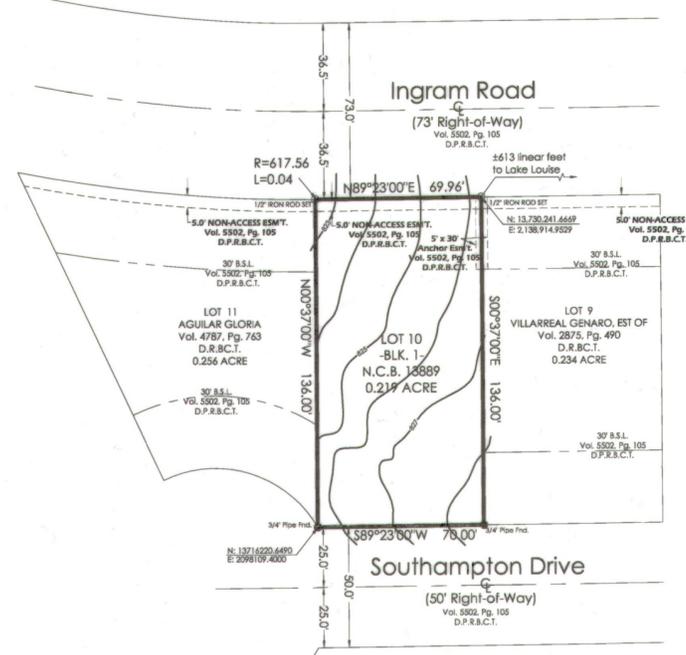
By: _____
Chairperson

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 said County, in Book / Volume _____ in Page _____ in testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D. _____ AT _____ M.

County Clerk, Bexar County, Texas.
By: _____, Deputy



LUIS A. HERNANDEZ
MY COMMISSION EXPIRES
July 12, 2014

LUIS A. HERNANDEZ
MY COMMISSION EXPIRES
July 12, 2014





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

090247

Project Name:

West Pointe Gardens, Unit-2

Applicant:

Lloyd Moody

Owner:

WPGL, LLC

Staff Coordinator:

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

Location:

Generally located west of Cagnon
Road and north of U.S. Highway
90

Tract Size:

50.36 acres

Council District:

ETJ

Notification:

Internet Agenda posting April 4, 2014

REQUEST

A request for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **West Pointe Gardens, Unit-2** Subdivision

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, unfortunate situation and the economic downturn resulted in project delays and require adherence to current standards. The percentages of improvements completed are as follows:

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

CASE HISTORY

The Planning Commission approved this plat on April 13, 2011. This plat has not been recorded.

ATTACHMENTS

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING WEST POINTE GARDENS - UNIT II

BEING A 50.36 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



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

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

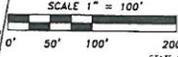
STATE OF TEXAS COUNTY OF BEXAR I HEREBY APPEAR AS A PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON, SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED...

STATE OF TEXAS COUNTY OF BEXAR I HEREBY APPEAR AS A PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON, SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED...

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT 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 COMMISSIONERS COURT...

THIS PLAT OF WEST POINTE GARDENS - UNIT II 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...

STATE OF TEXAS COUNTY OF BEXAR I, ... COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ... A.D. AT ... M. AND DULY RECORDED THE ... DAY OF ... A.D. AT ... M. IN THE ... RECORDS OF SAID COUNTY, IN VOLUME ... ON PAGE ... IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE, THIS ... DAY OF ... A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY SHEET 2 OF 4



SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

SEE SHEET 4 OF 4

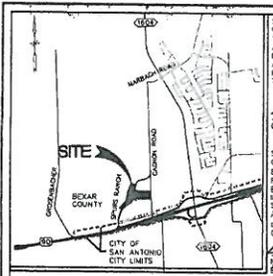
INDEX MAP NOT TO SCALE

DETAIL-20' DRAINAGE AND UTILITY R.O.W. AND VARIABLE WIDTH UTILITY EASEMENT NOT TO SCALE

WEST POINTE GARDENS UNIT 1 PLAT NO. 080016 VOL. 9595, P. 10-80

WEST POINTE GARDENS UNIT 1 PLAT NO. 080016 VOL. 9595, P. 76-80

STREET-ARE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 33-512. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE ESTABLISHED TO CONTAIN THE REQUIREMENTS OF THE 100-YEAR FLOOD ZONE MANAGEMENT PLAN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY...



LOCATION MAP (NOT TO SCALE) FERGUSON MAP NO. 646 A3 LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
-750- EXISTING CONTOURS
F.I.R. FOUND IRON ROD
-780- PROPOSED CONTOURS
B.L. BUILDING SETBACK LINE
E,G,T,CA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
C.B. COUNTY BLOCK
N,C,B NEW CITY BLOCK
R.O.W. RIGHT-OF-WAY
ESMT EASEMENT
V.N.A.E VEHICULAR NON-ACCESS EASEMENT
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
S.S.D,E,G,T,CA SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
M.F.F. MINIMUM FINISHED FLOOR ELEVATION

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

CLEARANCE EASEMENT NOTE: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LONGER THAN EIGHT FEET ABOVE THE PLATMENT AS PER THE AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS (ASSIST) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

MAINTENANCE NOTE: THE MAINTENANCE OF THE PARCELS OR DRAINAGE EASEMENTS OF ANY KIND, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

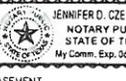
EASEMENT NOTE: 5' ELEC ESMT ARE ALSO DESIGNATED FOR GAS, TELE, AND CABLE. OPEN SPACE LOTS SHALL ALSO BE DRAINAGE EASEMENTS.

GENERAL NOTES: NOTE #1: STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPAIR DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

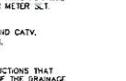
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COUPLED WATER SURFACE ELEVATION FOR THE 100-YR ULTIMATE DEVELOPMENT FLOOD.

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

UTILITY NOTES: NOTE: 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', 'OVERHEAD EASEMENT', 'UTILITY EASEMENT' AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, MASTS, OR BURNING WIRES, CABLES, CONDUITS, PIPELINE OR TRANSDUCERS...



JENNIFER D. CZESZEWSKI NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 09-26-2015



JENNIFER D. CZESZEWSKI NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 09-26-2015

DETAIL-EASEMENTS @ CUL DE SAC ON BLUE JASMINE NOT TO SCALE

OWNER/DEVELOPER: LLOYD MOODY WPGL LLC 9215 SOLOM RD. SUITE D1, HOUSTON, TEXAS 77064 (281) 955-1144

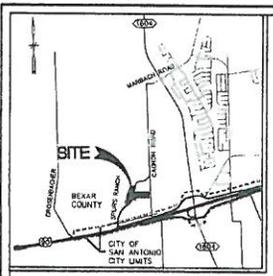
GOMEZ-GARCIA & ASSOCIATES, INC. 8723 NOTES LANE, SAN ANTONIO, TEXAS 78217 (210) 811-9028 (210) 832-8815 FAX TWP. PLAN REGISTRATION #5362

NORTHSTAR LAND SURVEYING, INC. 8024 ARBO ST., SUITE 105 SAN ANTONIO, TEXAS 78217 (210) 924-9228

RECEIVED 11 MAR 4 PM 1:05

PLAT DEVELOPMENT SERVICES DIVISION

SEE SHEET 4 OF 4



LOCATION MAP
(NOT TO SCALE)
FERGUSON MAP NO. 046 AJ

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 750 — EXISTING CONTOURS
- 760 — PROPOSED CONTOURS
- B.S.L. — BUILDING SETBACK LINE
- E.G.T,CA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- C.B. COUNTY BLOCK
- N.C.B. NEW CITY BLOCK
- R.O.W. RIGHT-OF-WAY
- ESMT EASEMENT
- N.A.E. VEHICULAR NON-ACCESS EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- SS,D,E,G,T,CA SANITARY SEWER, DRAINAGE, ELECTRIC,

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

CLEARANCE EASEMENT NOTE:
CLEAR WIDTH EASEMENT MUST BE FREE OF USUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE FINISHED GRADE FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

MAINTENANCE NOTE:
THE MAINTENANCE OF THE PARKS OR DRAINAGE EASEMENTS OF ANY KIND, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. BEAR COUNTY WILL NOT MAINTAIN DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

EASEMENT NOTE:
IF ELEC. LEAD ARE ALSO DESIGNATED FOR GAS, TEL., AND CATV, OPEN SPACE LOTS SHALL ALSO BE DRAINAGE EASEMENTS.

GENERAL NOTES:
NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT INTERFERE WITH THE PLACEMENT OF THE FINISHED GRADE EASEMENTS SHOWN ON THIS PLAT NO LAND-APPROX 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 OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PAINTED FLOOR LEVELS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.

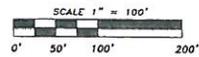
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELATED AT LEAST 1" HIGHER THAN THE COMPLETED SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

NOTE: THE MINIMUM FINISHED FLOOR ELEVATIONS ARE FOR FLOODPLAIN. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT ONE-LING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE CITY OF SAN ANTONIO UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

UTILITY NOTES:
NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) IS HEREBY DESIGNATED THE OWNER OF THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WASTEWATER SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND REPAIRING POWER, FIBER, OR BURIED WIRE, CABLES, CONDUITS, PIPELINES, OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

ANY EPS MINISTRY, OCS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION CHANGES, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE BELONGED BELONG NOW.



STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 36-512.

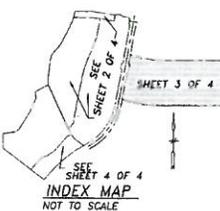
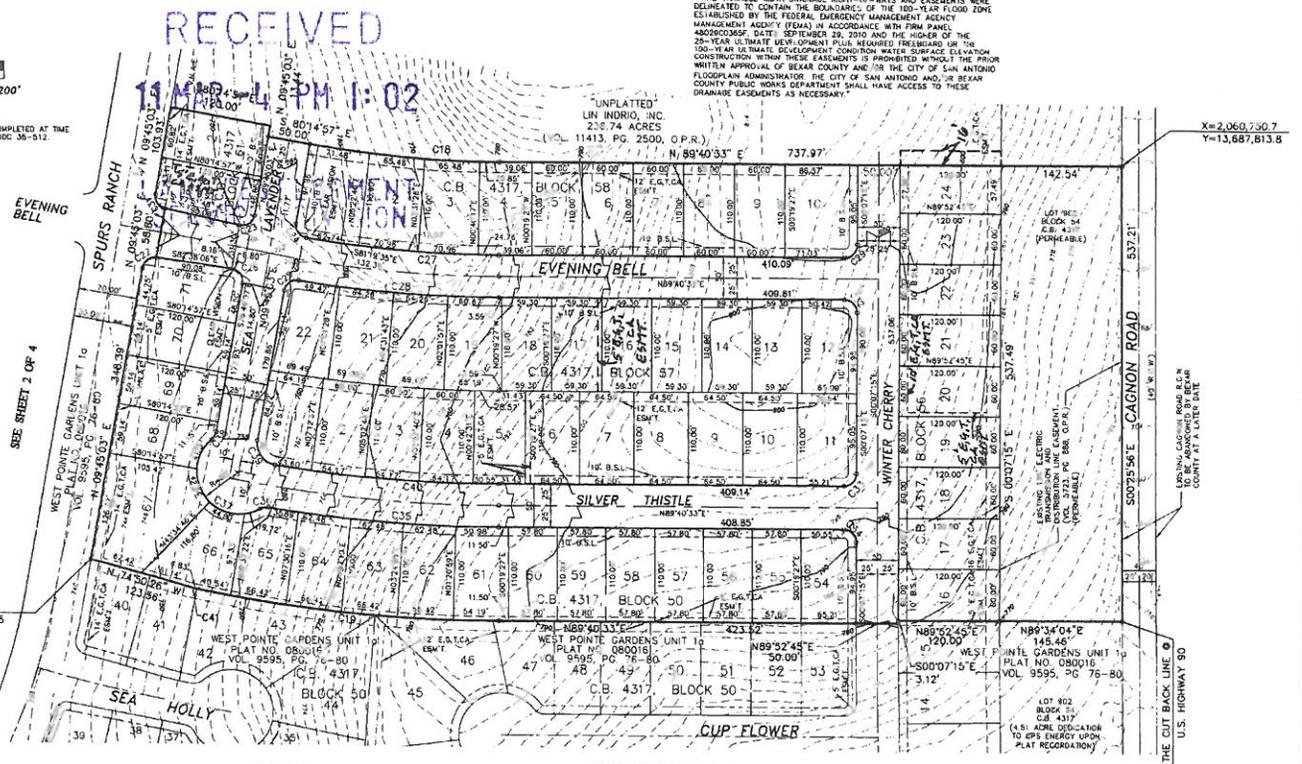
NORTHSTAR LAND SURVEYING, INC.
8033 AERO ST., SUITE 103
SAN ANTONIO, TEXAS 78217
(210) 624-6226

GGA
GOMEZ-GARCIA & ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 632-8600 (210) 632-9615 FAX
TYPE FIRM REGISTRATION #3362

OWNER/DEVELOPER LLOYD MOODY
WPGL, LLC
9215 SOLON RD. SUITE D1, HOUSTON, TEXAS 77054
(281) 856-1144

PLANNING AREAS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID
STATE PLANE COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSLATION: STATION HOFFMAN, P.L.D. AY0522
COMBINED SCALE FACTOR IS 0.999863173

PLAT NO. 090247



STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, declares to the use of the public, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Lloyd Moody
OWNER/DEVELOPER: WPGL, LLC

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

Lloyd Moody
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF December, 2011.

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-28-2015

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, declares to the use of the public, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Alejandro R. Gomez
OWNER/DEVELOPER: LIN INDURIO, INC.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

Alejandro R. Gomez
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF December, 2011.

JENNIFER D. CZESZEWSKI
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 06-28-2015

THOMAS C. HARRER
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 4360

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MANNING STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

Thomas C. Harrer
THOMAS C. HARRER
LICENSED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 90145
DATE 2-03-2011

REPLAT AND SUBDIVISION PLAT ESTABLISHING
WEST POINTE GARDENS - UNIT II

BEING A 50.36 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

ALEJANDRO R. GOMEZ
LICENSED PROFESSIONAL ENGINEER
90145

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND THE CLERK OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOLS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT 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 COMMISSIONERS COURT.

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

BY: _____
COUNTY JUDGE, BEAR COUNTY, TEXAS

BY: _____
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF _____ WEST POINTE GARDENS - UNIT II _____ WAS 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 SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ IN THE _____ RECORDS OF SAID COUNTY, IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

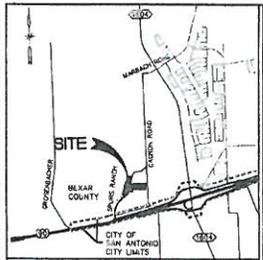
DEPUTY
SHEET 3 OF 4

PLAT NO. 090247
WEST POINTE GARDENS UNIT II
FILED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, ON 02-03-2011

OWNER/DEVELOPER: LLOYD WOODY
WPGL, LLC
9215 SOLON RD., SUITE D1, HOUSTON, TEXAS 77064
(281) 850-1144

REPLAT AND SUBDIVISION PLAT ESTABLISHING
WEST POINTE GARDENS - UNIT II

BEING A 50.38 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.
STATE PLANE COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMAN, P.L.D. A0022.
COMBINED SCALE FACTOR IS 0.999863713

NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST., SUITE 105
SAN ANTONIO, TEXAS 78217
(210) 626-9228

GOMEZ-GARCIA & ASSOCIATES, INC.
8723 BOVIS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9008 - (210) 832-9815 FAX
TPE FIRM REGISTRATION #3562

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.S.L. BUILDING SETBACK LINE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- C.B. COUNTY BLOCK
- N.C.B. NEW CITY BLOCK
- R.O.W. RIGHT-OF-WAY
- ESMT EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- SS.D.E.G.T.CA. SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- M.F.F. MINIMUM FINISHED FLOOR ELEVATION

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

CLEARANCE EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, I.E. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND CLOSER THAN EIGHT FEET ABOVE THE PARADEM AS PER AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASSTIP) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.

MAINTENANCE NOTE:
THE MAINTENANCE OF THE PARKS OR DRAINAGE EASEMENTS OF ANY KIND, WITHIN THE LIMITS OF THIS PLAT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. BEAR COUNTY WILL NOT MAINTAIN DRAINAGE, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

EASEMENT NOTE:
5' ELEC. ESMT ARE ALSO DESIGNATED FOR GAS, TELE, AND CABLE. OPEN SPACE LOTS SHALL ALSO BE DRAINAGE EASEMENTS.

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

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

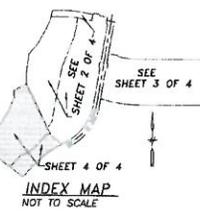
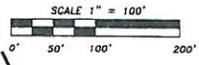
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

UTILITY NOTES:
NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS BEEN DESIGNATED TO INSTALL EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "CABLE EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND TESTING POWER LINES, HANDING OR BURNING WIRE, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PALMS OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS HEREBY AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

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

THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER WATER SERVICE UTILITIES UNLESS THE CHARGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

RECEIVED
11 MAR - 11 PM 1:02
LAND DEVELOPMENT SERVICES DIVISION



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 CHANGING LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ALEJANDRO R. GOMEZ
STATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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 TO THE ACTUAL SURVEY MADE ON THE GROUND BY:

THOMAS C. HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4380

DATE: 2-08-2011

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 TO THE ACTUAL SURVEY MADE ON THE GROUND BY:

THOMAS C. HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4380

DATE: 2-08-2011

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED LLOYD WOODY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMONISHED TO ME THAT HE/SHOULD EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF JANUARY 2011.

JENNIFER D. CZESEWNIK
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-26-2013

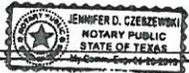
STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A RELY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Lloyd Woody
OWNER/DEVELOPER: LLOYD WOODY, INC.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED LLOYD WOODY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMONISHED TO ME THAT HE/SHOULD EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF JANUARY 2011.

Lloyd Woody
OWNER/DEVELOPER: LLOYD WOODY, INC.



CURVE	RADIUS	ANGLE	PERCENT	LENGTH	CHORD	BEARING	CHORD
C0	542.00	30.2000	188.37	364.63	N28.533°E	117.86	
C1	495.00	2.4427	189.17	376.91	N28.372°E	132.18	
C7	75.00	4.5215	15.14	19.27	S28.753°E	18.26	
C8	75.00	31.3048	12.06	22.40	N71.136°E	21.73	
C9	53.00	278.3209	44.84	241.06	S39.264°E	66.76	
C10	15.00	9.2209	14.59	64.119	S84.368°E	21.95	
C11	15.00	222.3399	15.84	24.19	S26.322°E	23.86	
C12	15.00	88.2227	14.51	71.08	N33.124°E	20.86	
C13	15.00	80.2227	14.59	74.06	S64.919°E	21.95	
C14	15.00	16.2209	15.60	24.06	N35.433°E	23.71	
C15	15.00	8.2209	14.39	22.94	N53.333°E	20.77	
C16	15.00	80.2227	14.59	72.84	N26.322°E	23.77	
C17	1174.30	92.4142	111.19	144.39	S85.412°E	214.92	
C18	1174.30	1107.57	180.78	360.43	S84.418°E	356.86	
C19	188.00	93.728	74.36	80.53	N35.131°E	68.67	
C20	183.00	274.37	13.31	82.84	S44.254°E	65.95	
C21	18.00	87.3651	14.79	22.84	S53.372°E	20.77	
C22	15.00	92.4142	15.84	24.19	S55.368°E	21.65	
C23	15.00	80.2227	14.59	72.84	S35.433°E	21.32	
C24	15.00	88.2227	14.51	71.08	S26.322°E	23.86	
C25	15.00	16.2209	15.79	23.35	S54.264°E	21.65	
C26	15.00	142.2227	15.84	24.19	S36.262°E	21.68	
C27	142.00	93.728	111.36	72.83	S85.412°E	214.92	
C28	117.00	91.71	119.56	238.64	S64.412°E	238.18	
C29	15.00	89.2748	14.40	23.51	N44.468°E	21.18	
C30	15.00	97.2748	14.56	24.84	N45.254°E	22.77	
C31	15.00	16.2209	15.02	23.62	N40.131°E	21.20	
C32	15.00	89.2748	14.40	23.51	N44.468°E	21.18	
C33	15.00	97.2748	14.56	24.84	N45.254°E	22.77	
C34	1141.30	93.16	137.44	274.42	S66.914°E	274.32	
C35	15.00	110.2227	5.32	10.16	S72.209°E	16.06	
C36	15.00	80.2227	14.59	72.84	S66.914°E	21.81	
C37	15.00	16.2209	15.79	23.35	S54.264°E	21.65	
C38	15.00	88.2227	14.51	71.08	S26.322°E	23.86	
C39	15.00	92.4142	15.84	24.19	S36.262°E	21.68	
C40	15.00	80.2227	14.59	72.84	S26.322°E	23.86	
C41	15.00	16.2209	15.79	23.35	S54.264°E	21.65	
C42	15.00	88.2227	14.51	71.08	S26.322°E	23.86	
C43	15.00	92.4142	15.84	24.19	S36.262°E	21.68	
C44	15.00	80.2227	14.59	72.84	S26.322°E	23.86	
C45	30.00	11.0147	68.89	17.14	S35.127°E	17.93	
C46	1035.00	11.0147	92.47	193.56	S85.182°E	183.21	

PLAT NO. 090247
WEST POINTE GARDENS UNIT II
DATE: JAN 31, 2011 10:38 AM
FILE: A:\Projects\GIS\Units\WPGL\WPGL Unit II.dwg

WPGL, LLC
9215 Solon Drive
Houston, Texas 77064
(281) 955-1144

DEVELOPMENT SERVICES
RECEIVED

2014 MAR 18 AM 10:02

March 12, 2014

Honorable Chairman and Commissioners
Planning Commission
City of San Antonio, Texas

Re.: West Pointe Gardens Subdivision, Unit- 2, Plat # 090247

Honorable Chairman and Commissioners;

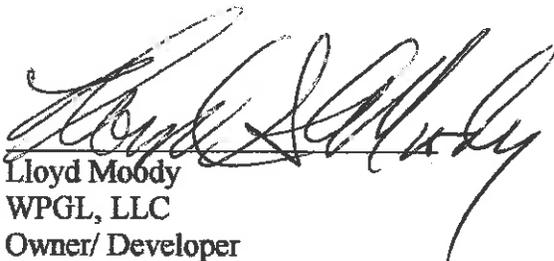
In accordance with Section 35-430(f)(2) of the Unified Development Code (UDC), Please consider this letter as a request for Three (3) years, Time Extension in order to fulfill the required improvements for the above referenced plat, **West Pointe Gardens Subdivision, Unit- 2, Plat # 090247**, which was approved by the planning Commission on April 13, 2011.

It is due to some unfortunate situations, beyond our control, not to mention the economic downturn and its impact on the local housing market, the construction of the infrastructures were not completed.

At least 60% of the infrastructures are completed at a cost of \$701,942.00. All of the wet utilities (Sanitary sewer and Water) systems were put in place. Also, the Subgrade/Sub-base, Base and Curbs were completed in 2011. However, some of those infrastructures needed to be reworked, due to the time that it has been in place and without completion, in order to bring it to Code and to the required specifications.

We are ready to proceed and complete this project. Therefore, we respectfully request your approval of this request. Should there be any question with regard to this matter please do not hesitate to call on me.

Sincerely


Lloyd Moody
WPGL, LLC
Owner/ Developer



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

S13-002

Project Name:

Walzem Road (Branching Court)

Applicant:

City of San Antonio, Development
Services Department

Representative:

NA

Owner:

NA

Staff Coordinator:

Donna Camacho, Senior Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Between the new alignment of
Walzem Rd (FM 1976) and
Gibbs-Sprawl Rd

Street Segment Size:

1,146 feet

Council District:

2

Notification:

- Notices mailed March 24, 2014, to 8 property owners abutting the segment of the street proposed for a name change.
- No registered neighborhood association within the segment of the street proposed for a name change
- Development Services
Department Website Posting
March 24, 2014
- Internet Agenda Posting April 4, 2014

REQUEST

A City initiated resolution recommending approval of a street name change request to change the name of “Walzem Road” to “**Branching Court**” between the new alignment of Walzem Road (also known as FM 1976) and Gibbs-Sprawl Road, in City Council District 2.

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

1. Approval of the request as presented; or
2. Denial.

CASE HISTORY

The Texas Department of Transportation (“TXDOT”) changed the alignment of the Walzem Road right-of-way circa 1982-1986 with the expansion of Walzem Road. The old alignment of Walzem Road maintained its existing street name, which resulted in the City having duplicate streets named “Walzem Road” within its municipal boundary. Please note that the old alignment will be renamed to “Branching Court” (**ATTACHMENT 1**).

I. ANALYSIS

The segment of the street proposed for a name change is located between the new alignment of Walzem Road (also known as FM 1976) and Gibbs-Sprawl Road. The segment of the street consists of approximately one thousand one hundred forty-six (1,146) linear feet. A total of eight (8) properties abut this segment, which consists of a restaurant, a gas station with a convenience store, and vacant properties.

The Texas Department of Transportation (“TXDOT”) changed the alignment of the Walzem Road right-of-way circa 1982-1986 with the expansion of Walzem Road. The old alignment of Walzem Road maintained its existing street name, which resulted in the City having duplicate streets named “Walzem Road” within its municipal boundary. The duplicate street names create conflict when assigning addresses to existing and future development within the area, and presents safety concerns in the event emergency services are unable to locate the correct property in a timely manner. The proposed street name change will simplify the traffic patterns, enhance public safety, improve emergency response times, and minimize public confusion.

A. Inter-jurisdictional Review

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- Alamo Regional Mobility Authority.
- Bexar County;
- Bexar Metro 9-1-1 Network;
- City Public Service (“CPS”) Energy;
- Judson Independent School District;
- Northeast Independent School District;
- San Antonio Water System (“SAWS”);
- TXDOT;
- United States Postal Service (“USPS”); and
- VIA Metropolitan Transit.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on January 6, 2014, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code (“UDC”) (**ATTACHMENT 2**). In addition, TXDOT presented no objections to the City processing this Street Name Change request or on the proposed “Branching Court” name.

B. Interdepartmental Review

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. There were no objections or concerns to the proposed change or new street name from other City Departments.

II. SUPPLEMENTAL INFORMATION

A. Evaluation Criteria

In accordance with Section 6-672(d) of the City Code, change of a street’s existing name should be done only for a significant reason. A significant reason includes, but is not limited to, to eliminate duplication of name spelling and phonetics, and to enhance ease of location.

As previously stated, the old alignment of Walzem Road maintained its name when Walzem Road was expanded and realigned to intersect at a 90-degree angle with Gibbs-Sprawl Road. This caused the City to have two streets that are named alike. The duplicate names cause conflict when assigning new addresses, and presents confusion and safety concerns when locating a property. It should be noted that the majority of the properties located along the subject street segment are currently vacant. Should the name of the old alignment of Walzem Road remain the same, confusion and safety concerns will increase as these properties are

developed. This is due to the potential of two properties at different locations with the same address. Thus, the proposed name change meets the name change criteria of Section 6-672(d) of the City Code.

B. Notices

Presently, staff has not received any written responses from the adjacent property owners.

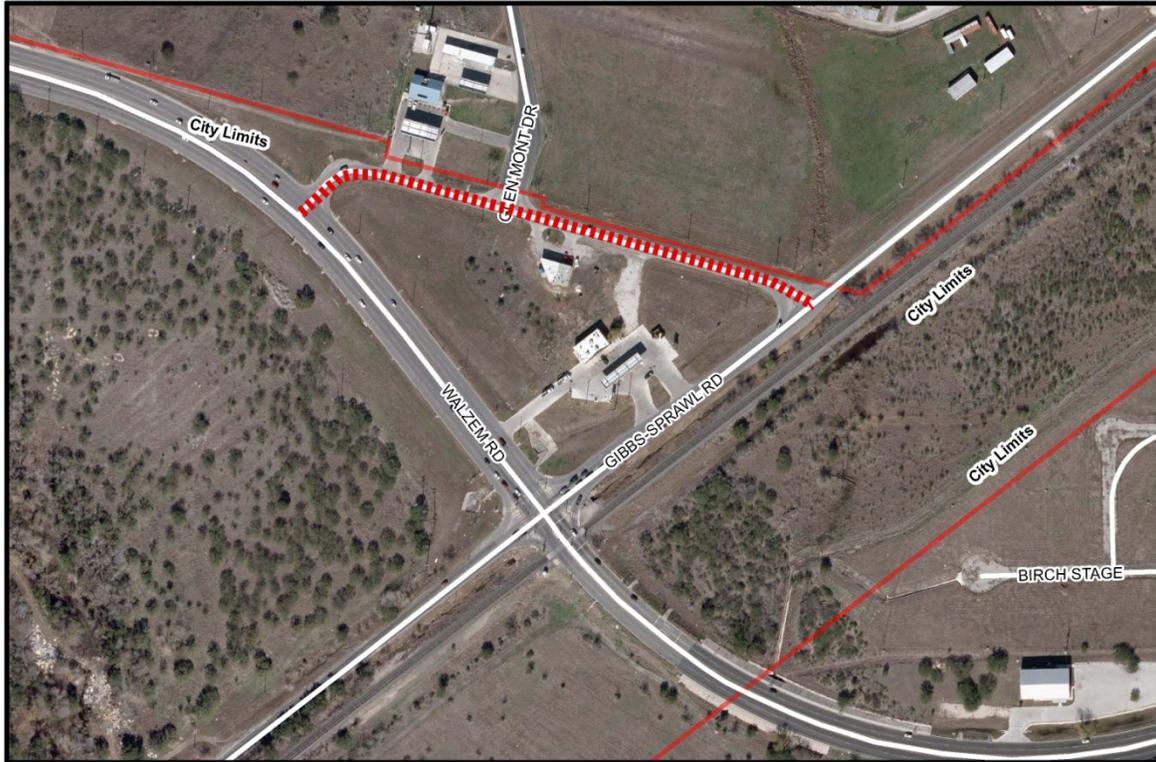
III. RECOMMENDATION

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “Walzem Road” to “Branching Court” between the new alignment of Walzem Road (FM 1976) and Gibbs-Sprawl Road in City Council District 2.

IV. ATTACHMENTS

1. Location Aerial Map
2. USPS Approval Letter dated January 6, 2014

Attachment 1
Location Aerial Map



City of San Antonio
Development Services Department
Land Entitlements Section
1901 S. Alamo, San Antonio, Texas 78204
P.O. Box 839966, San Antonio, Texas 78283
<http://www.sanantonio.gov/dsd>
March 11, 2014

Street Name Change S13-002
Between Walzem Rd (FM 1976)
and Gibbs-Sprawl Rd
Existing Name: Walzem Rd
Proposed Name: Branching Court
City Council District 2

Legend
Subject Street Segment (Walzem Rd)
COSA City Limits



0 80 160 320
Feet

ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



DEVELOPMENT SERVICES
DEPARTMENT
2014 JAN -7 A 9:29
DIRECTOR'S OFFICE

January 6, 2014

Melissa Ramirez
City of San Antonio
Development Services Department
1901 S Alamo St
San Antonio TX 78204-1605

Re: Rename portion of Walzem Rd (FM 1976)

Dear Ms Ramirez,

With reference to your street name request dated December 17, 2013 in renaming a portion of Walzem Rd (also known as FM 1976) west of Gibbs-Sprawl Rd in Bexar County within San Antonio, TX 78239, please see the enclosed document for the list of approved and disapproved street names.

The following suffixes are not considered distinguishably different and cannot be duplicated (within a county):

AVE BLVD CT DR LN RD ST TRL

Names must appear on plat exactly as approved above. All requests for subdivision name changes or transfers of approved street names from one project to another must have approval in writing from this office. Any street name approved prior to January 1, 2006 requires recertification from the United States Postal Service.

IF IN SAN ANTONIO (782): For Postal approval of plat, to establish the mode of delivery for this subdivision, and prior to beginning construction, please contact the Manager, Growth Management, 10410 Perrin Beitel Rd Rm 1058, San Antonio TX 78284-9607 or call 210-368-8417.

Sincerely,

Angelo R Bustamante
Product Information Quality Analyst
Rio Grande District
US Postal Service

Enclosure

cc: Bexar Metro 9-1-1 Network District
CPS Energy
City of San Antonio

Delivery Growth Coordinator
SA Police Information Systems

1 POST OFFICE DR
SAN ANTONIO TX 78284-9321
(210) 368-8559
FAX: (651) 994-3207

Attachment 2 (Continued)
USPS Approval Letter

ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: January 6, 2014

Requestor: City of San Antonio

Re: Rename portion of Walzem Rd (FM 1976)

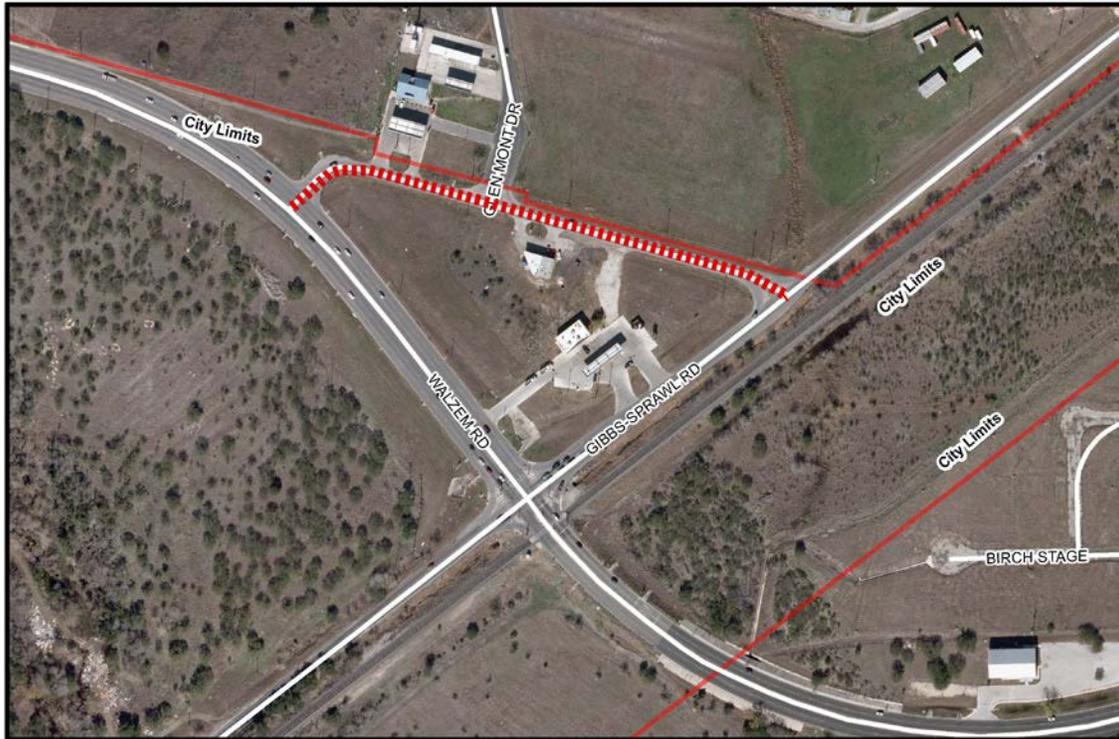
ZIP Code: 78239

County: Bexar

The street names below were reviewed with the following action taken:

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Achterberg	Approved	
Birch Farm	Approved	
Braes Peak	Approved	
Branching Court	Approved	
Brehm Farm	Approved	
Golden Glen	Approved	
Laguna Villa	Approved	
Maple Farm	Approved	
Riemenschneider	Approved	
Rio Tarrassa	Approved	
Tibbets Farm	Approved	
Braes Glen	Disapproved	*Possible conflict with Brae Glen in 78249
Glen Peak	Disapproved	*Possible conflict with Glen Crk in 78239
Kappelman	Disapproved	*Possible conflict with Appleman in 78233
Kimbriel	Disapproved	*Possible conflict with Kimber in 78250
Miller Farm	Disapproved	*Possible conflict with Mill Farm on reserve for 78254
Rubiola	Disapproved	*Possible conflict with Rubidoux in 78228
Santa Maria	Disapproved	*Possible conflict with Camino Santa Maria in 78228
Scholl	Disapproved	*Possible conflict with School St in 78210

Exhibit "A"



City of San Antonio
Development Services Department
Land Entitlements Section
1901 S. Alamo, San Antonio, Texas 78204
P.O. Box 839966, San Antonio, Texas 78283
<http://www.sanantonio.gov/dsd>
March 11, 2014

Street Name Change S13-002
Between Walzem Rd (FM 1976)
and Gibbs-Sprawl Rd
Existing Name: Walzem Rd
Proposed Name: Branching Court
City Council District 2

Legend

-  Subject Street Segment (Walzem Rd)
-  COSA City Limits



0 80 160 320 Feet

RESOLUTION NO. _____

A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE THE NAME OF “WALZEM ROAD” TO “BRANCHING COURT” BETWEEN THE NEW ALIGNMENT OF WALZEM ROAD (ALSO KNOWN AS FM 1976) AND GIBBS-SPRAWL, IN CITY COUNCIL DISTRICT 2, SAN ANTONIO, TEXAS.

WHEREAS, the City of San Antonio has duplicate streets named “Walzem Road” within its municipal boundary, and coordinated with Texas Department of Transportation (“TXDOT”) to change the name of the old alignment of Walzem Road to reduce confusion and conflicts in addressing; and

WHEREAS, on September 28, 2012, the City received support from TXDOT to initiate and process this street name change request; and

WHEREAS, Chapter 6 of the City Code of San Antonio, Texas, requires street name change requests to be considered by the Planning Commission of the City of San Antonio and its recommendation forwarded to the City Council; and

WHEREAS, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of San Antonio, Texas, notified all of the 8 abutting property owners of real property along the segment of the street proposed for a name change; and

WHEREAS, the Planning Commission of the City of San Antonio held a public hearing on April 9, 2014, where they reviewed evidence and received public testimony regarding the proposed street name change;

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

SECTION 1: The Planning Commission of the City of San Antonio recommends **APPROVAL** of the proposed street name change from Walzem Road to Branching Court between the new alignment of Walzem Road and Gibbs-Sprawl Road in City Council District 2 (**Exhibit “A”**).

SIGNED this 9th day of April, 2014.

Attest:

Approved:

Executive Secretary
City of San Antonio Planning Commission

Roberto R. Rodriguez, Chair
City of San Antonio Planning Commission



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 15

Public Hearing:

Planning Commission
April 9, 2014

Application/Case Number:

S14-001

Project Name:

Classen Road (Classen Spur)

Applicant:

Pape-Dawson Engineers, Inc.

Representative:

Curtis Lee, P.E.

Owner:

NA

Staff Coordinator:

Donna Camacho, Senior Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Between Bulverde Road (to be Autry Pond) and the new alignment of Classen Road

Street Segment Size:

1,200 linear feet

Council District:

10

Notification:

- Notices mailed on March 24, 2014, to 7 property owners abutting the segment of the street proposed for a name change.
- No registered neighborhood association within the segment of the street proposed for a name change
- Development Services Department Website Posting March 24, 2014
- Internet Agenda Posting April 4, 2014

REQUEST

A resolution recommending approval of a street name change request to change the name of "Classen Road" to "Classen Spur" between the new alignment of Bulverde Road and the existing alignment of Classen Road, in City Council District 10.

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTIONS

1. Approval of the request as presented; or
2. Denial.

CASE HISTORY

Classen Road is being realigned per the City of San Antonio Major Thoroughfare Plan to intersect Bulverde Road at +/- 800 feet south of the current intersection. Approximately +/-1200 LF of existing Classen Road will remain. Please note that this section will be renamed to "Classen Spur" (**ATTACHMENT 1**).

I. ANALYSIS

The segment of the street proposed for a name change is located between Bulverde Road (to be Autry Pond) and Classen Road. The segment of the street consists of approximately one thousand two hundred (1,200) linear feet. A total of seven (7) properties abut this segment, which consists of a nursery, an office, a gas station with a convenience store, and vacant properties.

A. Inter-jurisdictional Review

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- Alamo Regional Mobility Authority.
- Bexar County;
- Bexar Metro 9-1-1 Network;
- City Public Service (“CPS”) Energy;
- Northeast Independent School District;
- San Antonio Water System (“SAWS”);
- TXDOT;
- United States Postal Service (“USPS”); and
- VIA Metropolitan Transit.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on December 20, 2013, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code (“UDC”) (**ATTACHMENT 2**).

B. Interdepartmental Review

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. There were no objections or concerns to the proposed change or new street name from other City Departments.

II. SUPPLEMENTAL INFORMATION

A. Evaluation Criteria

In accordance with Section 6-672(d) of the City Code, change of a street’s existing name should be done only for a significant reason. A significant reason includes, but is not limited to, to eliminate duplication of name spelling and phonetics, and to enhance ease of location.

As previously stated, Classen Road is being realigned per the City of San Antonio Major Thoroughfare Plan to intersect Bulverde Road at +/- 800 feet south of the current intersection. Approximately +/-1200 LF of existing Classen Road will remain. Thus, the proposed name change meets the name change criteria of Section 6-672(d) of the City Code. Autry Pond was approved by Ordinance No. 2010-12-16-1097. These street name changes will not be installed until the realignment has been completed.

B. Notices

Presently, staff has not received any written responses from the adjacent property owners.

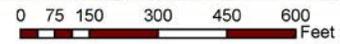
III. RECOMMENDATION

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “Classen Road” to “Classen Spur” between Bulverde Road (to be Autry Pond) and the new alignment of Classen Road in City Council District 10.

IV. ATTACHMENTS

1. Location Aerial Map
2. USPS Approval Letter dated December 20, 2013

**Attachment 1
Location Aerial Map**



City of San Antonio
Development Services Department
Land Entitlements Section
1901 S. Alamo, San Antonio, Texas 78204
P.O. Box 839966, San Antonio, Texas 78283
<http://www.sanantonio.gov/dsd>
March 12, 2014

Street Name Change S14-001
Between Bulverde Rd (Autry Pond)
and Classen Rd
Existing Name: Classen Rd
Proposed Name: Classen Spur
City Council District 10
Street names will not be changed until the realignment has been completed

Legend

----- Subject Street Segment (Classen Rd)



ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



December 20, 2013

Mario Gonzalez
Pape-Dawson Engineers
555 E Ramsey Rd
San Antonio TX 78216-4640

Re: Renaming portion of Classen Rd

Dear Mr Gonzalez,

With reference to your street name request dated December 19, 2013 for the renaming of a portion of Classen Rd south of N Loop 1604 E at the Bulverde Rd and Classen Rd intersection going east, in Bexar County within ZIP Code 78247, please see the enclosed document for the list of approved and disapproved street names.

The following suffixes are not considered distinguishably different and cannot be duplicated (within a county):

AVE BLVD CT DR LN RD ST TRL

Names must appear on plat exactly as approved above. All requests for subdivision name changes or transfers of approved street names from one project to another must have approval in writing from this office. Any street name approved prior to January 1, 2006 requires recertification from the United States Postal Service.

Sincerely,

A handwritten signature in black ink that reads "Angelo R Bustamante".

Angelo R Bustamante
Product Information Quality Analyst
Rio Grande District
US Postal Service

Enclosure

cc: Bexar Metro 9-1-1 Network District
City of San Antonio
CPS Energy
Delivery & Growth
San Antonio Police

1 POST OFFICE DR
SAN ANTONIO TX 78284-9321
(210) 368-8559
FAX: (651) 994-3207

**Attachment 2 (Continued)
USPS Approval Letter**



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: December 20, 2013

Requestor: Pape-Dawson Engineers

Re: Renaming portion of Classen Rd

ZIP Code: 78247

County: Bexar

The street names below were reviewed with the following action taken:

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Classen Bluff	Approved	
Classen Draw	Approved	
Classen Hitch	Approved	
Classen Rise	Approved	
Classen Spur	Approved	
Classen Tree	Approved	
Classen Belle	Disapproved	*Possible conflict with Castle Bell in 78218
Classen Fall	Disapproved	*Possible conflict with Classen Falls on reserve for 78254
Classen Hill	Disapproved	*Possible conflict with Castle Hill in 78253
Classen Ridge	Disapproved	*Possible conflict with Castle Bridge in 78218

RESOLUTION NO. _____

A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE THE NAME OF “CLASSEN ROAD” TO “CLASSEN SPUR” BETWEEN THE NEW ALIGNMENT OF CLASSEN ROAD AND BULVERDE ROAD (TO BE AUTRY POND) IN CITY COUNCIL DISTRICT 10, SAN ANTONIO, TEXAS.

WHEREAS, Classen Road is being realigned per the City of San Antonio Major Thoroughfare Plan to intersect Bulverde Road at +/- 800 feet south of the current intersection. Approximately +/- 1200 LF of existing Classen Road will remain; and

WHEREAS, an application has been submitted by Pape-Dawson Engineers, Inc., to change a portion of the street name of Classen Road to Classen Spur, between the new alignment of Classen Road and Bulverde Road (to be Autry Pond). Autry Pond street name change was passed by Ordinance No. 2010-12-16-1097; and

WHEREAS, Chapter 6 of the City Code of San Antonio, Texas, requires street name change requests to be considered by the Planning Commission of the City of San Antonio and its recommendation forwarded to the City Council; and

WHEREAS, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of San Antonio, Texas, notified all of the 7 abutting property owners of real property along the segment of the street proposed for the name change; and

WHEREAS, the Planning Commission of the City of San Antonio held a public hearing on April 9, 2014, where they reviewed evidence and received public testimony regarding the proposed street name change;

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

SECTION 1: The Planning Commission of the City of San Antonio recommends **APPROVAL** of the proposed street name change from Classen Road to Classen Spur between the new alignment of Classen Road and Bulverde Road (to be Autry Pond) in City Council District 10 (**Exhibit “A”**).

SIGNED this 9th day of April, 2014.

Attest:

Approved:

Executive Secretary
City of San Antonio Planning Commission

Roberto R. Rodriguez, Chair
City of San Antonio Planning Commission



CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
April 9, 2014

Special Project Number:

S.P. 1796

Petitioner:

Avance, Inc.

Representative:

Staff Coordinator:

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

Property Address/Location:

911 W. Commerce St.

Tract Size:

145 square feet (0.00332 of an acre)

Council District(s):

5

REQUEST

S. P. No. 1796: Consideration of a Resolution supporting and recommending City Council approval of the conveyance of 145 square feet of City-owned property (narrow strips) located at 911 West Commerce Street within NCB 264, as requested by Avance, Inc. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

RECOMMENDATION ACTION

Staff recommends **Approval** of this request.

ALTERNATIVE ACTION

The conveyance of 145 square feet of City-owned property located at 911 West Commerce Street will facilitate the construction of the new Westside Multi-Modal Transit Center. Disapproval of this request will impede this new development.

I. BACKGROUND

Avance, Inc. (Petitioner) is requesting the conveyance of two narrow strips of land located within NCB 264 as shown on attached Exhibit A and respective surveys. These are strips of land located on either side of Petitioner's property at 911 West Commerce Street and encompass only 145 square feet (0.00332 of an acre). The two smaller portions shown on the survey (1 and 9 sq. ft.) are owned by the Urban Renewal Agency of the City of San Antonio, whose Board has approved conveyance. The combined remnants were inadvertently overlooked when the property was re-platted. Avance is working with VIA on certain preliminary construction issues involving the development of the Westside Multi-Modal Transit Center. Issues involve converting overhead utilities to underground service, which will have an impact on service to Avance's property. To minimize impact, facilities will be re-routed to Commerce Street, which will require easements for the new service. Therefore, in conjunction with the realignment, Avance would, as needed, dedicate portions of these strips as easements to City/CPS. Acquisition of these minor land strips will not only allow Avance to clean up and obtain clear title to the property, but will also facilitate construction of the Westside Multi-Modal Transit Center.

II. SUPPLEMENTAL INFORMATION

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies and received approval.

III. RECOMMENDATION

Staff recommends approval of this request to convey 145 square feet of land located at 911 West Commerce Street.

IV. ATTACHMENTS

1. Exhibit A
2. Surveys
3. Resolution

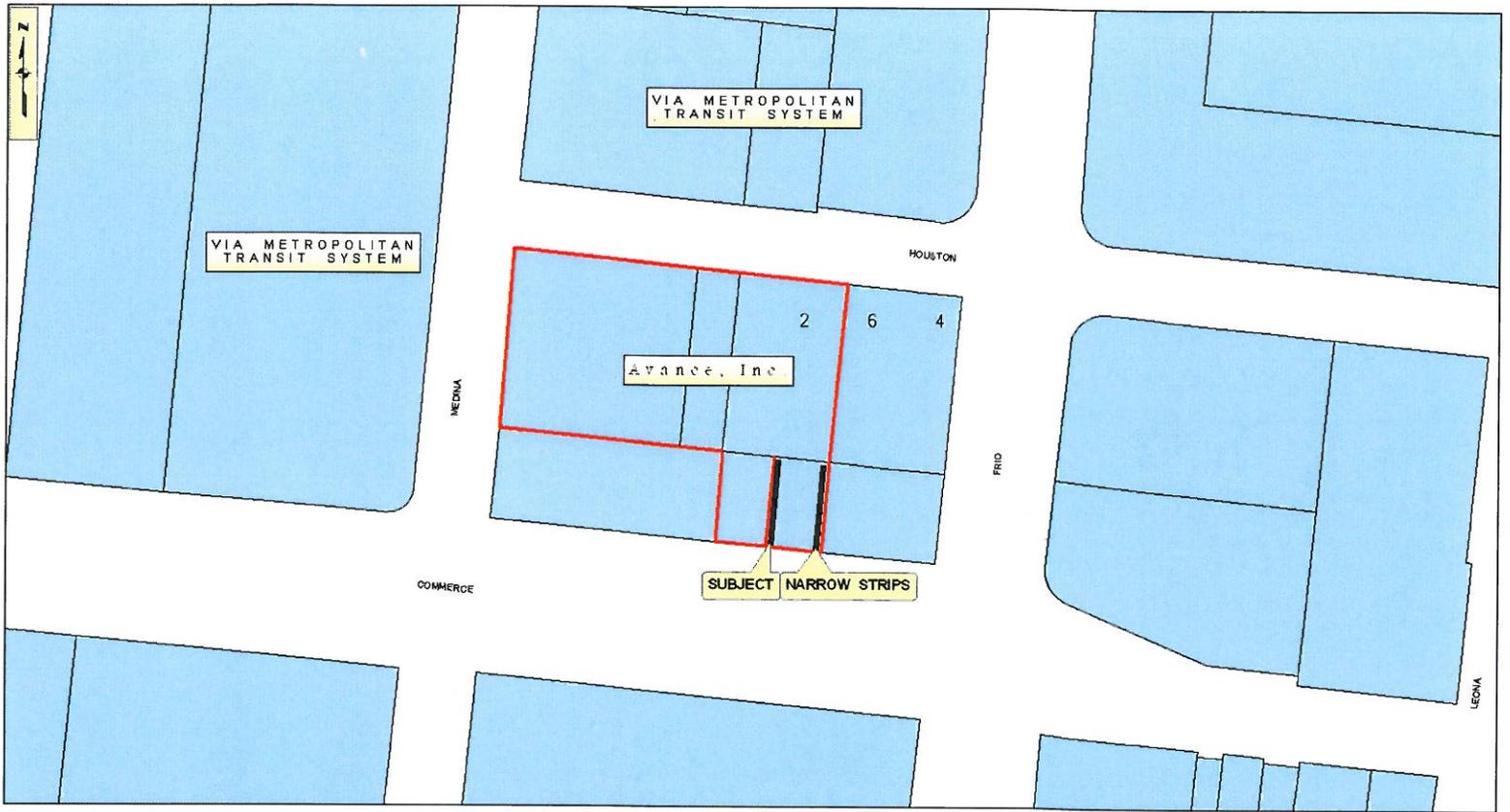


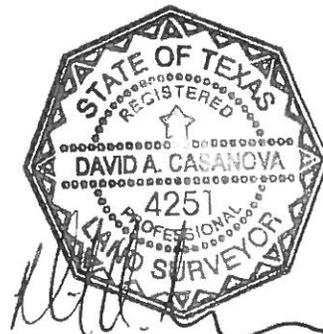
Exhibit A

FIELD NOTES
FOR

A 16 square foot more or less, tract of land out of Arbitrary of Lot 7, Block 76, described in deed to City of San Antonio recorded in Volume 3978, Page 383 both of the Official Public Records of Real Property of Bexar County, Texas. Said 16 square foot tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

- BEGINNING: At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the north right-of-way line of Commerce Street, a 120-foot right-of-way, the southeast corner of Arbitrary Lot 8, the southwest corner of said Lot 7;
- THENCE: N 05°34'51" E, along and with the east line of said Lot 8, the west line of said Lot 7, a distance of 64.41 feet to a point;
- THENCE: S 84°11'39" E, over and across said Lot 7, a distance of 0.25 feet to a point on a west line of Lot 12, Block 76 of the Vista Verde North Tex. R-109 Subdivision Unit 12 recorded in Volume 9504, Page 45 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 05°34'51" W, along and with the west line of said Lot 12, a distance of 64.41 feet to a point on the north right-of-way line of said Commerce Street;
- THENCE: N 84°11'39" W, along and with the north right-of-way line of said Commerce Street, the south line of said Lot 7, a distance of 0.25 feet to the POINT OF BEGINNING, and containing 16 square feet in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7623-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 22, 2013
JOB NO. 7623-02
DOC. ID. N:\CIVIL\7623-02\WORD\7623-02 FN-16 SQFT.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



FIELD NOTES
FOR

A 119 square foot more or less, tract of land out of Arbitrary Lot 7, Block 76, described in deed to City of San Antonio recorded in Volume 3978, Page 383 both of the Official Public Records of Real Property of Bexar County, Texas. Said 16 square foot tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set Mag Nail on the north right-of-way line of Commerce Street, a 120-foot right-of-way, the southwest corner of Arbitrary Lot 6, Block 76, the southeast corner of said Lot 7;

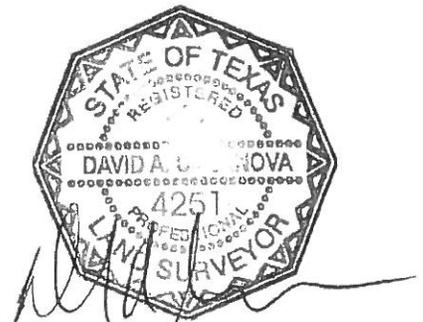
THENCE: N 84°11'39" W, along and with the north right-of-way line of said Commerce Street, the south line of said Lot 7, a distance of 1.85 feet to the southeast corner of Lot 12, Block 76 of the Vista Verde North Tex. R-109 Subdivision Unit 12 recorded in Volume 9504, Page 45 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 05°34'51" E, departing the north right-of-way line of said Commerce Street, along and with the east line of said Lot 12, a distance of 64.40 feet to a point;

THENCE: S 84°11'39" E, over and across said Lot 7, a distance of 1.85 feet to a point, on the east line of said Lot 7, the west line of said Lot 6;

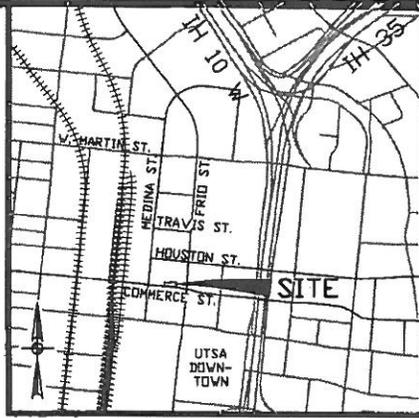
THENCE: S 05°34'51" W, along and with the west line of said Lot 6, the east line of said Lot 7, a distance of 64.40 feet to the POINT OF BEGINNING, and containing 119 square feet in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7623-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 22, 2013
JOB NO. 7623-02
DOC. ID. N:\CIVIL\7623-02\WORD\7623-02 FN-119 SQFT.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



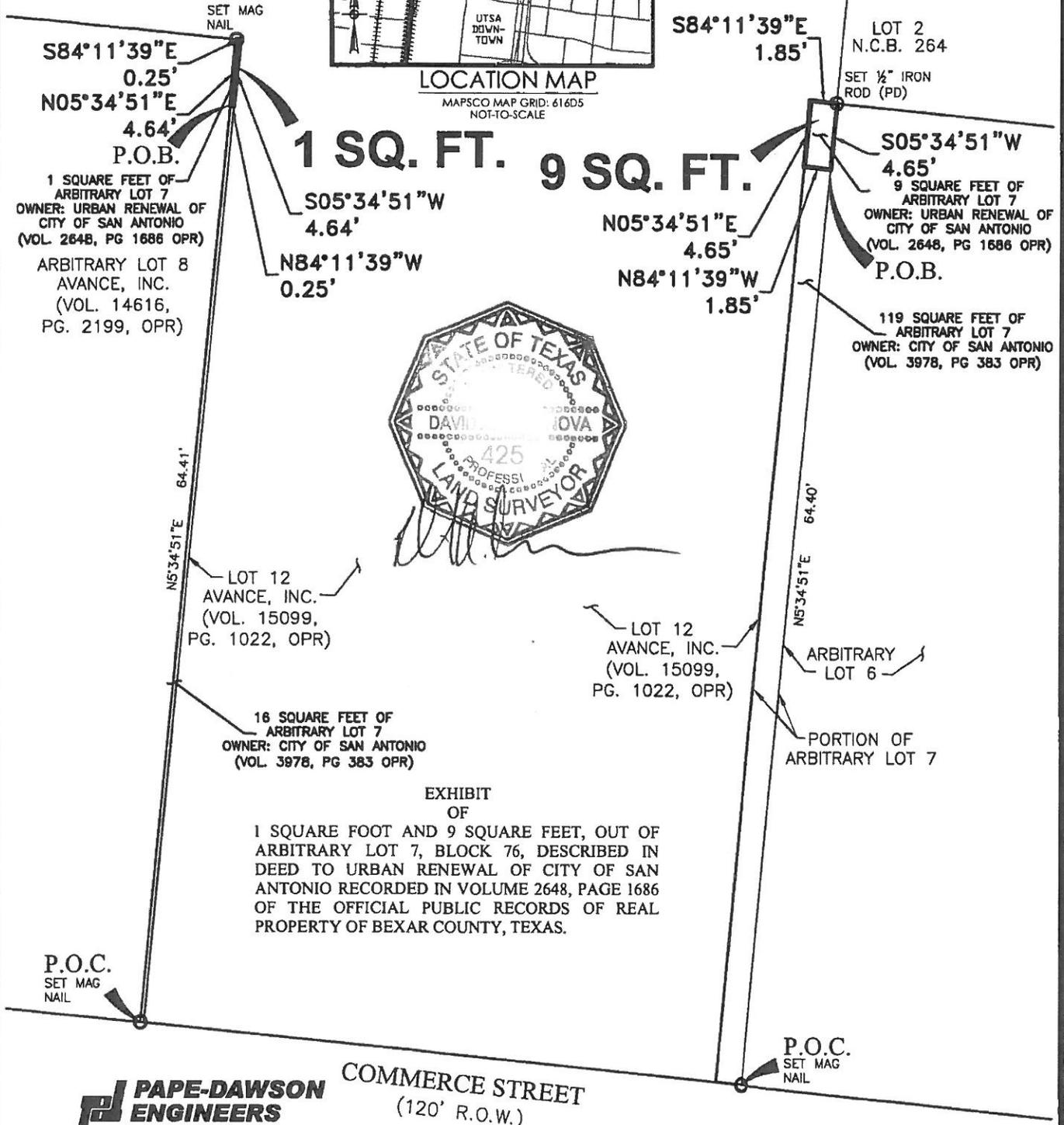
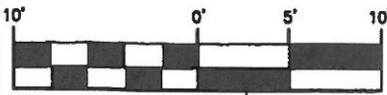
LOCATION MAP

MAPSCO MAP GRID: 616D5
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

1 inch = 10'



PAPE-DAWSON ENGINEERS

550 EAST RANNEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10286-00

NOVEMBER 22, 2013

JOB No.:

SHEET 1 OF 1

7623-02

Date: Nov 22, 2013, 4:06pm User ID: MHolmes
File: N:\CIVIL\7623-02\7623-02 EX-UCSA-1-9.dwg

FIELD NOTES
FOR

A 1 square foot more or less, tract of land out of Arbitrary Lot 7, Block 76, described in deed to Urban Renewal of City of San Antonio recorded in Volume 2648, Page 1686 of the Official Public Records of Real Property of Bexar County, Texas. Said 1 square foot tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the north right-of-way line of Commerce Street, a 120-foot right-of-way, the southeast corner of Arbitrary Lot 8, the southwest corner of said Lot 7;

THENCE: N 05°34'51" E, along and with the east line of said Lot 7, the west line of said Lot 8, a distance of 64.41 feet to the POINT OF BEGINNING of the herein described tract;

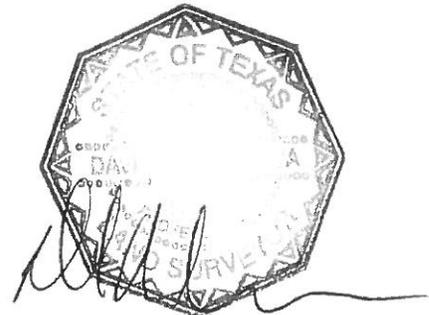
THENCE: N 05°34'51" E, continuing along and with the east line of said Lot 7, the west line of said Lot 8, a distance of 4.64 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" for the northeast corner of said Lot 8, the northwest corner of said Lot 7, on a south line of Lot 12, Block 76 of the Vista Verde North Tex. R-109 Subdivision Unit 12 recorded in Volume 9504, Page 45 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 84°11'39" E, along and with the south line of said lot 12, the north line of said Lot 7, a distance of 0.25 feet to a point;

THENCE: S 05°34'51" W, along and with the west line of said Lot 12, a distance of 4.64 feet to a point;

THENCE: N 84°11'39" W, over and across said Lot 7. a distance of 0.25 feet to the POINT OF BEGINNING, and containing 1 square foot in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7623-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 22, 2013
JOB NO. 7623-02
DOC. ID. N:\CIVIL\7623-02\WORD\7623-02 FN-1 SQFT.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



FIELD NOTES
FOR

A 9 square foot more or less, tract of land out of Arbitrary Lot 7, Block 76, described in deed to Urban Renewal of City of San Antonio recorded in Volume 2648, Page 1686 of the Official Public Records of Real Property of Bexar County, Texas. Said 9 square foot tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set mag nail on the north right-of-way line of Commerce Street, a 120-foot right-of-way, the southwest corner of Arbitrary Lot 6, Block 76, the southeast corner of said Lot 7;

THENCE: N 05°34'51" E, departing the north right-of-way line of said Commerce Street, along and with the west line of said Lot 6, a distance of 64.40 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 84°11'39" W, over and across said Lot 7, a distance of 1.85 feet to a point on the east line of Lot 12, Block 76 of the Vista Verde North Tex. R-109 Subdivision Unit 12 recorded in Volume 9504, Page 45 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 05°34'51" E, along and with the east line of said Lot 12, a distance of 4.65 feet to a point;

THENCE: S 84°11'39" E, along and with the north line of said Lot 7, a south line of said Lot 12, a distance of 1.85 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" for the northwest corner of said Lot 6, the northeast corner of said Lot 7;

THENCE: S 05°34'51" W, along and with the west line of said Lot 6, the east line of said Lot 7, a distance of 4.65 feet to the POINT OF BEGINNING, and containing 9 square feet in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7623-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 22, 2013
JOB NO. 7623-02
DOC. ID. N:\CIVIL\7623-02\WORD\7623-02 FN-9 SQFT.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



City of San Antonio
Office of EastPoint and Real Estate
Services

Conveyance of land at
911 West Commerce
Street

Planning Commission
Agenda Item #
April 9, 2014

Request

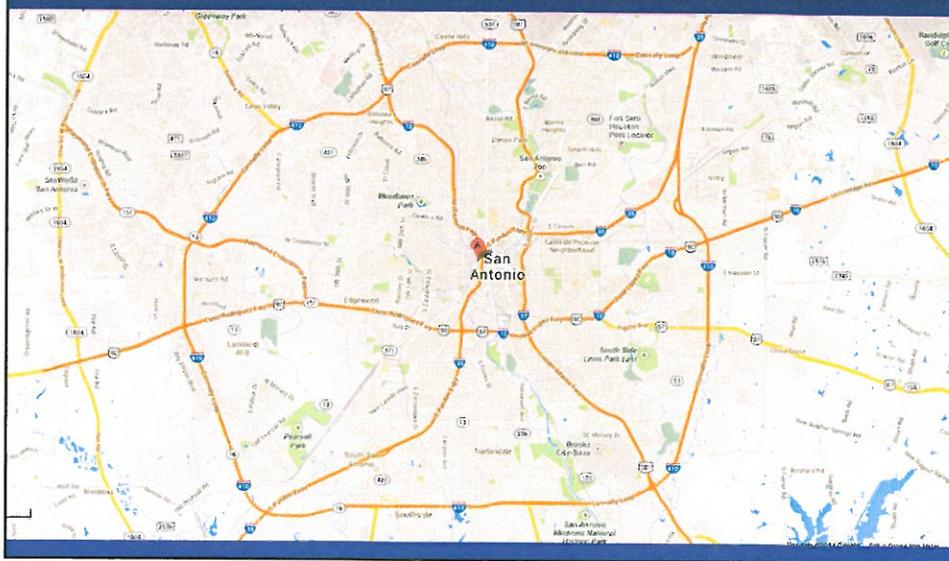
- Avance, Inc. (Petitioner) is requesting that the City convey a combined 145 square feet of land (0.00332 of an acre) out of NCB 264
- These strips of land are located on either side of the Petitioner's property at 911 West Commerce Street
- Two of the smaller portions (1 sq. ft. & 9 sq. ft.) are owned by the Urban Renewal Agency of the City of San Antonio
- The Agency's Board has approved conveyance of land
- The combined remnants were inadvertently overlooked when the property was re-platted in 1984

Request

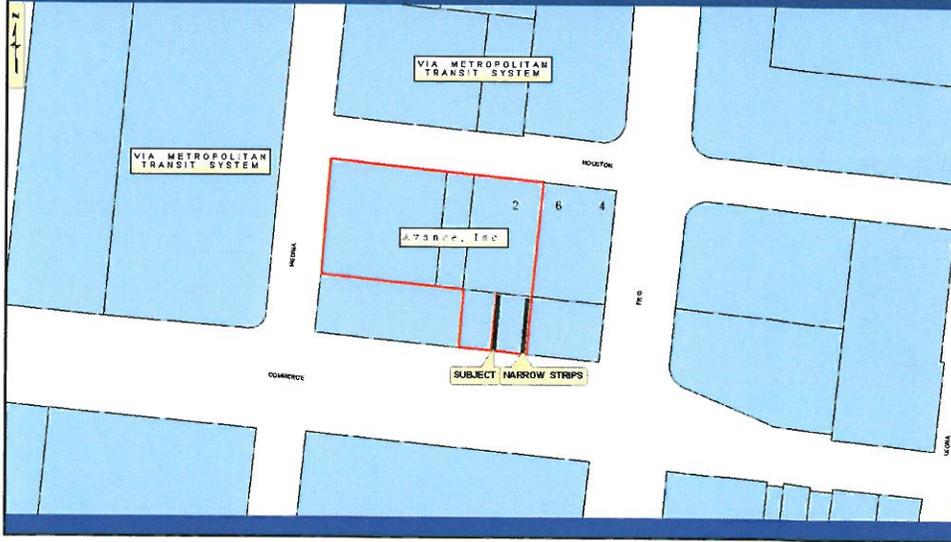
- Along with VIA, Avance is working on preliminary construction issues involving the new Westside Multi-Modal Transit Center
- Issues involve converting overhead utilities to underground service, which will impact Avance's property
- To minimize impact, facilities will be re-routed to Commerce Street, which will require easements
- Avance would dedicate these strips as easements
- Acquisition of these land strips would allow Avance to clean up and obtain clear title to the property
- Additionally, approval would facilitate the development of the new Westside Multi-Modal Transit Center

3

Location Map



Map



Aerial



Coordination / Fiscal Impact

- Project has been canvassed/made available to all interested City Departments and utility agencies and received conditional approval
- There is no fiscal impact

7

Recommendation

- These actions are consistent with City Code and Ordinance, which require Planning Commission/City Council approval for the sale or disposition of City-owned or controlled real property
- Staff recommends approval of this request

8

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CONVEYANCE OF A COMBINED 145 SQUARE FEET OF LAND (0.00332 OF AN ACRE), DESCRIBED AS: A 16 SQUARE FEET AND A 119 SQUARE FEET, MORE OR LESS, TRACTS OF LAND OUT OF ARBITRARY LOT 7, BLOCK 76, NCB 264, DESCRIBED IN DEED TO CITY OF SAN ANTONIO RECORDED IN VOLUME 3978, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND, A 1 SQUARE FOOT AND 9 A SQUARE FEET, OUT OF ARBITRARY LOT 7, BLOCK 76, NCB 264, DESCRIBED IN DEED TO URBAN RENEWAL OF CITY OF SAN ANTONIO RECORDED IN VOLUME 2648, PAGE 1686 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN COUNCIL DISTRICT 5, AS REQUESTED BY AVANCE, INC.

* * * * *

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

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

WHEREAS, Avance, Inc. filed an application requesting the conveyance of a combined 145 square feet of land (0.00332 of an acre) out of NCB 264, located 911 West Commerce Street in Council District 5; and

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

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

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

SIGNED this 9th day of April, 2014.

ROBERTO R. RODRIGUEZ, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
April 9, 2014

Case Number:

PA 14031

Applicant:

Brown and Ortiz, P.C.

Representative:

Brown & Ortiz, P. C.

Owner:

Bethel United Methodist Church

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

Approximately 29.575 acres
out of NCB 11379, located at
259 South Acme Road

Legal Description:

29.575 acres out of NCB 11379

Tract Size:

29.575 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial
Recorder 3/21/2014

Notices Mailed 3/27/2014

- 65 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 35 to planning team members

Internet Agenda Posting 4/4/2014

REQUEST

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

RECOMMENDED ACTION

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

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Civic Center land use classification and the adjacent General Urban Tier classification allows for development that is compatible with the proposed Suburban Tier.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

The requested land use change could create an additional demand for community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2010	Update History: None
<p>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.</p> <p>HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.</p> <p>HOU-3.1 Re-invest in existing residential neighborhoods.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Civic Center: The Civic Center uses include both residential and non-residential uses. RESIDENTIAL: Generally are Dormitories and/or student housing. NON-RESIDENTIAL uses include Office, Educational, Governmental, and religious. Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.</p>	Varies
<p>Suburban Tier: Suburban Tier land use includes both residential and non-residential uses. Residential uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. Non-residential uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Civic Center	Vacant land
North	Civic Center and General Urban Tier	Church and Single-Family Homes
East	General Urban Tier	Single-Family Homes
South	Specialize Center	Vacant land , Single and Multi-Family Homes
West	Civic Center	Vacant Land and San Antonio Fire Training Academy

Land Use:

Sector Plan Criteria for review:

The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

The entire West/Southwest Corridor along State Highway 151 has experienced strong and rapid growth. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. While the West/Southwest Sector Plan provides other areas with the requested land use classification, the subject property's location along a major roadway and in an area that is predominately single family residential in character to the north, and east and single and multi-family residential to the south makes the area appropriate for residential development. The development of the subject property at the Suburban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a single-family residential development that is compatible with the already-existing surrounding area.

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

The development of the subject property at the Suburban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment to allow Habitat for Humanity to develop a single-family residential development for approximately 150 single-family homes that are compatible with the already-existing surrounding area. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the State Highway 151/ Callaghan Road Corridor. The area surrounding the subject property is transitioning away from previous rural and industrial uses to more urban development because of its location between low density residential development to the north and east and the community scale commercial uses along the State Highway 151 corridor to the south.

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

The proposed amendment is consistent with the West/Southwest Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The proposed Suburban Tier land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide opportunity for future commercial development that would be compatible with adjacent uses.

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

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

The subject's property location in an area that is predominately residential in character to the north, east and south and the general surrounding conditions which include vacant land that serve as a buffer to the industrial uses to the west, along with its close proximity to State Highway 151, make it appropriate for the Suburban Tier land use classification. The change to Suburban Tier will not significantly alter the land

use pattern or character of the immediate area as the existing Civic Center land use classification and the adjacent General Urban Tier classification allows for development that is compatible with the proposed Suburban Tier. The Suburban Tier land use classification would support the goals of the West/Southwest Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses including those affecting Joint Base San Antonio-Lackland or area recreational amenities. It will also provide opportunity for future residential and commercial development that would be compatible with adjacent uses.

Transportation: The City's Major Thoroughfare Plan identifies Acme Road as a Secondary Arterial Type B. Commerce Street and Callaghan Road are Secondary Arterials Type A. Old Highway 90, a Secondary Arterial Type A and State Highway 151 classified as Freeway, are approximately one quarter mile south of the subject property. Monterrey Street, Buena Vista Street, Pharis Street and Enid Street are local streets. There is a VIA bus stop along the eastside of the subject property. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: Bethel United Methodist Church, Lyndon B. Johnson Elementary School, and the San Antonio Fire Department Training Academy are within walking distance. Wren Middle School is in close proximity. The requested land use change could create an additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Corresponding Zoning Case: Z2014114

Zoning Commission Public Hearing Date: April 15, 2014

III. RECOMMENDATION

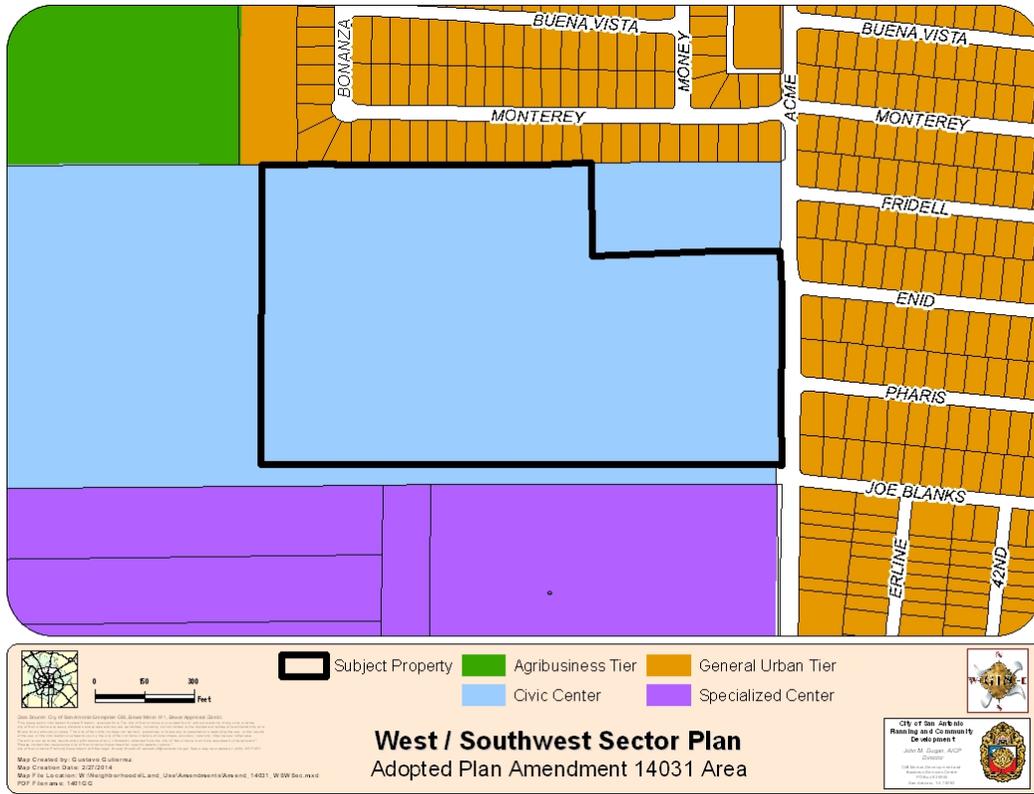
The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Civic Center land use classification and the adjacent General Urban Tier classification allows for development that is compatible with the proposed Suburban Tier. The Suburban Tier land use classification would support the goals of the West/Southwest Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses including those affecting Joint Base San Antonio-Lackland or area recreational amenities. It will also provide opportunity for future residential and commercial development that would be compatible with adjacent uses.

IV. ATTACHMENTS

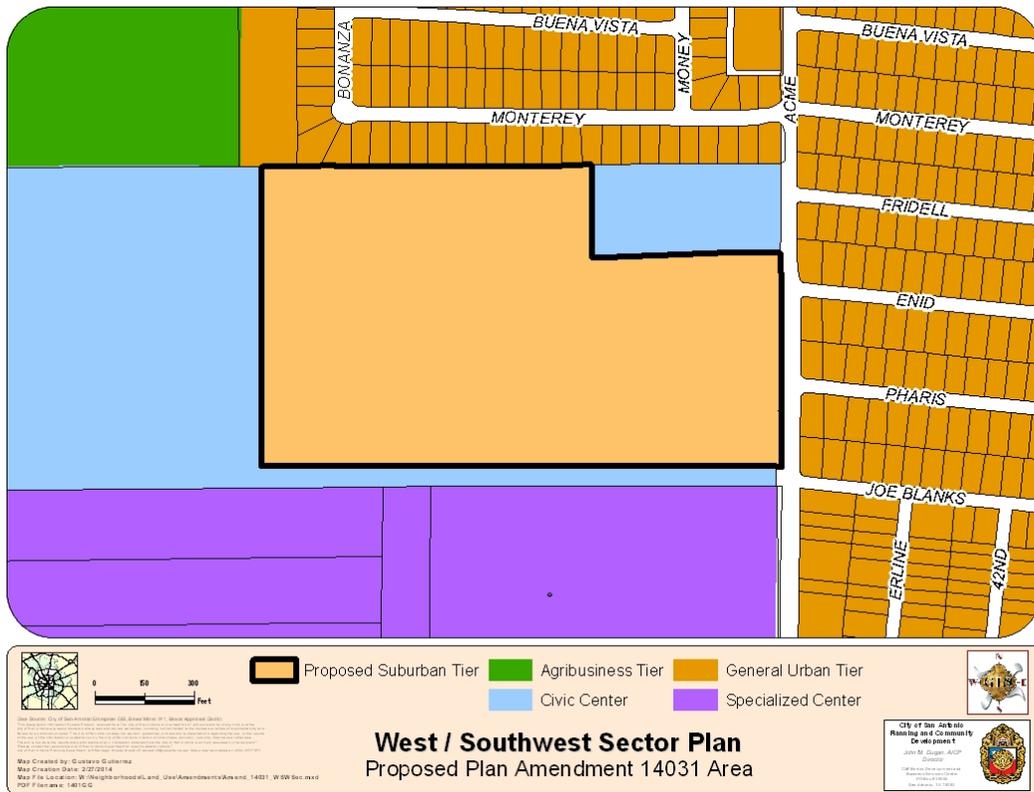
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

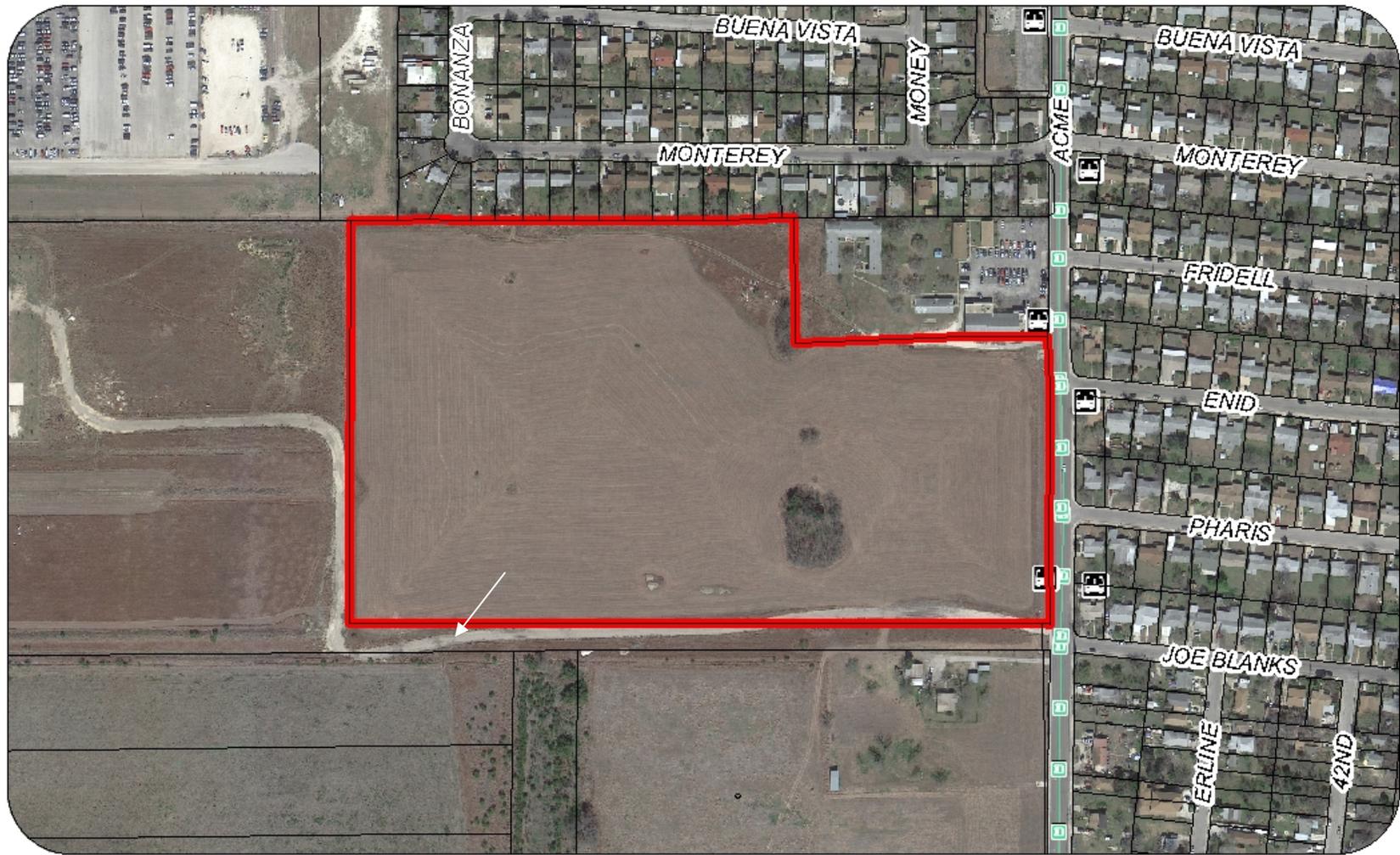
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



 Subject Property  VIA Bus Stops  VIA Bus Routes

Map Source: City of San Antonio Geographic Information System (GIS) Street Map '11. Source: Aerial Imagery. This map is intended to provide a general overview of the area and is not intended to be used for legal purposes. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 2/28/2014
 Map File Location: W-Neighborhood/Land Use/Amendments/Amend_14031_WSW Sec.mxd
 PDF File Name: 1401GG

West / Southwest Sector Plan Proposed Plan Amendment 14031 Area



City of San Antonio
 Planning and Community
 Development
 John M. Guggan, AICP
 Director
City of San Antonio
 Planning and Community
 Development
 150 East Commerce Street
 San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM CIVIC CENTER LAND USE TO SUBURBAN TIER LAND USE FOR AN AREA OF APPROXIMATELY 29.575 ACRES OF LAND OUT OF NCB 11379 LOCATED AT 259 SOUTH ACME ROAD.

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

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

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the 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 April 9, 2014 and **APPROVED** the amendment on April 9, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 9th DAY OF APRIL 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
April 9, 2014

Case Number:

PA 14032

Applicant:

Brown & Ortiz, P. C.

Representative:

Brown & Ortiz, P. C.

Owner:

Northwest Corridor Business Park,
LTD

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

Approximately 14.084 acres out of
NCB 18560, located at the
northwest corner of Eckert Road
and Bandera Road.

Legal Description:

14.084 acres out of NCB 18560

Tract Size:

14.084 acres

Council District(s):

District 7

Notification:

Published in Daily Commercial
Recorder 3/21/2014

Notices Mailed 3/27/2014

- 21 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 1 to applicant
- 12 to planning team members

Internet Agenda Posting 4/4/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Northwest Community Plan future land use classification from Regional Commercial and Business/Office Park to Medium Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to the Northwest Community Plan to change the future land use classification of the subject property from Regional Commercial and Business/Office Park to Medium Density Residential.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Medium Density Residential classification will allow continued development in accordance with the goals of the Northwest Community Plan that encourage higher density housing along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

Transportation:

The road network appears sufficient to accommodate the increase in traffic due to the proposed future land use change; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities:

The requested land use change could create additional demand for community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Northwest Community Plan	
Plan Adoption Date: September 24, 1998	Update History: May 27, 2004 and June 16, 2011
<p>Goal-1: Encourage neighborhood-friendly business development Goal-2: Encourage commercial development at nodes Land Use Plan, Pg. 10: High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Regional Commercial: Regional Commercial includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.</p>	<p>O-1.5, O-2, C-2, C-2P, C-3, UD</p>
<p>Business/Office Park: Business/Office Park includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Development in this category should take the form of a cohesive, campus setting where buildings are interspersed with open space and connected with pedestrian walkways. Uses in this category should be separated from residential areas with landscape buffers and feature monument signs and lighting that is oriented away from adjacent sites.</p>	<p>BP, L, O-1.5 and O-2</p>
<p>Medium Density Residential: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>	<p>R-3, R-4, RM-4, RM-5, RM-6, MF-18, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Regional Commercial and Business/Office Park	Vacant Land
North	Business/Office Park and Mixed Use	RV Storage Facility, Commercial Uses and Vacant Land
East	Regional Commercial	Vacant Land
South	Light Industrial	Business Park
West	Business/Office Park	Vacant Land

Land Use: The subject property is located at the northwest corner of Bandera Road and Eckhert Road within the Northwest Community Plan. The applicant requests to change the future land use from Regional Commercial and Business/Office to Medium Density Residential. The applicant requests this plan amendment and associated zoning change in order to allow the development of the subject property as a multi-family residential development. The current classification of Regional Commercial and Business/Office Park allow commercial uses by right, however, the associated zoning district required to implement the proposed residential development on the subject property requires a moderately intense residential land use classification and thus the need to request a change in land use plan.

This proposed Medium Density Residential land use classification would serve as a transitional buffer between the existing Regional Commercial uses to the east and the mixed commercial uses to the north. Its location along a major arterial roadway, and the general surrounding conditions, which include a drainage easement that buffers the industrial and commercial uses to the south make it appropriate for the Medium Density Residential land use classification. The proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide opportunity for future commercial development along Bandera Road that would be compatible with adjacent uses. The Medium Density Residential classification will allow continued development in accordance with the goals of the Northwest Community Plan that encourages higher density housing along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

Transportation: : The City's Major Thoroughfare Plan identifies Bandera Road as Primary Arterial Type A and Eckhert Road as Secondary Arterial Type A. Ebert Street is a private road. There is a VIA bus stop at the corner of Bandera Road and Eckhert Road. The road network appears sufficient to accommodate the increase in traffic due to the proposed future land use change; however, the traffic impact analysis will be evaluated further during the permitting process.

Community Facilities: The Leon Creek Greenway is within walking distance. John Marshall High School and Leon Valley Elementary School are in close proximity. The requested land use change could create additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Corresponding Zoning Case: Z2014119

Zoning Commission Public Hearing Date: April 15, 2014

III. RECOMMENDATION

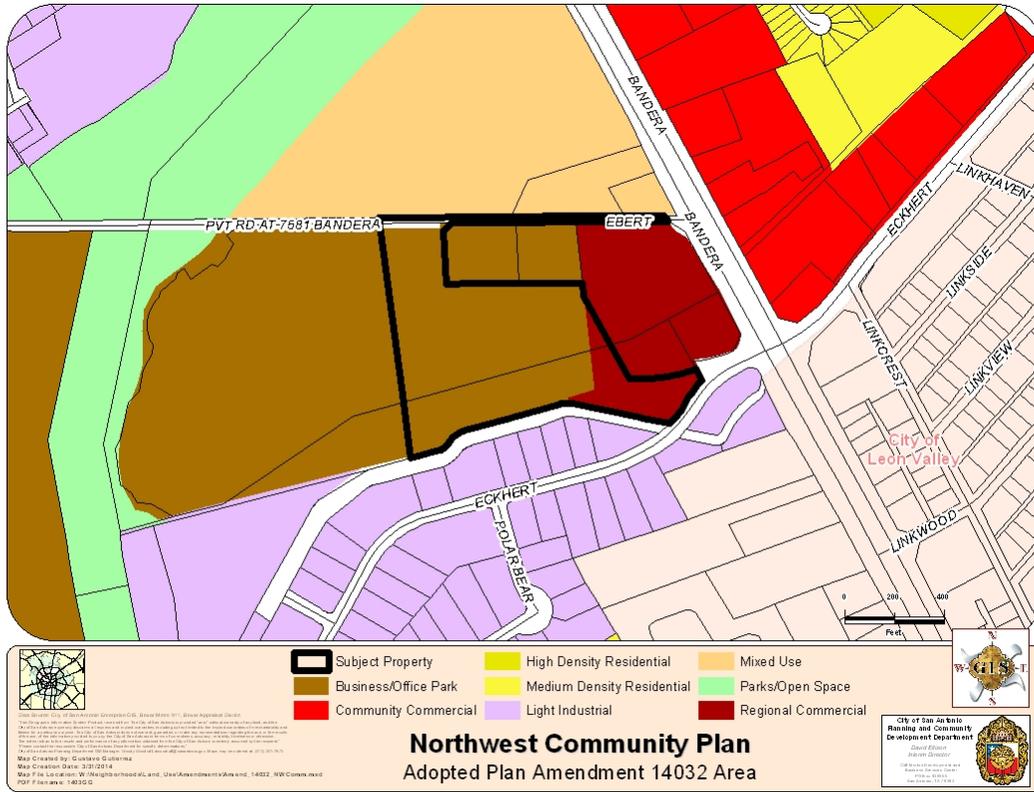
Its location along a major arterial roadway, and the general surrounding conditions, which include a drainage easement that buffers the industrial and commercial uses to the south make it appropriate for the Medium Density Residential land use classification. The proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide opportunity for future commercial development along Bandera Road that would be compatible with adjacent uses. The Medium Density Residential classification will allow continued development in accordance with the goals of the Northwest Community Plan that encourage higher density housing along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

IV. ATTACHMENTS

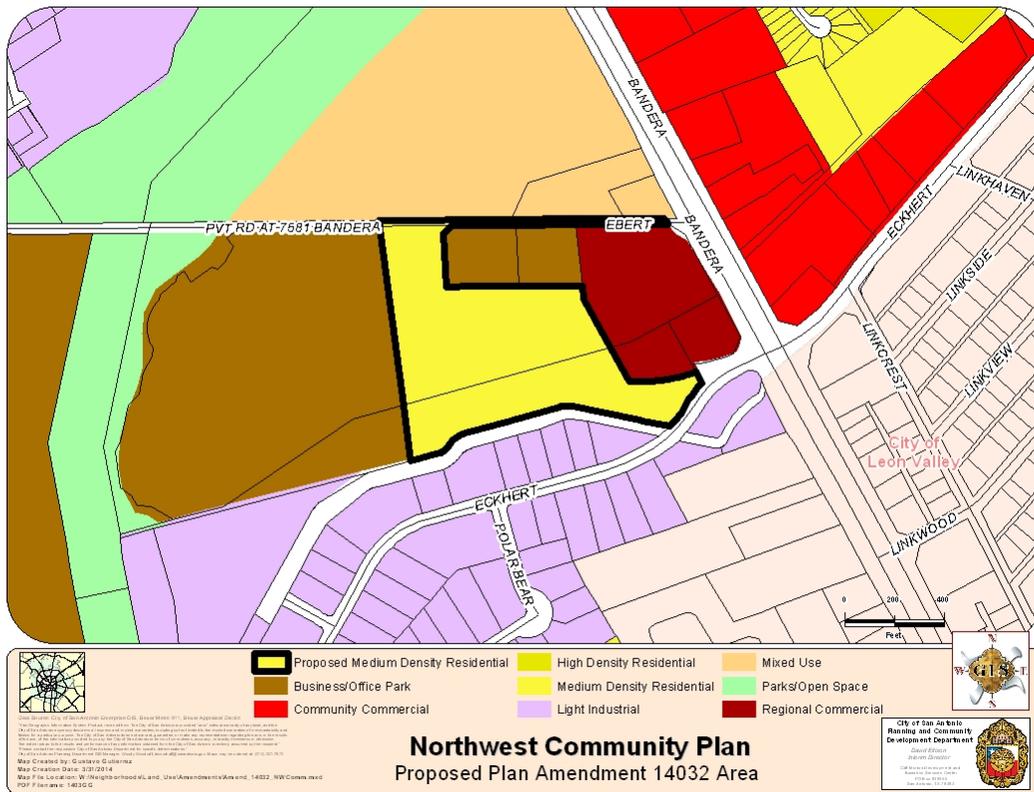
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial

Subject Property MA Bus Stops MA Bus Routes



Data Source: City of San Antonio Geographic GIS, Base Map 911, Base Approval District
 *This map is a representation of the information provided and is not intended to be used as a legal document. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map.
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 3/14/2014
 Map File Location: W:\Neighborhood\Land Use\Amendments\Amend_14032_NWComm.mxd
 PDF File Name: 14032G

Northwest Community Plan
 Proposed Plan Amendment 14032 Area

City of San Antonio
 Planning and Community
 Development Department
 David Edwards
 Interim Director
 228 Market Street, Suite 1000
 San Antonio, TX 78202

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL COMMERCIAL AND BUSINESS/OFFICE PARK LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 14.084 ACRES OF LAND OUT OF NCB 18560 LOCATED AT THE NORTHWEST CORNER OF ECKERT ROAD AND BANDERA ROAD.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Comprehensive Master Plan on September 24, 1998 and updated on May 27, 2004 and June 16, 2011; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 9, 2014 and **APPROVED** the amendment on April 9, 2014; and

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

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

SECTION 1: The amendment to the Northwest 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 9th DAY OF APRIL 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
April 9, 2014

Case Number:

PA 14033

Applicant:

Roman Blodgett

Representative:

Roman Blodgett

Owner:

Robert Buckholdt

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

Approximately 2 acres of land out
of NCB 17946, located at 8750
Bandera Road

Legal Description:

1.966 acres out of Lot 10, NCB
17946

Tract Size:

2.0 acres

Council District(s):

District 7

Notification:

Published in Daily Commercial
Recorder 3/21/2014
Notices Mailed 3/27/2014

- 30 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 1 to applicant
- 18 to planning team members

Internet Agenda Posting 6/8/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Huebner/Leon Creeks Community Plan future land use classification from Medium Density Residential to Regional Commercial.

RECOMMENDED ACTION

Denial of the proposed amendment to the Huebner/Leon Creeks Community Plan to change the future land use classification of the subject property from Medium Density Residential to Regional Commercial with an alternate recommendation of Community Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Huebner/Leon Creeks Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The change to Regional Commercial will significantly alter the existing land use pattern and character of the immediate area by allowing uses not compatible with the already-existing surrounding area. We are therefore recommending an alternative recommendation of Community Commercial.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Huebner/Leon Creeks Community Plan	
Plan Adoption Date: August 21, 2003	Update History: August 29, 2009
<p>Goal 1, Objective 1.1: Promote new commercial and residential development that is respectful of the primary residential character of the area.</p> <p>Land Use Plan, pg. 9: Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Medium Density Residential: The Medium Density Residential classification includes single family residential development on individual lots such as townhomes and zero lot line configurations, as well as, multi-family residential uses such as duplexes, triplexes, and fourplexes. Recommended development densities should not exceed eighteen dwelling units per acre. This form of development should be located along collectors or residential roads and may serve as a buffer between low density residential and more intense land uses, such as commercial. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>	<p>R-3, RM-4, RM-5, RM-6 MF-18</p>
<p>Regional Commercial: Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, and automobile dealerships.</p>	<p>NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2</p>
<p>Alternate Recommendation</p> <p>Community Commercial: The Community Commercial classification provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.</p>	<p>C-1, C-2, C-2P, O-1, NC</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Medium Density Residential	Single-Family Home
North	Community Commercial and Low Density Residential	Commercial Uses and Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Medium Density Residential and Community Commercial	Single-Family Home and Commercial Uses
West	Public/Institutional	Commercial Uses

Land Use: The subject property is located along the east side of Bandera Road between Perservation Street and Bresnahan Street within the Huebner/Leon Creeks Community Plan. The applicant requests to change the future land use from Medium Density Residential to Regional Commercial. The applicant requests this plan amendment and associated zoning change in order to allow for the development of the subject property as a commercial development providing an outdoor beer and food truck venue. The change to Regional Commercial will significantly alter the existing land use pattern and character of the immediate area by allowing uses not compatible with the already-existing surrounding area. We are therefore recommending an alternative recommendation of Community Commercial.

The subject property's location along a major roadway and the general surrounding conditions which include existing commercial uses abutting it to the north, and a significant number of community scale commercial uses to west, south and along Bandera Road make it appropriate for the Community Commercial land use classification. The recommended amendment will provide consistency with the adjacent Community Commercial land use classification to the north and will support the goals of the Huebner/Leon Creeks Community of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

Transportation: The City's Major Thoroughfare Plan classifies Bandera Road as a Primary Arterial Type A and Guilbeau Road is designated as a Secondary Arterial Type A. Bresnahan Street and Mystic Park are collector streets. Perservation Street and Hetherington Street are local streets. There is a VIA bus stop on the corner of Bandera and Bresnahan. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: The Maverick Public Library and Fire Station 49 are within walking distance. Falcone Park and Leon Creek Greenway are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Corresponding Zoning Case: Z2014125

Zoning Commission Public Hearing Date: April 15, 2014

III. RECOMMENDATION

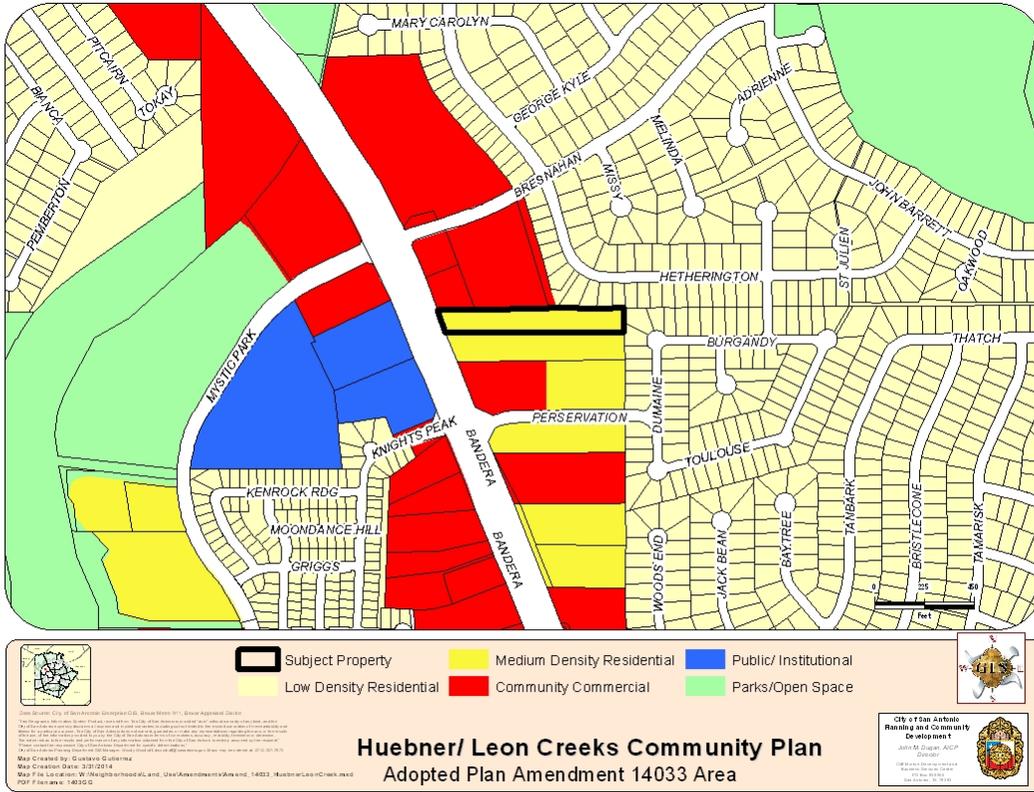
Denial of Regional Commercial. Staff recommends approval of Community Commercial as an alternative. The subject property's location along a major roadway and the general surrounding conditions which include existing commercial uses abutting it to the north, and a significant number of community scale commercial uses to west and north and along Bandera Road make it appropriate for the Community Commercial land use classification. The recommended amendment will provide consistency with the adjacent Community Commercial land use classification to the north and will support the goals of the Huebner/Leon Creeks Community of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

IV. ATTACHMENTS

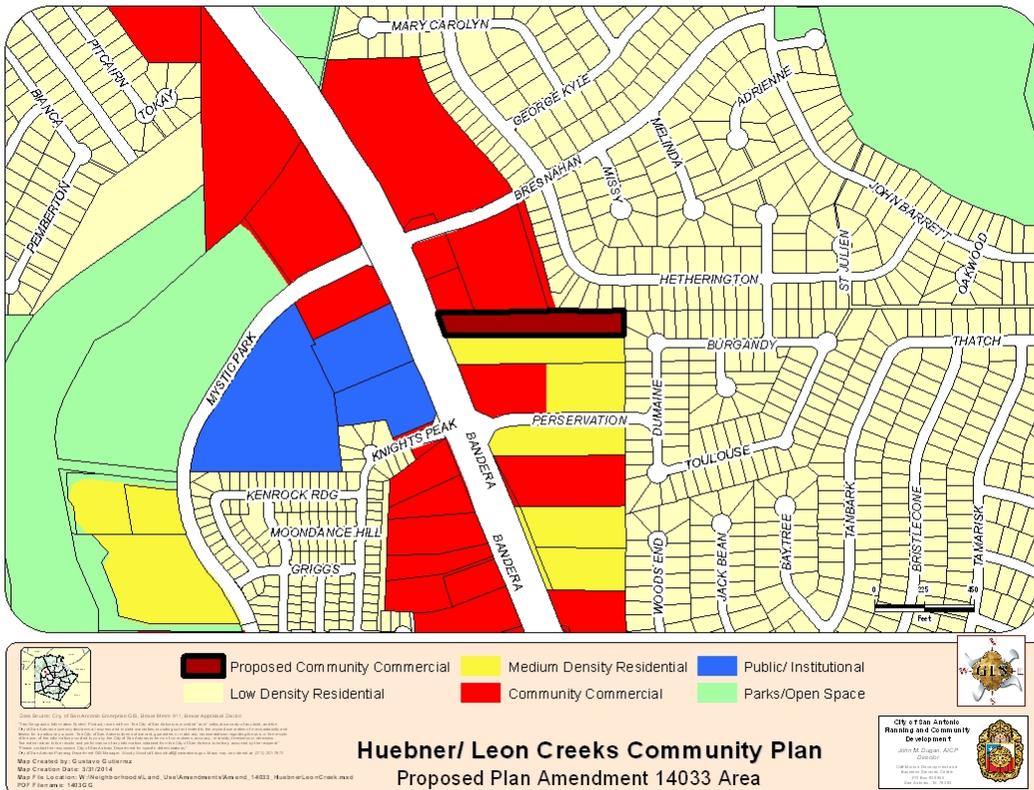
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2





2013 Aerial

Data Source: City of San Antonio Geographic GIS, Street Metro 911, Sewer Approval District

This map was prepared by the City of San Antonio. It is not intended to be used as a legal document. The City of San Antonio does not warrant, represent, or guarantee the accuracy, completeness, or reliability of the information contained on this map. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map.

Map Created by: G. Galvan, GIS Intern

Map Creation Date: 3/17/2014

Map File Location: W:\Neighborhood\Land Use\Amendments\Amend_14033_HuebnerLeonCreek.mxd

PDF File Name: 14033.G

Subject Property

P

 VIA Bus Stops

E

 VIA Bus Routes



Huebner/ Leon Creeks Community Plan

Proposed Plan Amendment 14033 Area



City of San Antonio
 Planning and Community
 Development
 John M. Supak, AICP
 Director

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 2.0 ACRES OF LAND OUT OF NCB 17946 LOCATED AT THE 8750 BANDERA ROAD.

WHEREAS, City Council approved the Huebner/Leon Creeks Community Plan as an addendum to the Comprehensive Master Plan on August 21, 2003 and updated on August 20, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 9, 2014 and **APPROVED** the amendment on April 9, 2014; and

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

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

SECTION 1: The amendment to the Huebner/Leon Creeks 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 9th DAY OF APRIL 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

Public Hearing:

Planning Commission
April 9, 2014

Case Number:

PA 14035

Applicant:

IDEA Public Schools

Representative:

Big Red Dog Engineering and
Consulting

Owner:

IDEA Public Schools

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

Approximately 2.9 acres of
land out of NCB 9483, located
at 6919 South Flores Street

Legal Description:

Lot 90 and 2.384 acres out of Lot
106, NCB 9483

Tract Size:

2.9 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 3/21/2014
Notices Mailed 3/27/2014

- 15 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 15 to planning team members

Internet Agenda Posting 4/4/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Stinson Airport Vicinity Land Use Plan future land use classification from Low Density Residential and Neighborhood Commercial to Public Institutional.

RECOMMENDED ACTION

Approval of the proposed amendment to the Stinson Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Low Density Residential and Neighborhood Commercial to Public Institutional.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The Public Institutional land use classification would support the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan	
Plan Adoption Date: April 2, 2009	Update History: None
Objective 1.1 Protect integrity of exiting residential neighborhoods Objective 1.2 Discourage developments of incompatible uses on vacant land	
Comprehensive Land Use Categories	Example Zoning Districts
Low Density Residential: Low Density Residential uses include single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain lower impact community oriented uses such as schools, churches, parks or community center are appropriate.	R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15
Neighborhood Commercial: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples include area flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.	NC, C-1, O-1
Public Institutional: Public /Institutional uses include public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.	Varies

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential and Neighborhood Commercial	Vacant land
North	Low Density Residential and Neighborhood Commercial	Single-Family Homes, and Commercial Uses
East	Low Density Residential and Neighborhood Commercial	Commercial Uses and Single-Family Homes
South	Low Density Residential, Neighborhood Commercial and Public Institutional	Single-Family Homes, Commercial Uses and an Office building
West	Low Density Residential	School, and Single –Family Homes

Land Use: The subject property is located along the west side of South Flores between Genevieve Street and Harding within the Stinson Airport Vicinity Land Use Plan. The applicant request this plan amendment and associated zoning change in order to allow the expansion of the existing school. The Low Density Residential and Neighborhood Commercial land use classifications allows for the construction of schools by right; however, the proposed construction would require a change from the

existing zoning district to a less intense zoning district and thus the need to request a change in the land use plan.

The proposed Public/Institutional land use classification will be consistent with the proposed use of the property. The change to Public Institution will not significantly alter the land use pattern or character of the immediate area and not anticipated to negatively affect the abutting low density residential and neighborhood commercial uses. The Public Institutional land use classification would support the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

Transportation: The City's Major Thoroughfare Plan identified South Flores as a Secondary Arterial Type B and Pleasanton Street as Secondary Arterial Type A. Harding Street, Genevieve Street and Ware Street are local streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop along the subject property at the corner of South Flores and Genevieve Street. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: Harlandale and Stinson Parks, and San Antonio Fire Station 22 are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Corresponding Zoning Case: Z2014069

Zoning Commission Public Hearing Date: April 15, 2014

III. RECOMMENDATION

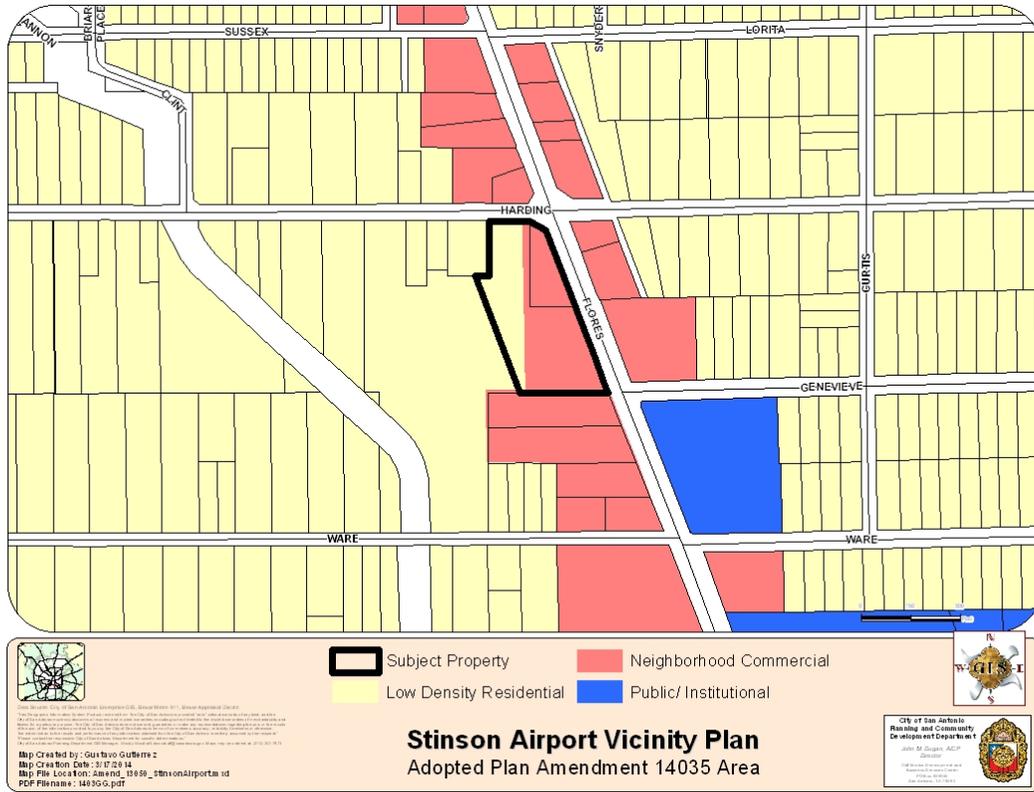
The proposed Public/Institutional land use classification will be consistent with the proposed use of the property. The change to Public Institution will not significantly alter the land use pattern or character of the immediate area and not anticipated to negatively affect the abutting low density residential and neighborhood commercial uses. The Public Institutional land use classification would support the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

IV. ATTACHMENTS

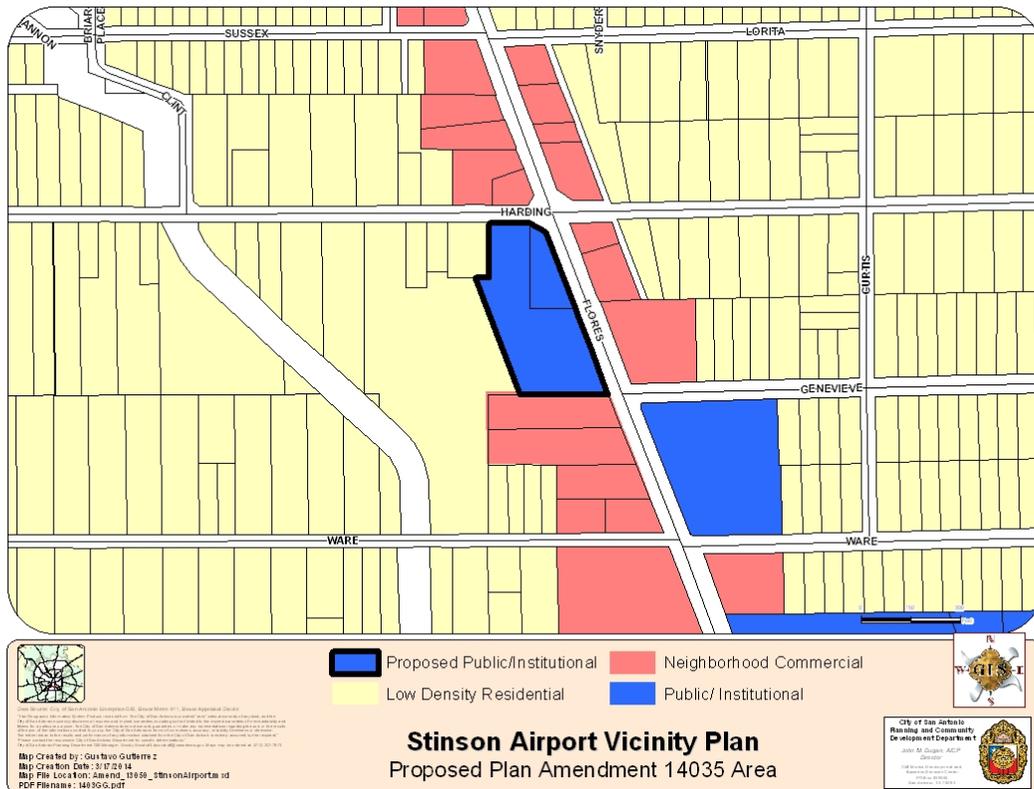
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Copyright 2013 by Esri. All rights reserved. Esri, the Esri logo, ArcGIS, ArcView, and the ArcView logo are either registered trademarks or trademarks of Esri in the United States and/or other countries. Microsoft, Windows, and the Windows logo are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries. Other brands and product names are trademarks of their respective owners. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 3/17/2014
 Map File Location: Amend_13050_StinsonAirport.mxd
 PDF Filename: 1403GG.pdf

Stinson Airport Vicinity Plan
 Proposed Plan Amendment 14035 Area

City of San Antonio
 Planning and Community
 Development Department
 John M. Sogard, AICP
 Director
City of San Antonio Planning and Community Development Department
 150 N. Nueces Street, Suite 1000
 San Antonio, TX 78202



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL LAND USE TO PUBLIC INSTITUTIONAL LAND USE FOR AN AREA OF APPROXIMATELY 2.9 ACRES OF LAND OUT OF NCB 9483 LOCATED AT 6919 SOUTH FLORES STREET.

WHEREAS, City Council approved the Stinson Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on April 2, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 9, 2014 and **APPROVED** the amendment on April 9, 2014; and

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

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

SECTION 1: The amendment to the Stinson Airport Vicinity Land Use 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 9th DAY OF APRIL 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission