



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

PLANNING COMMISSION AGENDA

☞ August 13, 2014 ☞

2:00 P.M.

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

Jody R. Sherrill
George Peck
Angela Rinehart

Kevin Love
Michael Garcia Jr.

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) 207-7268 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) 207-7268 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)
 - B. Fair Notice briefing and update

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
5. Public hearing, briefing and consideration of the City of San Antonio's FY 2015 – FY 2020 Proposed Capital Improvement Program. (Presented by Maria Villagomez, Director, Office of Management & Budget and Mike Frisbie, Director, Transportation & Capital Improvements Department)

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

6. **120448:** *Request by Green Land Ventures, LTD., for approval of a major plat to subdivide a 17.293 acre tract of land to establish **River Rock Ranch P.U.D. Unit 4** Subdivision, generally located north of the intersection of Green Terrace and Woodland Bend. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **130281:** Request by BMP 1604 Developers, LTD., for approval of a major plat to subdivide a 31.875 acre tract of land to establish **Bulverde Market 3** Subdivision, generally located northeast of the intersection of Redland Road and Bulverde Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130394:** *Request by Home Living Hospitality, LTD., for approval of a major plat to subdivide a 24.71 acre tract of land to establish **Elm Valley, Unit 1** Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **130412:** *Request by S.A. Kinder Ranch Unit 7, LTD., for approval of a major plat to subdivide a 10.25 acre tract of land to establish **Kinder Northeast, Unit-7B (PUD)** Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. **130539:** Request by KB Lonestar, Inc., for approval of a major plat to subdivide a 11.349 acre tract of land to establish **Windcrest Heights U-III** Subdivision, generally located south of the intersection of Rabel Road and Wendt Way. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130650:** Request by Collaborative Homes, LLC., for approval of a major plat to subdivide a 1.28 acre tract of land to establish **Rolling Court IDZ** Subdivision, generally located west of Roosevelt Avenue, south of Grove Avenue. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
12. **140021:** Request by Maria E. Rodriguez, for approval of a minor plat to replat and subdivide a 0.0905 acre tract of land to establish the **AVA** Subdivision, generally located at the intersection of Stonewall Avenue and Lenard Street. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

13. **140071:** * Request by SAWS, for approval of a major plat to subdivide a 12.00 acre tract of land to establish the **SAWS Old Pearsall Rd Pump Station A** Subdivision, generally located west of the intersection of Loop 410 and Old Pearsall Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140098:** Request by Chesley I. Swann III, for approval of a major plat to subdivide a 13.15 acre tract of land to establish the **Seale Subdivision Unit 11** Subdivision, generally located west of the intersection of Camp Light Way and Goat Peak. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
15. **140111:** Request by Jose Luis Lopez Ruiz, for approval of a minor plat to replat a 0.535 acre tract of land to establish **Fertile Valley Farms Lot 8, Block A** Subdivision, generally located northwest of the intersection of Durham and Anacacho Road. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
16. **140117:** Request by Uptown Urban Crest, L.P., for approval of a major plat to subdivide a 2.308 acre tract of land to establish **Uptown Urban Crest IDZ** Subdivision, generally located at the southeast intersection of Harry Wurzbach and Urban Crest Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
17. **140166:** Request by Diana C. Kersey, Christina Palafox, Felisa and Aldo Flores, for approval of a minor plat to replat a 0.446-acre tract of land to establish the **Kersey Palafox BSL** Subdivision, generally located southwest of the intersection of Thorain Boulevard and Howard. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
18. **140266:** Request by Yolanda Colebank, for approval of a minor plat to replat a 0.1846 acre tract of land to establish **Colebank Estates** Subdivision, generally located north of the intersection of Shetland Drive and Copinsay Avenue. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
19. **140276:** Request by KB Home Lone Star INC., for approval of a major plat to subdivide a 0.791 acre tract of land to establish the **Southton Village, Unit 6A** Subdivision, generally located northeast of the intersection of Southton Road and Wrangler Park. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
20. **140312:** Request by Refugio Mendez Wong, for approval of a minor plat to replat a 0.215 acre tract of land to establish **Lackland City Unit 70, BSL** Subdivision, generally located west of the intersection of Meadow Path and Meadow Way Drive. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat Deferrals

21. **140447:** Request by Barrera land Surveying, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Caldwell Subdivision**, generally located northwest of the intersection of Richter Road and U.S. Highway 181 South. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

- 22. 140448:** Request by Glenn D. Boggs, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Woodlake Land & Building LLC**, generally located at the southeast corner of Woodlake Center and Railway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Time Extension

- 23. 110285:** Request by Investment Realty Co, LC., 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, for the **Kallison Ranch Phase 1, Unit 3B** Subdivision, generally located north of the intersection of Kallison Bend and Culebra Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Land Transactions

- 24. The Urban Renewal Agency for the City of San Antonio dba Office of Urban Redevelopment (OUR SA) Properties:** Consideration of a request to declare as surplus and dispose of the following real property: 1706 Socorro - approximately 0.1871 acres including a 924 square foot single family home with the legal description of **Lot 30, Block 18, New City Block 15647**. **Staff recommends Approval.** (Scott Price, Real Estate Manager (210) 207-6357, scott.price@sanantonio.gov, Center City Development and Operations)
- 25. S. P. 1769:** Consideration of a request to declare as surplus and sell an improved 0.4034 acre tract of City owned land located at 815 El Monte Boulevard, as requested by Each One Teach One (EOTO). **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmertia@sanantonio.gov, Office of EastPoint and Real Estate Services)
- 26. S.P. 1774:** Consideration of a Resolution supporting a request by the San Antonio Water System (SAWS) to declare as surplus and dispose of five properties owned by SAWS located at 228 Thelka Street, 335 Azucena Street, 604 E. Hart Street, 6375 Rigsby Avenue and a tract of land known as Somerset Road located between 13801 Somerset Road and 13839 Somerset Road. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)
- 27. S.P 1782:** A Resolution authorizing the disposition of real property owned by the City of San Antonio located at 604 S. Alamo Street in New City Block 13815 in Council District 1. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)

Comprehensive Master Plan Amendments

- 28. PA 14041:** A request by Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust and Victor Driscoll, Trustee of the FARMCO Trust, for approval of a resolution to amend the future land use plan contained in the **Eastern Triangle Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.884 acres of land out of NCB 35132 located on a portion of the 6200 Block of US Highway 87 and the 2700-2800 Blocks of Foster Meadows, from "Community Commercial" to "Low Density Residential". **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 29. PA 14053:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the **United Southwest Communities Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.681 acres

of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive from “Low Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

30. **PA 14054:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the **United Southwest Communities Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.522 acres of land out of Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
31. **PA 14056:** A request by CST Brands, Inc., Scott C. Hayne , for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.5801 acres of land out of Lots 4, 5, 6, and 7, Block B, NCB 15705 located on a portion of the 4900 Block of Stahl Road and a portion of the 14000 Block of O'Connor Road, from “Low Density Residential” and “Neighborhood Commercial” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
32. **PA 14068:** A request by Overland Properties L.L.C., 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 1.875 acres of land out of NCB 10920 located on a portion of the 9000 Block of South Presa Street, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
33. **PA 14069:** A request by Brooks Development Authority, Roland A. Lozano, Chief Operating Officer, 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 16.102 acres of land out of NCB 10879 located on a portion of the 7800 Block of Dave Erwin Drive from “Regional Commercial” to “High Density Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
34. Public hearing and consideration of:
 - A. A resolution recommending approval of a Municipal Boundary Adjustment with certain conditions between the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving two tracts of land totaling 6.24 acres. The subject area is generally located to the south of North Loop 1604, to the north of Huebner Road and to the west of the Salado Creek in north Bexar County. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)
 - B. A resolution recommending approval to accept a donation of approximately 72 acres of floodplain primarily floodplain property along Salado Creek from Huebner Road to North Loop 1604 and fee simple acquisition of approximately 1.5 acres fronting North Loop 1604 to the west of Salado Creek for the Howard W. Peak Greenway Trail system. **Staff recommends Approval.** (Brandon Ross, Special Projects Manager, (210) 207-6101, brandon.ross@sanantonio.gov, Department of Parks and Recreation)

Other Items

35. Approval of the minutes for the July 23, 2014 Planning Commission meeting.
36. Director's report - City Council Action Update (Planning Commission items sent to Council)
37. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

120448

Project Name:

River Rock Ranch P.U.D. Unit 4

Applicant:

Dana Green

Representative:

Coursen-Koehler Engineering and
Associates
c/o Kerry J. Koehler, P.E.

Owner:

Green Land Ventures, LTD..

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of Green Terrace and
Woodland Bend

Tract Size:

17.293 acres

Council District:

ETJ

Notification:

Internet Agenda posting August 8,
2014

REQUEST

Approval of a major plat to subdivide a 17.293-acre tract of land
to establish **River Rock Ranch P.U.D. Unit 4** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 28, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty seven (67) single family lots, two (2) non-single family residential lot and approximately two thousand three hundred and ninety five (2,395) linear feet of private streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 17, 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 and the Camp Bullis Military Installation were notified.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 036B-06, River Rock Ranch, accepted on August 20, 2012

PUD 06-033B, River Rock Ranch, approved on August 20, 2012

III. RECOMMENDATION

Approval of the proposed **River Rock Ranch P.U.D. Unit 4** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

130281

Project Name:

Bulverde Market 3

Applicant:

Jacques Braha

Representative:

Pape-Dawson Engineers, Inc.
c/o Shawna L. Weaver, P.E.

Owner:

BMP 1604 Developers, Ltd.

Staff Coordinator:

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

Property Address/Location:

Generally located northeast of the intersection of Redland Road and Bulverde Road.

Tract Size:

31.875 acres

Council District:

10

Notification:

Internet Agenda posting
August 8, 2014

REQUEST

Approval of a major plat to subdivide a 31.875-acre tract of land to establish **Bulverde Market 3 Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 25, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of seven (7) non-single family lots and approximately four thousand three hundred thirty-four (4,334) linear feet of public streets.

B. Zoning

C-2 ERZD Commercial Edwards Recharge Zone District

C. Major Thoroughfare(s)

Redland Road, Secondary Arterial Type A, 86-foot minimum right-of-way (ROW)

Bulverde Road, Primary Arterial Type A, 86-foot minimum ROW

Classen 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 March 10, 2014.

F. Interdepartmental Review June 3, 2014.

LOCs were issued from all reviewing agencies on July 25, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 014A-08, Bulverde Market, accepted on January 12, 2012

III. RECOMMENDATION

Approval of the proposed **Bulverde Market 3** Subdivision.

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

130394

Project Name:

Elm Valley, Unit 1

Applicant:

Gene Liguori

Representative:

KLove Engineering
c/o Jose M. Cantu, P.E.

Owner:

Home Living Hospitality, LTD.

Staff Coordinator:

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

Property Address/Location:

Generally located southwest of the
intersection of Medina Base Road
and Five Palms Drive

Tract Size:

24.71 acres

Council District:

ETJ

Notification:

Internet Agenda posting August 8,
2014

REQUEST

Approval of a major plat to subdivide a 24.71-acre tract of land to
establish **Elm Valley, Unit 1** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 29, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of eighty (80) single family lots, one (1) non-single family residential lot and approximately three thousand eight hundred ninety-eight (3, 898) linear feet of public streets.

B. Zoning

“R6 MF33” Residential Single-Family Multi-Family District

C. Major Thoroughfare

Medina Base 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 July 24, 2014.

Furthermore, the subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Military Installation was notified.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 25, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 13-00029, Elm Valley, accepted on August 5, 2014.

III. RECOMMENDATION

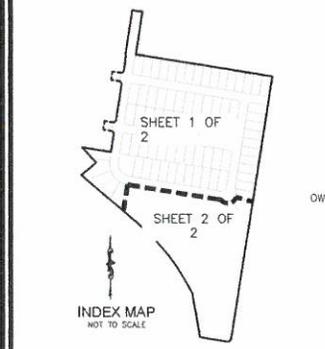
Approval of the proposed **Elm Valley, Unit 1** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING
ELM VALLEY U1

BEING A TOTAL OF 24.71 ACRES, ESTABLISHING LOT 1 THRU 16
BLOCK 1, LOT 1 THRU 24 BLOCK 2, LOT 1 THRU 23 BLOCK 3, LOT
1 THRU 18 BLOCK 4, LOT 901 BLOCK 4, N.C.B. 15258, OUT OF
N.C.B. 15258 BLOCK LOT P378, 31.89 ACRES & P37C, SAN
ANTONIO, BEAR COUNTY, TEXAS.



- OPS NOTES:**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS-CITY PUBLIC SERVICE ENERGY IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "AND/OR GAS EASEMENT," "EASEMENT OVERHEAD," "EASEMENT UNDERGROUND," "EASEMENT TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND EXTENDING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, TUBES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF HORSES AND CARRIAGES OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSCURE OR ARE INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY OPS ENERGY NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, USE TO GRADE CHANGES OR GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADE ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT ALTER, RELIEVE, 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 DRAINAGE ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

- GENERAL NOTES:**
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-006.(H3).
 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL, TEXAS ZONE, NAD 83 (N3).
 3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CO85).
 4. LINE AND CURVE TABLE ARE ON PAGE 2.
 5. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

- DRAINAGE 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 GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE NOTE:

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.

WATER METER EDU NOTE:

1. THE NUMBER OF WATER METER 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 DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW NOTE:

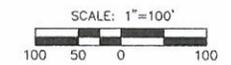
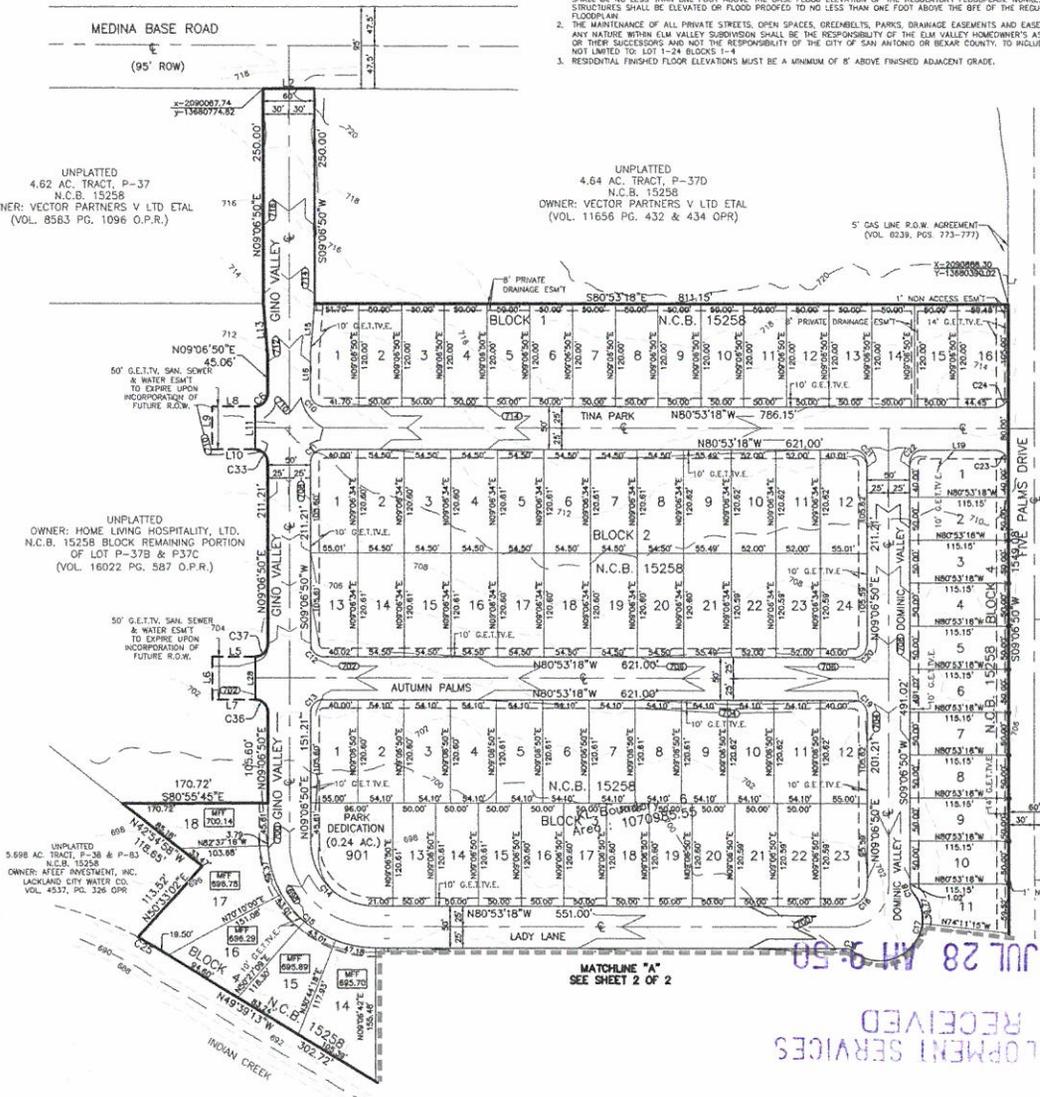
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMITS PROCESS. THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

EGRESS NOTE:

1. SAN ANTONIO WATER SYSTEMS IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

FINISHED FLOOR NOTE:

1. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON THE LOTS CONTAINING FLOORPLAN OR ADJACENT TO THE FLOORPLAN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN THE ELM VALLEY SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ELM VALLEY HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 1-24 BLOCKS 1-4.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8' ABOVE FINISHED ADJACENT GRADE.



Klove ENGINEERING
Site Development Engineering Services
Firm No. 11042
11710 WARFIELD STREET, SAN ANTONIO, TEXAS 78216
www.kloveengineering.com (210) 485-5683

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER:
HOME LIVING HOSPITALITY, LTD.
GENE LIJOUR
13423 BLANCH RD. #250
SAN ANTONIO, TEXAS 78216

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED 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

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

STATE OF TEXAS
COUNTY OF BEAR

BY: _____ CHAIRMAN
BY: _____ SECRETARY

- LEGEND**
- 60P --- EXISTING CONTOUR
 - AC ACRES
 - N.C.B. NOT CITY BLOCK
 - D.P.R. DEED AND PLAT RECORDS
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - ESMT. EASEMENT
 - EX. EXISTING
 - N.C.B. NEW CITY BLOCK
 - N.T.S. NOT TO SCALE
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - R.P.R. REAL PROPERTY RECORDS
 - VAR. VARIABLE
 - V.A. VEHICULAR NON-ACCESS
 - VOL. VOLUME
 - PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - FOUND 1/2" REBAR WITH NO IDENTIFICATION
 - SET AND MAIL WITH WASHER MARKED "PKLS 3578"
 - CALCULATION POINT
 - REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS
 - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
 - MODERN FLOOR ELEVATION
 - R.P.R.C.T. REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS
 - D.P.R.C.T. DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
 - M.F.F. MODERN FLOOR ELEVATION

STATE OF TEXAS
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL ENGINEER NO. 103446

STATE OF TEXAS
COUNTY OF BEAR

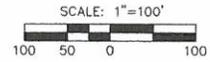
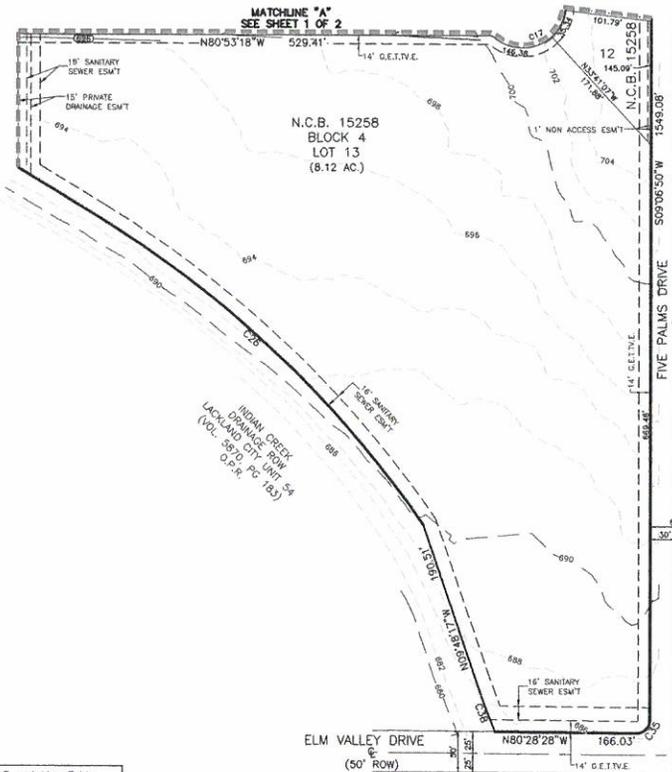
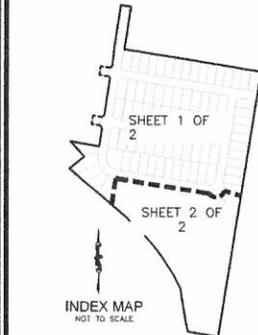
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY CLAUDIO A. ASSOCIATES, INC., P.O. BOX 676, FLORES, TX 78023 (210) 375-4128

ENRIQUE C. ELIZONDO NO. 6386

RECEIVED
DEVELOPMENT SERVICES
2014 JUL 28 AM 9:50

SUBDIVISION PLAT ESTABLISHING
ELM VALLEY U1

BEING A TOTAL OF 24.71 ACRES, ESTABLISHING LOT 1 THRU 16 BLOCK 1, LOT 1 THRU 24 BLOCK 2, LOT 1 THRU 23 BLOCK 3, LOT 1 THRU 18 BLOCK 4, LOT 901 BLOCK 4, N.C.B. 15258, OUT OF N.C.B. 15258 BLOCK LOT P37B, 31.89 ACRES & P37C, SAN ANTONIO, BEXAR COUNTY, TEXAS.



Klove ENGINEERING
Site Development Engineering Services
Firm No. 11042
11710 WARFIELD STREET, SAN ANTONIO, TEXAS 78216
www.kloveengineering.com (210) 485-5683

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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: GENE LIGUORI
OWNER/DEVELOPER:
HOME LIVING HOSPITALITY LTD.
GENE LIGUORI
13423 ISLARIO RD, #250
SAN ANTONIO, TEXAS 78216
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ ELM VALLEY U1 _____ 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. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

- LEGEND**
- 609 --- EXISTING CONTOUR
 - ACRES
 - B.S.L. BUILDING SETBACK LINE
 - D.P.R. DEED AND PLAT RECORDS
 - E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - ESMT. EASEMENT
 - EX. EXISTING
 - N.C.B. NEW CITY BLOCK
 - N.T.S. NOT TO SCALE
 - O.P.R. OFFICIAL PUBLIC RECORDS
 - R.O.W. RIGHT-OF-WAY
 - R.P.R. REAL PROPERTY RECORDS
 - VAR. VARIABLE
 - V.N.A. VEHICULAR NON-ACCESS
 - VOL. VOLUME
 - PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - ⊙ FOUND 1/2" REBAR WITH NO IDENTIFICATION
 - ⊙ SET MAG. NAIL WITH WASHER MARKED "RPLS 5578"
 - CALCULATION POINT
 - ▭ R.P.R.C.T. REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
 - ▭ D.P.R.C.T. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

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

REGISTERED PROFESSIONAL ENGINEER NO. 103448
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: ELIZONDO & ASSOCIATES, LLC P.O. BOX 472, HEALDSVILLE, TX 78023 (210) 375-4128

FIGUEROE, C. ELIZONDO NO. 6386

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	23.56	15.00	088°59'52"	N54°06'46"E	21.21
C10	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C11	23.56	15.00	088°59'52"	S54°06'48"W	21.21
C12	23.56	15.00	090°00'08"	S35°53'14"E	21.21
C13	23.56	15.00	088°59'52"	S64°06'48"W	21.21
C14	117.81	75.00	090°00'28"	S35°53'14"E	106.07
C15	196.35	125.00	090°00'08"	S35°53'14"E	176.78
C16	39.27	25.00	088°59'52"	N54°06'46"E	35.35
C17	146.30	50.00	167°44'20"	N54°06'28"E	99.43
C18	10.18	15.00	036°52'34"	N17°19'27"W	9.98
C19	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C20	23.56	15.00	088°59'52"	N54°06'46"E	21.21
C21	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C22	23.56	15.00	088°59'52"	N54°06'46"E	21.21
C23	23.56	15.00	090°00'08"	S35°53'14"E	21.21
C24	23.56	15.00	088°59'52"	N54°06'46"E	21.21
C25	21.95	426.00	002°37'09"	N51°07'47"W	21.95
C26	522.13	246.86	022°28'54"	N73°36'16"W	518.32
C31	10.17	15.00	036°52'34"	N17°19'27"E	9.98
C32	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C33	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C34	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C35	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C36	23.56	15.00	090°00'08"	N35°53'14"W	21.21
C37	23.56	15.00	088°59'52"	N54°06'46"E	21.21
C38	64.75	308.74	003°04'09"	N11°20'21"W	64.74

Line #	Length	Direction
L1	17.15	N67°28' 27.80"W
L2	60.00	S87° 53' 18.80"E
L3	45.06	N7° 06' 50.20"E
L4	50.00	N87° 53' 05.00"E
L5	50.00	N7° 06' 55.00"E
L6	50.00	N7° 06' 55.00"E
L7	50.00	N87° 53' 05.00"W
L8	50.00	S87° 53' 05.00"E
L9	50.00	N7° 06' 55.00"E
L10	50.00	N87° 53' 05.00"W
L11	50.00	S7° 06' 55.00"W
L12	60.21	N13° 52' 39.31"E
L13	60.21	N13° 52' 39.31"E
L14	43.00	N7° 06' 50.20"E
L15	85.15	N87° 53' 17.80"W
L28	50.00	S7° 06' 55.00"W

2014 JUL 28 AM 9:51
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DEVELOPMENT SERVICES



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

130412

Project Name:

Kinder Northeast, Unit 7B (PUD)

Applicant:

Lloyd A. Denton, Jr.

Representative:

Pape-Dawson Engineers
c/o Eugene H. Dawson, Jr., P.E.

Owner:

S.A. Kinder Ranch Unit 7, LTD.

Staff Coordinator:

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

Property Address/Location:

Generally located northwest of the
intersection of Bulverde Road and
Kinder Parkway

Tract Size:

10.25 acres

Council District:

ETJ

Notification:

Internet Agenda posting August 8,
2014

REQUEST

Approval of a major plat to subdivide a 10.25-acre tract of land to
establish **Kinder Northeast, Unit 7-B (PUD)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

August 5, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-eight (38) single family lots, two (2) non-single family residential lot and approximately one thousand one hundred seventeen (1,117) linear feet of private streets.

B. Zoning

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

C. Major Thoroughfare

Bulverde 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 July 30, 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 and the Camp Bullis Military Installation were notified.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 15, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 824C, Kinder Ranch, accepted on July 12, 2013

PUD 08-004C, Kinder Northeast PUD, approved on August 14, 2013

III. RECOMMENDATION

Approval of the proposed **Kinder Northeast, Unit 7-B (PUD)** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

130539

Project Name:

Windcrest Heights U-III

Applicant:

Joseph C. Hernandez

Representative:

Harry Jewett Associates,
c/o Harry B. Jewett III, P.E.

Owner:

KB Home Lonestar, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection of Rabel Road and Wendt
Way.

Tract Size:

11.349 acres

Council District:

ETJ

Notification:

Internet Agenda posting
August 8, 2014

REQUEST

Approval of a major plat to subdivide a 11.349-acre tract of land
to establish **Windcrest Heights U-III Subdivision**

APPLICATION TYPE

Vacating & Resubdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

August 5, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of fifty-nine (59) single family lots and approximately two thousand four hundred eighty-one (2,481) linear feet of public streets.

B. Zoning

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

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 21, 2014.

F. Interdepartmental Review June 3, 2014.

LOCs were issued from all reviewing agencies on August 1, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 13-00021, Windcrest Heights Subdivision, accepted on October 24, 2013

III. RECOMMENDATION

Approval of the proposed **Windcrest Heights U-III** Subdivision.

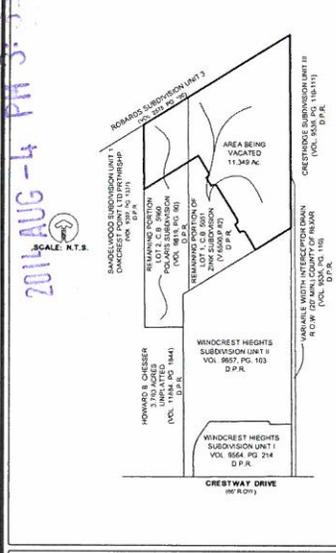
IV. ATTACHMENT

1. Proposed plat

Z:\2013\130033\dwg\DWG\S130033-PLAT-VACATING.dwg, PLAT_8/4/2014 12:01:55 PM, mmorales2



AREA BEING VACATED THROUGH A VACATING DECLARATION. THE AREA BEING VACATED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED ON PLAT POLARIS SUBDIVISION NUMBER 000077 WHICH IS RECORDED IN VOLUME 9816, PAGE 90 AND ZINK SUBDIVISION UNIT I WHICH IS RECORDED IN VOLUME 8900, PAGE 82 BEXAR COUNTY PLAT AND DEED RECORDS, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.



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 HARRY B. JEWETT III, P.L.S.

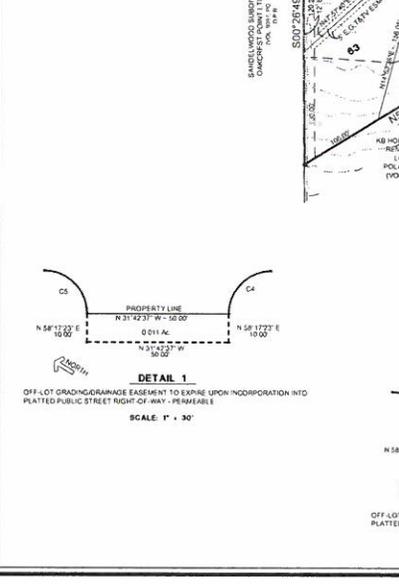


STATE OF TEXAS COUNTY OF BEXAR. I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, AND ORANGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO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

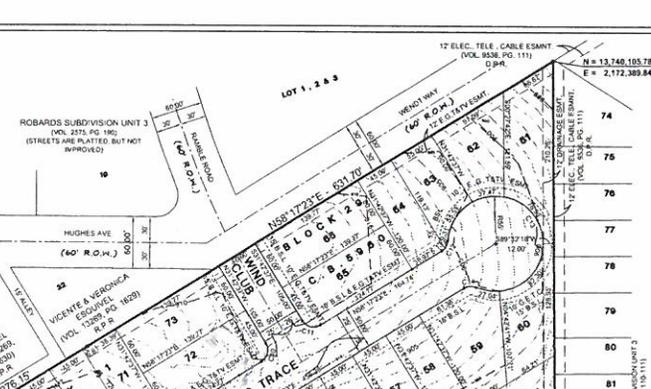
C.P.A. NOTES: 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "HANDICAPPED EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, IMPROVING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, AND OTHER NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS OR 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 ENHANCE OR WAY INTERFERE WITH THE EFFICIENT USE OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN SAID EASEMENTS OR RIGHT-OF-WAY AREAS.

Table with 5 columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD. It lists curve data for various sections of the plat.

LEGEND: SETBACK AND EASEMENT, PROPERTY LINE, EXISTING AND PROPOSED EASEMENTS, BUILDING SETBACK LINE (B.S.L.), EXISTING CONTOUR LINE, PROPOSED CONTOUR LINE, E.G. & TV EASY, DEED AND PLAT RECORDS.



EDU NOTE: THE NUMBER OF WATER 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. FIRE FLOW NOTE: THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE AT 25 PSI TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT. IMPACT FEE PAYMENT: 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 AND/OR WASTEWATER SERVICE CONNECTION.



DEED AND PLAT RECORDS. LEGEND. 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 SAID RECORD OF THE ____ M. IN THE RECORDS OF THE ____ A.D. COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNES MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF ____ A.D. ____

PLAT No. 130539. VACATING AND RESUBDIVISION ESTABLISHING WINDCREST HEIGHTS U-III SUBDIVISION. BEING A TOTAL OF 11.349 ACRE TRACT, BEXAR COUNTY TEXAS, 9.504 ACRES OUT OF A REMAINING PORTION OF LOT 1, C.B. 5051, ZINK SUBDIVISION UNIT I AS RECORDED IN VOLUME 6500, PAGE 82, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 1.845 ACRES OUT OF THE REMAINING PORTION OF LOT 2, C.B. 5960, POLARIS SUBDIVISION AS RECORDED IN VOLUME 9619, PAGE 90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 11.349 ACRES BEING OUT OF THE WILLIAM WINDFORD SURVEY NO. 326, BEXAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES Engineers • Architects • Planners. SCALE 1" = 100'. JOB NO: 13003 DATE: 08/01/14.

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 AREA DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: RB HOME LONESTAR, INC. 4800 FREDERICKSBURG ROAD SAN ANTONIO, TEXAS 78229 2810 342-9122. 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.

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

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 SAID RECORD OF THE ____ M. IN THE RECORDS OF THE ____ A.D. COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNES MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF ____ A.D. ____



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

130650

Project Name:

Rolling Court IDZ

Applicant:

Efraim Varga

Representative:

Big Red Dog Engineering/Consulting,
c/o Randon S. McKee, P.E.

Owner:

Collaborative Homes, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located west of Roosevelt
Avenue, south of Grove Avenue.

Tract Size:

1.28 Acres

Council District/ETJ:

5

Notification:

Internet Agenda posting
August 8, 2014

REQUEST

Approval of a major plat to subdivide a 1.28-acre tract of land to establish the **Rolling Court IDZ** Subdivision.

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 25, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-five (25) single-family residential lots and seven (7) non-single family lots.

B. Zoning

“H IDZ RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District.

C. Major Thoroughfares

Roosevelt Ave., Primary Arterial Type B, 70-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 June 16, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 25, 2014.

III. RECOMMENDATION

Approval of the proposed **Rolling Court IDZ** Subdivision.

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140021

Project Name:

Ava

Applicant:

Maria E. Rodriguez

Representative:

Seda Consulting Engineers, Inc
c/o Salah E. Diab, P.E.

Owner:

Maria E. Rodriguez

Staff Coordinator:

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

Property Address/Location:

Generally located at the intersection
of Stonewall Avenue and Lenard
Street

Tract Size:

0.0905 acres

Council District(s):

5

Notification:

Published in Daily Commercial
Recorder July 25, 2014
Notices mailed 22Jul14

- Twenty Seven (27) to
property owners within 200
feet
- No registered neighborhood
association within 200 feet

Internet Agenda Posting August 8,
2014

REQUEST

Approval of a minor plat to replat and subdivide a 0.0905-acre tract of land to establish the Ava Subdivision

APPLICATION TYPE

Replat and Subdivide

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 21, 2014

CASE HISTORY

Area being replatted was previously platted as Lot 14, Block 11, NCB 7861, in the Stonewall Park subdivision plat, recorded in Volume 1625, Page 141, 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-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 June 18, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 26, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has received two (2) written response in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Ava** Subdivision.

IV. ATTACHMENT

1. Proposed Plat



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 14, BLOCK 11, N.C.B. 8971, OF THE STONEWALL PARK SUBDIVISION PLAT, RECORDED IN VOLUME 1625, PAGE 141 OF THE DEED AND PLAT OF RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (STONEWALL PARK ADDITION) WHICH IS RECORDED IN VOLUME 1625, PAGE 141, BEAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER _____

OWNER'S DULY AUTHORIZED AGENT
 SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGEND:

PROPOSED FINISHED CONTOURS	---	5/20
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●	
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○	
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	—E.T.G. & CATV ESMT	
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.	O.P.R.	
DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.	D.P.R.	
RIGHT-OF-WAY	R.O.W.	
EXISTING CONTOURS	---	
FINISHED FLOOR ELEVATION	F.F.E.	

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

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 LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

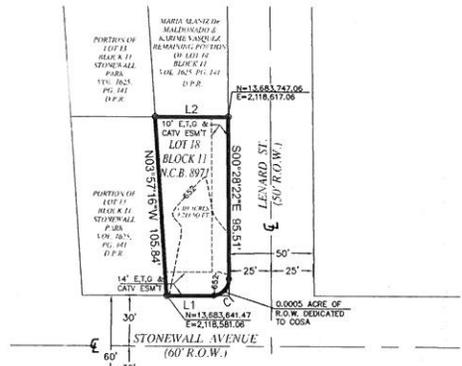
REGISTERED PROFESSIONAL ENGINEER NO. 155516

- GENERAL NOTES:**
- 1) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
 - 2) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
 - 3) IMPACT FEES, NOISE, 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.
 - 4) FLOOD NOTE: LOT 18 OF BLOCK 11, NCB 8971 DOES NOT LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEAR COUNTY, TEXAS, MAP NO. 48020C0567 DATED SEPT. 19 2010. THE LOT OWNER WILL NOT BE REQUIRED TO PURCHASE FLOOD INSURANCE.
 - 5) WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
 - 6) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 - 7) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512 STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W. (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
 - 8) STATE PLANE COORDINATES DERIVED FROM STATIONS: 074371 TXM SAN ANTONIO 8992 COES ARP; 052765 TXM JOHNSON CITY COES ARP; 052767 TXM SAN MARCOS COES ARP; COMBINED SCALE FACTOR 0.99983602; STATE PLANE COORDINATES ARE NAD 83 (NA1688)

- C.P.S. 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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, 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 EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES 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 GPS ENERGY METERING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5') FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5') FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5') FOOT WIDE EASEMENTS.

RESIDENTIAL 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 1600 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 Marshal.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHRD BRG.	CHORD	DELTA
C1	15.79'	10.00'	N44°46'05"E	14.20'	90°28'54"

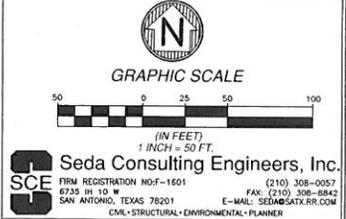
LINE TABLE

LINE	LENGTH	BEARING
L1	26.79'	N89°59'27"W
L2	43.30'	N90°00'00"E

PLAT NUMBER 140021

REPLAT ESTABLISHING
Ava Subdivision

BEING 0.0095 ACRES, ESTABLISHING LOT 18, BLOCK 11 N.C.B. 8971, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



BARRERA LAND SURVEYING
 Email: dbarrera@yahoo.com (210) 308-0057
 7715 Mainland Drive, Suite San Antonio, Texas 78250 FAX: (210) 308-8842
 (210) 444-9023

DATE: 12/10/2013 JOB # 1620

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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 _____

DULY AUTHORIZED AGENT
 OWNER/DEVELOPER ADDRESS:
 MARIA RODRIGUEZ
 1308 WEST HARBAM
 SAN ANTONIO, TEXAS 78211
 PH: (210) 396-3008

STATE OF TEXAS
 COUNTY OF BEAR

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

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. _____

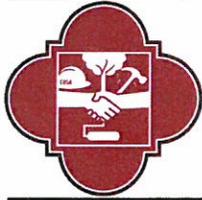
BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF 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 _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____.

COUNTY CLERK, BEAR COUNTY TEXAS



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140071

Project Name:

SAWS Old Pearsall Rd Pump Station
A

Applicant:

Nancy Belinsky

Representative:

CAS Consulting & Services Inc
c/o Chelsea R. Solomon, P.E.

Owner:

San Antonio Water System

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Loop 410 and Old
Pearsall Road

Tract Size:

12.00 acres

Council District(s):

4

Notification:

Internet Agenda Posting August 8,
2014

REQUEST

Approval of a major plat to subdivide a 12.00-acre tract of land to establish the **SAWS Old Pearsall Rd Pump Station A** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 25, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“NP10” Neighborhood Preservation District

C. Major Thoroughfare

Old Pearsall 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 March 20, 2014.

Furthermore, the subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Military Installation was notified.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 3, 2014.

II. RECOMMENDATION

Approval of the proposed **SAWS Old Pearsall Rd Pump Station A** Subdivision.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP N.T.S.
MAPSCO 2010 PAGE: 679 GRID: E2

NOTES:

- MONUMENTATION AS SHOWN HEREON: A 1/2" REBAR WITH A CEC PLASTIC CAP FOUND AT EACH CORNER, UNLESS NOTED OTHERWISE.
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RR#1 P.L.D. #4371 DATUM IS NAD83" (ADJUSTMENT 1993) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLAN COORDINATES - SOUTH CENTRAL ZONE AND ARE SURFACE COORDINATES WHICH CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998303.
- DIMENSIONS SHOWN ARE SURFACE; AND
- BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREEN BELTS, 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.

LEGEND

- F.I.R. = FOUND IRON ROD
- G.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- E.G.&CATV ESMT = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
- SAN. SWR. ESMT = SANITARY SEWER EASEMENT
- EX'ST. = EXISTING
- R.O.W. = RIGHT-OF-WAY

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:

CHESTER A. VARNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4812

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.

CHelsea R. SOLOMON, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 97246

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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TxDOT NOTES:

- 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.
- 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 (1) ACCESS POINT ALONG FM 2536 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 629.31'.

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 DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE:

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

ACCESS NOTE:

LOT OWNERS(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3). CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-(D)(5).

STORM WATER DETENTION NOTE:

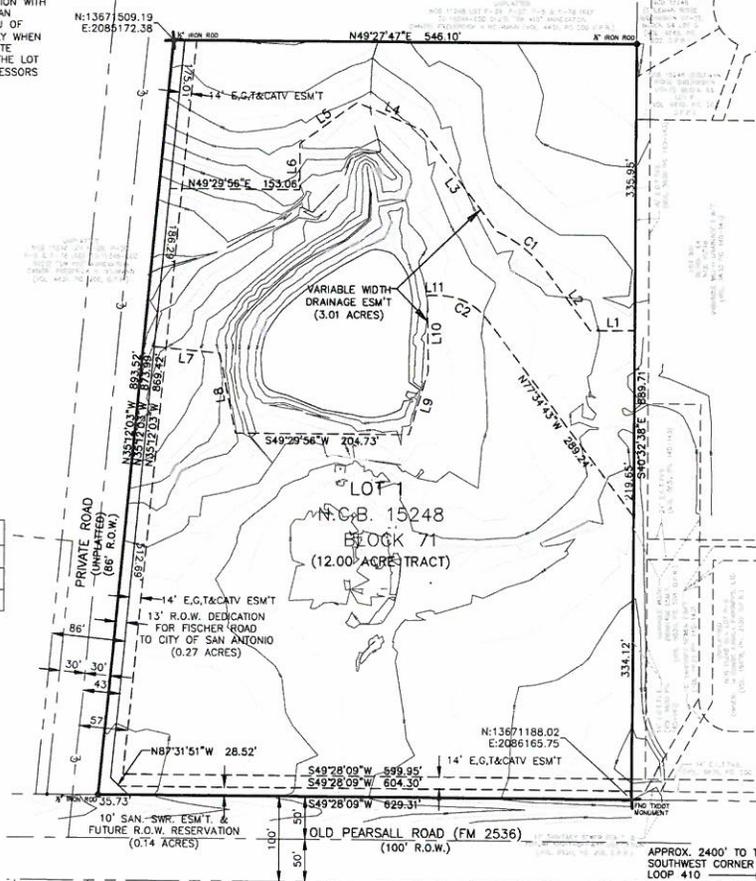
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLD) IF OFFSITE DRAINAGE CONDITIONS ALLOW 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.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	80.21	160.00	28.72	N88° 03' 36"E	79.37
C2	64.61	70.00	52.88	S75° 58' 51"W	62.34

Line #	Length	Direction
L1	52.43	N48° 39' 11.48"E
L2	82.92	S77° 34' 43.00"E
L3	145.98	S77° 16' 12.22"E
L4	83.69	N71° 47' 41.25"E
L5	82.48	N13° 56' 58.64"E
L6	54.23	N40° 30' 03.92"W
L7	77.63	S54° 47' 57.37"W
L8	95.69	N51° 56' 31.84"W
L9	78.06	S23° 57' 28.97"E
L10	89.21	S41° 27' 35.97"E
L11	14.91	S49° 32' 24.03"W

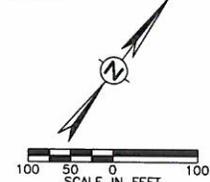
CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - 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 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 AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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.



PLAT NO. 140071
SUBDIVISION PLAT ESTABLISHING
SAWS OLD PEARSALL RD PUMP
STATION A

BEING A 12.00 ACRES (522,669 SQ. FT.) TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 71, NCB 15248 OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, COUNTY BLOCK 4301, N.C.B. 15248 AND OUT OF A 121 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 1987, PAGE 595 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



CAS CONSULTING & SERVICES INC
14100 SAN ANTONIO AVE. SUITE 409
SAN ANTONIO, TEXAS 78232
TEL: 210-253-3333
FAX: (210) 248-0053

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND 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, SAN ANTONIO WATER SYSTEM
BY: NANCY BELINSKY
TITLE: VICE PRESIDENT AND GENERAL COUNSEL
2800 U.S. 281 N
P.O. BOX 2449
SAN ANTONIO, TX 78212
210-233-3636

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS

DAY OF _____, A.D. 2014.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT OF SAWS OLD PEARSALL ROAD PUMP STATION A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2014, THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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 _____ 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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140098

Project Name:

Seale Subdivision Unit 11

Applicant:

Chesley I. Swann III

Representative:

Pape-Dawson Engineers, Inc.
c/o Cara C. Tackett, P.E.

Owner:

Milestone Potranco Development,
Ltd.

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

Generally located west of the
intersection of Camp Light Way and
Goat Peak

Tract Size:

13.15-acres

Council District:

ETJ

Notification:

Internet Agenda posting August 8,
2014

REQUEST

Approval of a major plat to subdivide a 13.15-acre tract of land to
establish **Seale Subdivision Unit 11**

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 29, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty-three (63) single-family residential lots, four (4) non-single family lots, and two thousand seventy nine (2,079) linear feet of public streets.

B. Zoning

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

C. Major Thoroughfare

Grosenbacher, Primary Arterial Type A, 120-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 July 29, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 25, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 14-00015, Seale, accepted on August 6, 2014

III. RECOMMENDATION

Approval of the proposed **Seale Subdivision Unit 11** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT OF SCALE SUBDIVISION UNIT 11

BEING 13.15 ACRES OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGES 35-43 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS...

SCALE: 1" = 100'



555 EAST RAMBLE | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000

DATE OF PRINT: July 28, 2014

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THE PLAT, IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT INDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, L.L.C. A TEXAS LIMITED PARTNERSHIP BY MILESTONE PROPERTIES, INC. A TEXAS CORPORATION...

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHELSEY J. SWANN, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...



Meghan J. Moore, Notary Public, Bear County, Texas

THIS PLAT OF SCALE SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

DATED THIS DAY OF A.D. 20 BY CHAIRMAN SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...

DATED THIS DAY OF A.D. 20

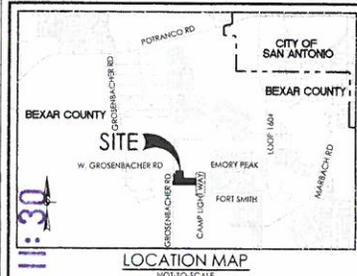
COUNTY CLERK, BEAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEAR

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

MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION...

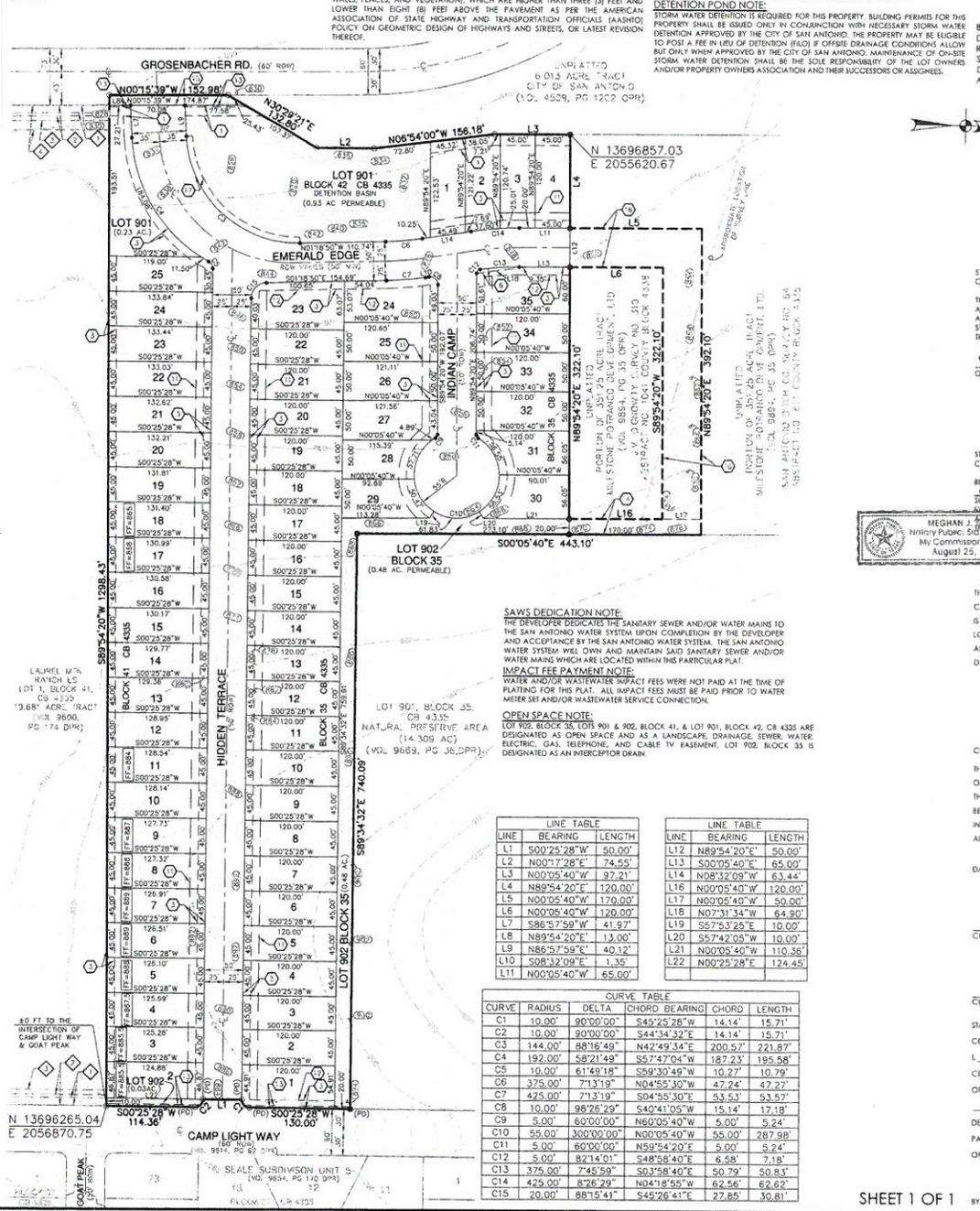
FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH ACTUAL FINISHED FLOOR ELEVATION FOR EACH LOT...

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS...



- LEGEND: 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 20 BUILDING SETBACK LINE; 10 BUILDING SETBACK LINE; 1 NON-ACCESS VEHICULAR EASEMENT; 20 DRAINAGE EASEMENT; 13 RIGHT-OF-WAY DEDICATION; 50 DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 7 CLEAR VISION EASEMENT; 10 EDGAR MET WATER SERVICE EASEMENT; 14 ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT; 20 BUILDING SETBACK LINE; 32 DRAINAGE EASEMENT; 1 NON-ACCESS VEHICULAR EASEMENT; 20 DRAINAGE EASEMENT; 13 RIGHT-OF-WAY DEDICATION; 50 DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 7 CLEAR VISION EASEMENT.

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



SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

OPEN SPACE NOTE: LOT 902, BLOCK 35, LOTS 901 & 902, BLOCK 41, & LOT 901, BLOCK 42, CB 4335 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT...

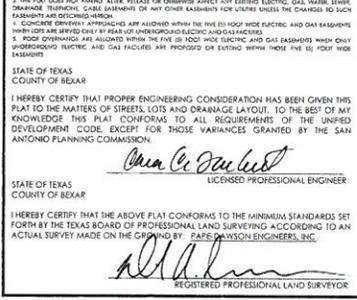
LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L11 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C15 with their geometric data.

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 GROUNDS BY PAPE-DAWSON ENGINEERS, INC.

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...

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 GROUNDS BY PAPE-DAWSON ENGINEERS, INC.



DEVELOPMENT SERVICES RECEIVED

2011 JUL 29 AM 11:30

SCALE SUBDIVISION UNIT 11

PLAT NUMBER 140098



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140111

Project Name:

Fertile Valley Farms Lot 8, Block A

Applicant:

Jose Luis Lopez Ruiz

Representative:

Villagomez Engineering Co.
c/o Jose Villagomez, P.E.

Owner:

Jose Luiz Lopez Ruiz

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

Generally located northwest of the
intersection of Durham and Anacacho
Road

Tract Size:

0.535-acres

Council District:

10

Notification:

Published in Daily Commercial
Recorder July 25, 2014
Notices Mailed July 24, 2014

- Twenty (20) notices were sent to property owners within 200 feet and to El Chaparral / Fertile Valley Neighborhood Association

Internet Agenda posting
August 8, 2013

REQUEST

Approval of a minor plat to replat a 0.535-acre tract of land to establish **Fertile Valley Farms Lot 8, Block A** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 15, 2014

CASE HISTORY

The area being replatted is a portion of Lot 8, Block A, NCB 15704; out of the Fertile Valley Farms Subdivision plat, recorded in Volume 3377, Page 76-78, 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-6 AHOD” Residential Single Family Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on May 13, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 23, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

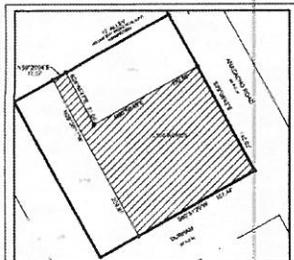
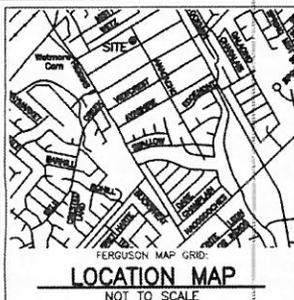
To the present staff has not received any written responses from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Fertile Valley Farms Lot 8, Block A** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



1"=100'
AREA BEING RE-PLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 8, BLOCK A, NEW CITY BLOCK 15704, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, ACCORDING TO PLAT RECORDED IN VOLUME 3377, PAGE 76-78, FERTILE VALLEY FARMS, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS BEXAR COUNTY
R.O.W.	RIGHT OF WAY EASEMENT
ESMT	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE (VOLUME/PAGE)
(/)	TELEPHONE
TEL	CABLE TELEVISION
○	1/2" IRON ROD FOUND
SIR	1/2" IRON ROD SET WITH CAP "PLS 5578"
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

SURVEY NOTES:

- 3" DIAMETER STEEL PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.)
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT COMFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JOSE VILLAGOMEZ, P.E.

Jose Villagomez, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
JOEL CHRISTIAN JOHNSON, R.P.L.S.

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

Jose Villagomez, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 105199
JOSE VILLAGOMEZ, P.E.

NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ON THIS CROSS-SECTION OF THE DRAINAGE EASEMENT AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

WASTEWATER EDDY NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

IMPACT FEE 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.

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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CMS 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 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, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, MASTS OR SUPPORT WIRES, CABLES, CONDUITS, PIPESLINES 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 CHANGERS 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 CMS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLY 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 LESSEES WHEN SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FEET WIDE D.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE D.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

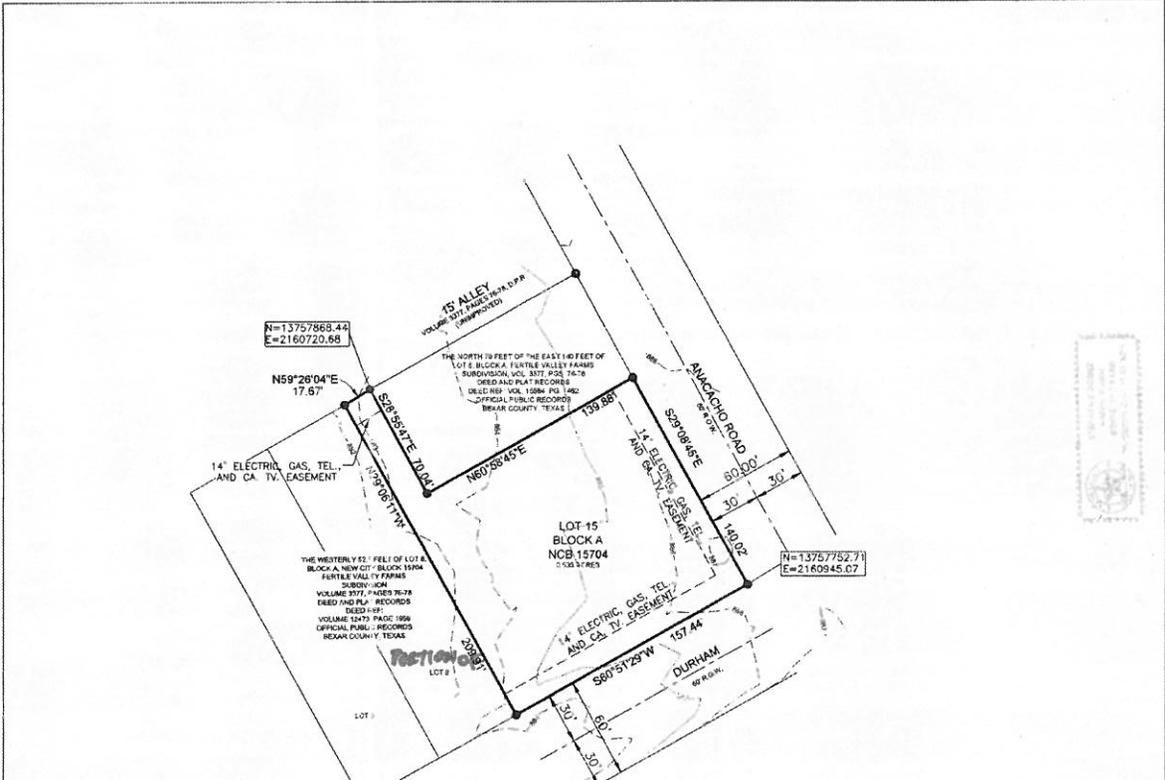
WASTEWATER EDDY NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT AS APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

IMPACT FEE 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.

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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



PLAT I.D.: 140111

RE-PLAT ESTABLISHING

FERTILE VALLEY FARMS LOT 8, BLOCK A

BEING 0.535 ACRES ESTABLISHING LOT 15, BLOCK A, NEW CITY BLOCK 15704, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=50'

VILLAGOMEZ ENGINEERING CO.
24185 IH-10 W. STE 217-708
SAN ANTONIO, TEXAS 78257
PH: (210) 724-0816
FAX: (210) 853-0232
TYPE FIRM REGISTRATION NO. F13498

JOHNSON SURVEYING, INC.
Registered Professional Land Surveyor
17800 BLANCO RD. STE 306 SAN ANTONIO, TX 78212
(210) 858-9838 • (210) 247-4378 fax
Firm Reg. 410146000

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DEUTY AUTHORIZED AGENT, DEDICATED 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 SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER'S INFORMATION:
JOSE LUIS LOPEZ RUIZ
18356 HUNTING GLEN ST.
SAN ANTONIO, TX 78247

Jose Luis Lopez Ruiz
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE LUIS LOPEZ RUIZ 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.

CONSIDER MY HAND AND SEAL OF OFFICE
THIS 01 DAY OF June, A.D. 2014

Jose Luis Lopez Ruiz
NOTARIAL PUBLIC
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 11-01-2016

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FERTILE VALLEY FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGE 76-78, 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, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
*WORK AND SIGNED BEFORE ME THIS _____ DAY OF _____ 2014.

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

THIS REPLAT PLAT OF FERTILE VALLEY FARMS, LOT 8, BLOCK 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. 2014.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, CLERY RICHMONT, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2014 A.D. AT _____ M. AND DAILY RECORDED THE DAY OF _____ 2014 A.D. AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK _____ VOLUME _____ ON PAGE _____.

IN TESTAMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PAGE 1 OF 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140117

Project Name:

Uptown Urban Crest IDZ

Applicant:

Dale Davis

Representative:

Pape-Dawson Engineers, Inc.,
c/o Matt Jonson, P.E.

Owner:

Uptown Urban Crest, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located at the southeast
intersection of Harry Wurzbach and
Urban Crest Road.

Tract Size:

2.308 Acres

Council District/ETJ:

10

Notification:

Published in Daily Commercial
Recorder July 27, 2014

Internet Agenda posting
August 8, 2014

REQUEST

Approval of a major plat to subdivide a 2.308-acre tract of land to
establish the **Uptown Urban Crest IDZ** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 25, 2014

CASE HISTORY

Area being replatted was previously platted as Lot 13, Block 10,
New City Block 11851, in the KVSBAK Multi-Family
Subdivision plat, recorded in Volume 9655, Page 217, of the deed
and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty six (46) single-family residential lots and one (1) non-single family lot.

B. Zoning

“IDZ MC-3 AHOD” Infill Development Zone Austin Highway/Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre.

C. Major Thoroughfares

Harry Wurzbach 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 July 2, 2014.

F. Interdepartmental Review

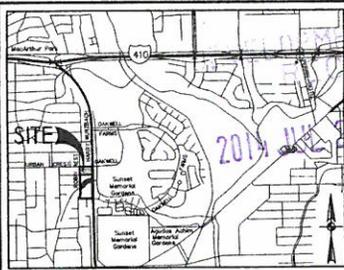
LOCs were issued from all reviewing agencies on July 25, 2014.

III. RECOMMENDATION

Approval of the proposed **Uptown Urban Crest IDZ** Replat.

IV. ATTACHMENT

1. Proposed plat



2.308 ACRES BEING REPLATED WAS PREVIOUSLY PLATED AS LOT 13, BLOCK 10, NEW CITY BLOCK 11851. REPLAT AND SUBDIVISION PLAT OF KVSBAK MULTI-FAMILY RECORDED IN VOLUME 9655, PAGE 217 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT KVSBAK MULTI-FAMILY #130144 WHICH IS RECORDED IN VOLUME 9655, PAGE(S) 217, COUNTY PLAT AND DEED RECORDS.

I, THE OWNER(S) 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 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: DALE DAVIS
UPTOWN URBAN CREST, L.P.
2200 WEST PEEKE, SUITE 100
WESLACO, TEXAS 75789
(956) 949-8684

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF July, A.D. 2017

ALLISON NAGELBERG
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 4/11/17

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

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

STATE OF TEXAS
COUNTY OF BEAR

DAVID CASANOVA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

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

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO HAS A PUBLIC UTILITY SERVICE PROVIDED BY THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS A PUBLIC UTILITY SERVICE PROVIDED BY THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS A PUBLIC UTILITY SERVICE PROVIDED BY THE CITY OF SAN ANTONIO.

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

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 MAINTENANCE.

- LEGEND**
- BLK BLOCK (SURVEY)
 - DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - NCB NEW CITY BLOCK
 - VL VOLUME
 - PG PAGE(S)
 - 1 LOT NUMBERS
 - 1/4" GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL. 9655, PG. 217, DPR)
 - 1/8" PRIVATE DRAINAGE EASEMENT (VOL. 9655, PG. 217, DPR)
 - 1/8" SANITARY SEWER EASEMENT (VOL. 4000, PG. 208, DPR)
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - ZERO LOT LINE
 - VARIABLE WIDTH BREVIOCABLE INGRESS/EGRESS
 - 5' WATER EASEMENT
 - 10' X 15' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - 5' MAINTENANCE EASEMENT (TYPICAL)
 - VARIABLE WIDTH DRAINAGE WATER EASEMENT
 - 3' X 8' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - 5' MAINTENANCE & 3' X 8' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT TO BE CREATED OPPOSITE ZERO LOT LINE

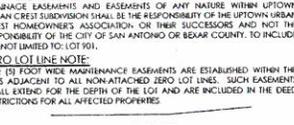
FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR WAY THIS NOTE BE TAKEN CARE OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE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

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

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. ONE LANE OF CARING 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 TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN UPTOWN URBAN CREST SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE UPTOWN URBAN CREST HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO, LOT 901.

ZERO LOT LINE NOTE:
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

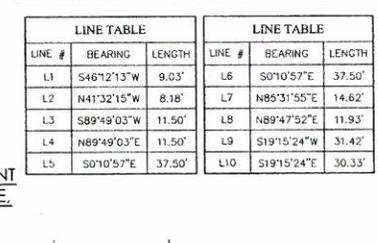


LINE TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S46°21'3"W	9.03'	L6	S07°05'7"E	37.50'
L2	N41°32'15"W	8.18'	L7	N85°31'55"E	14.62'
L3	S89°49'03"W	11.50'	L8	N89°47'52"E	11.93'
L4	N89°49'03"E	11.50'	L9	S19°15'24"W	31.42'
L5	S07°05'7"E	37.50'	L10	S19°15'24"E	30.33'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°58'48"	N44°48'27"E	21.21'	23.56'
C2	25.00'	94°17'08"	S47°19'31"E	36.65'	41.14'
C3	30.00'	27°16'33"	N66°57'02"W	14.15'	14.28'
C4	45.00'	14°22'56"	N46°07'17"W	11.27'	11.30'
C5	45.00'	14°22'56"	N45°45'24"E	11.27'	11.30'
C6	30.00'	36°52'12"	N71°22'57"E	18.97'	19.31'
C7	20.00'	90°00'00"	S45°10'57"E	28.28'	31.42'
C8	20.00'	90°00'00"	S44°49'03"W	28.28'	31.42'
C9	30.00'	9°35'39"	N85°01'14"E	5.02'	5.02'
C10	30.00'	27°16'33"	N66°35'08"E	14.15'	14.28'
C11	15.00'	3°48'10"	N87°53'47"E	1.00'	1.00'
C12	15.00'	86°10'39"	N42°54'23"E	20.49'	22.56'
C13	30.00'	9°35'39"	N85°23'07"W	5.02'	5.02'
C14	30.00'	36°52'12"	S71°44'51"E	18.97'	19.31'
C15	45.00'	11°6'23"	S37°55'44"W	1.00'	1.00'
C16	25.00'	67°42'14"	S53°06'31"W	27.85'	29.54'
C17	25.00'	67°35'00"	S53°02'54"E	27.81'	29.49'
C18	45.00'	2°46'21"	S37°32'39"E	2.18'	2.18'



PLAT NUMBER 140117

REPLAT ESTABLISHING
UPTOWN URBAN CREST IDZ

ESTABLISHING LOTS 16 - 27 OF BLOCK 10, LOTS 1 - 22 OF BLOCK 11, & LOTS 1 - 12 OF BLOCK 12, BEING A 2.308 ACRES TRACT OF LAND COMPRISED OF LOT 13, BLOCK 10, REPLAT KVSBAK MULTI-FAMILY RECORDED IN VOLUME 9655, PAGE 217, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS IN NEW CITY BLOCK 11851, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 50'

0' 50' 100' 150'

PAPE-DAWSON ENGINEERS
TYPE, FROM REGISTRATION #170
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: July 14, 2014

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER: DALE DAVIS
UPTOWN URBAN CREST, L.P.
2200 WEST PEEKE, SUITE 100
WESLACO, TEXAS 75789
(956) 949-8684

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DALE DAVIS 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, EXCEPT UNDER MY HAND AND SEAL, OF OFFICE THIS DAY OF July 14, A.D. 2017.

ALLISON NAGELBERG
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: November 14, 2017

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

ALLISON NAGELBERG
NOTARY PUBLIC, STATE OF TEXAS
November 14, 2017



Civil Job No. 7238-07; Survey Job No. 9335-08



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140166

Project Name:

Kersey Palafox BSL

Applicants:

Diana C Kersey & Christina Palafox
Felisa & Aldo Flores

Representative:

Stephen G. Cook Engineering, Inc.
c/o Stephen Cook, R.P.L.S.

Owners:

Diana C. Kersey & Christina Palafox
Felisa & Aldo Flores

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

Generally located southwest of the
intersection of Thorain Boulevard and
Howard

Tract Size:

0.446 Acres

Council District/ETJ:

1

Notification:

Published in Daily Commercial
Recorder July 25, 2014
Notices Mailed July 23, 2014

- Twenty-five (25) notices were sent to property owners within 200 feet and Olmos Park Terrace Neighborhood Association

Internet Agenda posting
August 8, 2013

REQUEST

Approval of a minor plat to replat a 0.446-acre tract of land to establish the **Kersey Palafox BSL** Subdivision.

APPLICATION TYPE

Building Setback Line (BSL) Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 22, 2014

CASE HISTORY

The area being replatted are Lots 42 - 45, Block 5, New City Block 9009 of the Olmos Park Terrace Subdivision, recorded in Volume 980, Page 282, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will remove the 20-foot front BSL and 40-foot rear BSL on Lots 42 - 45, Block 5, NCB 9009.

B. Zoning

“R-4 H” Residential Single-Family Historic District

C. Services Available

SAWS Water and Sewer.

D. Interdepartmental Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 22, 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 **Kersey Palafox BSL** Replat.

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 18

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140266

Project Name:

Colebank Estates

Applicant:

Yolanda Colebank

Representative:

Torres Engineering P.C.
c/o Xavier Torres, P.E.

Owner:

Yolanda Colebank

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

Generally located north of the
intersection of Shetland Drive and
Copinsay Avenue

Tract Size:

0.1846-acres

Council District:

3

Notification:

Published in Daily Commercial
Recorder July 25, 2014
Notices Mailed July 23, 2014

- Twenty-one (21) notices were
sent to property owners within
200 feet

Internet Agenda posting

August 8, 2013

REQUEST

Approval of a minor plat to replat a 0.1846-acre tract of land to
establish **Colebank Estates** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 16, 2014

CASE HISTORY

The area being replatted is a portion of Lot 4, Block 52 NCB
10872; 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 residential 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 June 23, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 16, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

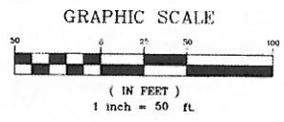
Approval of the proposed **Colebank Estates** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

REPLAT ESTABLISHING COLEBANK ESTATES SUBDIVISION

BEING 0.1846 ACRES ESTABLISHING LOT 18,
BLOCK 6, NCB 10872, SAN ANTONIO, BEXAR
COUNTY, TEXAS.



**TORRES
ENGINEERING P.C.**

FIRM # P-13492
5503 GRISCOM RD, STE 101
SAN ANTONIO, TEXAS 78238
PH: 210-680-0808

JOHNSON SURVEYING, INC.
JOEL C. JOHNSON R.P.L.S.
17890 BLANCO RD, SUITE 306
SAN ANTONIO, TX 78232
PH: 210-858-9838

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEKED TO THE USE OF THE PUBLIC (EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN EXISTING OR PLANNED UNIT DEVELOPMENT), FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, TRAILS, ERECTED, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE AND CONVEYANCE THEREOF EXPRESSED.

OWNER ADDRESS: P.O. BOX 20671
SAN ANTONIO, TEXAS 78230

Lyndia H. Colebank
LYNDIA COLEBANK

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPLIED AND LYNDIA COLEBANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE FULFILLED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 2nd DAY OF July, A.D., 2014.

Xavier Torres
XAVIER TORRES
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF COLEBANK ESTATES 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) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2014.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____, CLERK OF SAID COUNTY DO

HONESTLY 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., _____

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

"GENERAL NOTES"

- ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- P.U.F. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS DEPT. OF REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
- FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (4) INCHES ABOVE FINISH FLOOR GRADE. (31-504 (E)(2))
- SOURCE OF COORDINATE DATA: CITY OF SAN ANTONIO GIS DATA.

"WASTEWATER EOU NOTE"

THE NUMBER OF EQUIVARIANT DRAINAGE UNITS (E.D.U.'S) PAID FOR THIS SUBDIVISION PLAT ARE SET FORTH 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 TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND WASTEWATER SERVICE CONNECTION.

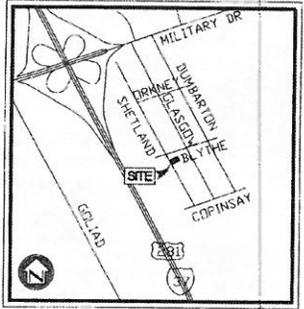
"PRESSURE REDUCING VALVE NOTE"

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW FINISH ELEVATION OF 84.0 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL 1/2" HOLES UNLESS THE ORIGINAL STATIC INFLOW 84.0 FEET DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT ON THE CUSTOMERS SIDE OF THE METER AN APPROVED 1/2" PRESSURE REDUCER IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO EQUAL SERVICES ALLOWED FOR ANY LOTS IF PUMP IS/ARE REQUIRED FOR SUCH LOTS. ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED UNLESS A PRESSURE REDUCER IS ALSO INSTALLED AS A PRESSURE REDUCING VALVE (PRV).

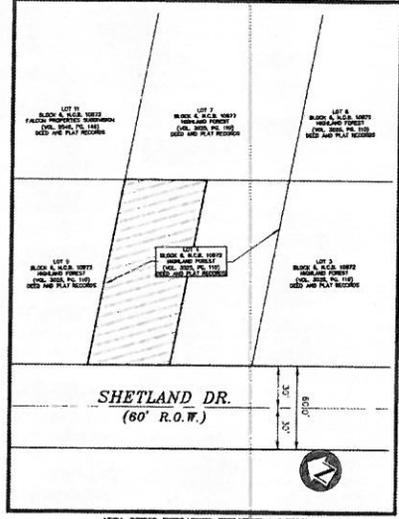
"O.P.S. NOTES AND LEGEND"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EXEMPTIONS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF HIS ALLOWED CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTIONS, CONDUITS, PIPELINES, TRANSFORMERS, OR SURVING METERS, CABLES, PARALLELS, AND DISTRIBUTION SYSTEMS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOSE OR MAY INTERFERE WITH THE EFFICIENT USE OF SAID FACILITIES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO ERECTIONS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY O.P.S. MONITARY LOSS ARISING FROM MODIFICATIONS REQUIRED OF O.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO CHANGE CHANGES OR CHANGES ELEVATION ALTERNATION SHALL BE CHARGED TO THE PERSON OR PERSONS CLAIMED RESPONSIBLE FOR SAID CHANGE CHANGES OR CHANGES ELEVATION ALTERNATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENT, WATER, CEMET, SEWERAGE, TELEPHONE, CABLE EASEMENTS, OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE O.P.S. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR 10' UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHEADS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE O.P.S. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

IN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW OF 100 G.P.M. AT 20 P.S.I. IN ALL AREAS. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL SUBDIVISIONS WILL BE REVIEWED DURING THE SUBDIVISION PERMIT PROCESS IN ACCORDANCE WITH THE PROVISIONS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.



LOCATION MAP
NOT TO SCALE



"AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION"

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 4, BLOCK 6 NCB 10872 OUT OF HIGHLAND FOREST RECORDED IN VOL. 2068, P. 114, BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIGHLAND FOREST RECORDED WHICH WAS RECORDED IN VOL. 2068, P. 114, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS REGULAR MEETING OF MAY 20, 2014 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROJECT.

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

OWNER ADDRESS: P.O. BOX 20671
SAN ANTONIO, TEXAS 78230

Lyndia H. Colebank
LYNDIA COLEBANK

SWORN AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF July, 2014.

Xavier Torres
XAVIER TORRES
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 5/12/19

STATE OF TEXAS
COUNTY OF BEXAR

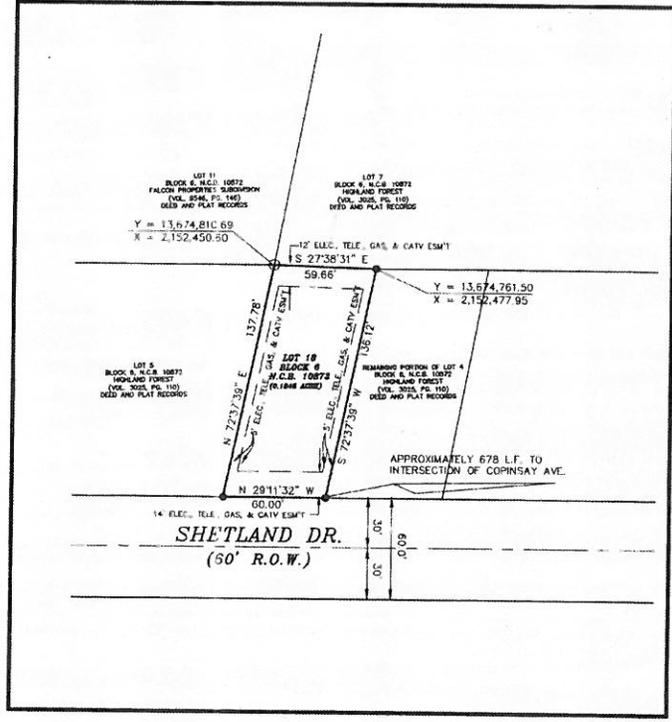
I HEREBY CERTIFY THAT PROPER KNOWLEDGE CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE NATURE OF THE LOTS AND DRAINAGE SYSTEMS TO THE BEST OF MY KNOWLEDGE AND IT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Xavier Torres
XAVIER TORRES, P.E.
LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 5078

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.

Joel Christian Johnson
JOEL CHRISTIAN JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5078

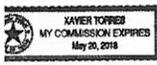


"SURVEYOR NOTES"

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM (TCS) LABORED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD COOPERATIVE CORE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM (TCS) LABORED FOR THE SOUTH CENTRAL ZONE.

"LEGEND"

FOUR 1/2" IRON ROD _____ ○
TWO RIB PIPE _____ ●
JOB NO. 14.103.00.00 DATE: 04/01/14





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140276

Project Name:

Southton Village, Unit 6A

Applicant:

Joe C. Hernandez

Representative:

Bury
c/o Mary Jane Phillips, P.E.

Owner:

KB Home Lone Star INC

Staff Coordinator:

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

Property Address/Location:

Generally located northeast of the intersection of Southton Road and Wrangler Park.

Tract Size:

0.791 acres

Council District:

3

Notification:

Internet Agenda posting August 8,
2014

REQUEST

Approval of a major plat to subdivide a 0.791-acre tract of land to establish **Southton Village, Unit 6A** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 31, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of five (5) single family lots and approximately one hundred fourteen (114) linear feet of public streets.

B. Zoning

“R5” Residential Single-Family District

C. Major Thoroughfare

Southton Road, Enhanced Secondary Arterial Type A, 120-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 July 31, 2014.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 29, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 794, Southton Village, accepted on September 29, 2004

III. RECOMMENDATION

Approval of the proposed **Southton Village, Unit 6A** Subdivision Plat

IV. ATTACHMENT

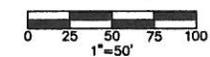
1. Proposed plat

SUBDIVISION PLAT ESTABLISHING SOUTHTON VILLAGE UNIT 6A

BEING A 0.791 ACRES ESTABLISHING LOT 7-9, BLOCK 15, NCB 16624 AND LOTS 47 AND 48, BLOCK 11, NCB 16624, OUT OF THAT CERTAIN CALLED 23.05 ACRE TRACT, SITUATED IN NCS 16624, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO SOUTHTON RANCH LTD., A TEXAS LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 13901, PAGE 358 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BURY

922 Isom Road, Suite 100 San Antonio, TX 78216 Tel. (210) 525-9000 Fax (210) 525-0529 TBPE Registration Number F-1048 Copyright © 2014



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.

DULY AUTHORIZED AGENT RB HOME (K&K) STAR INC. JOE HERNANDEZ, DIRECTOR OF LAND PLANNING 4800 FREDERICKSBURG RD. SAN ANTONIO, TEXAS 78228

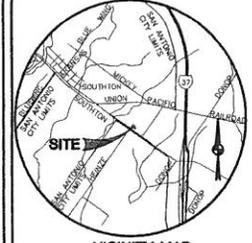
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, Joe C. Hernandez, PERSONALLY APPEARED, JOE HERNANDEZ, DIRECTOR OF LAND PLANNING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF JULY, A.D. 2014. Veronica A. Bosquez NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SOUTHTON VILLAGE UNIT 6A 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. 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 THE DAY OF A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



VICINITY MAP NOT TO SCALE BEXAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED) 1/2" IRON ROD SET WITH YELLOW CAP MARKED "RT" (UNLESS NOTED) MONUMENT FOUND MONUMENT SET BENCHMARK EXISTING CONTOURS PROPOSED CONTOURS R.P.R.B.C.T. REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS O.P.R.B.C.T. OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE; and 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

CPS NOTES:

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

STATE OF TEXAS COUNTY OF BEXAR

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

MARY JANE PHILLIPS, P.E. 7/20/14 DATE LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 102318



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 IN AN ACTUAL SURVEY ON THE GROUND.

HAL B LANE, III, R.P.L.S. 7/20/14 DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4690



GENERAL NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM. 2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY INC. 3. 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 PROOVED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

DRAINAGE NOTES:

- 1. NO STRUCTURES, FENCE, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 2. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE REGIONAL DETENTION POND LOCATED IN LOT 900, BLK 11, OF THE SOUTHTON SUBDIVISION UNIT 6B (COSA PLAT #140277). 3. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORMWATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE-IN-LIEU OF DETENTION (FILO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES. 4. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

IMPACT FEE PAYMENT DUE:

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

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEMS HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 5,000 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 MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1019373) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE PER 35-477(h).

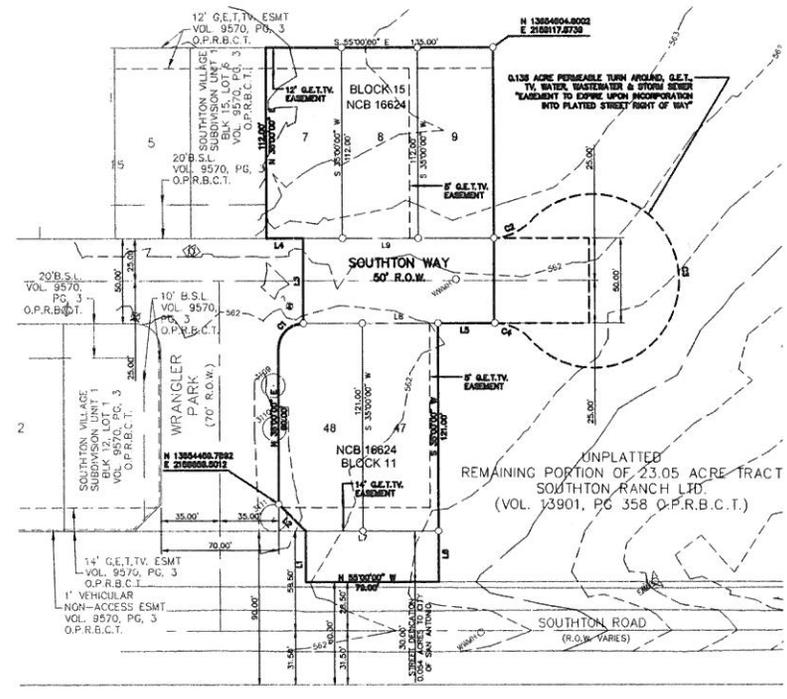


Table with 5 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, BEARING. Contains data for curves C1 through C4.

Table with 2 columns: LINE TABLE and LOT AREA. Line table lists line numbers, bearings, and distances. Lot area table lists lot numbers and areas.

Date: Jul 24, 2014, 2:26pm User ID: 46164 File: \\151-rb-02\CAD\1019373\50002 CD SUBMITTALS\2014-07-24 To Unit 6A Addressing\Southton Unit 6A_140276.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 20

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140312

Project Name:

Lackland City Subdivision Unit 70,
BSL

Applicant:

Refugio Mendez Wong, Owner

Representative:

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

Owner:

Refugio Mendez Wong, Owner

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-80502
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located west of the
intersection of Meadow Path and
Meadow Way Drive.

Tract Size:

0.215 Acres

Council District:

6

Notification:

Published in Daily Commercial
Recorder July 25, 2014
Notices Mailed July 23, 2014

- 20 to property owners within 200 feet of the subdivision and to the Meadow Village neighborhood association.
- Internet Agenda posting August 8, 2014

REQUEST

Approval of a minor plat to replat an 0.215-acre tract of land to establish Lackland City Unit 70, BSL Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 21, 2014

CASE HISTORY

Area being replatted is Lot 10, Block 2, NCB 15355 to remove the 30 foot front building setback line, out of the Lackland City Unit 70 Subdivision recorded in Volume 5700, Page 102 of the deed and plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“R-6” 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 May 23, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on July 3, 2014.

II. SUPPLEMENTAL INFORMATION

A. Notices

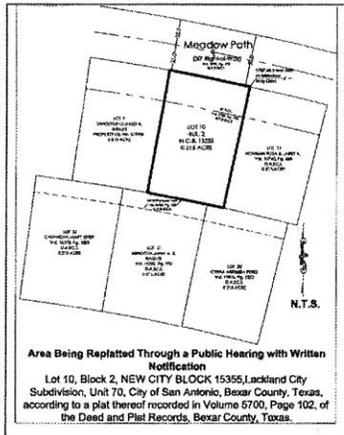
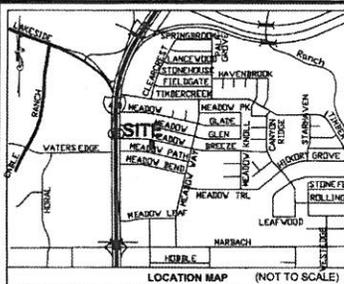
To the present, staff has received one (1) written response in opposition from the surrounding property owner.

III. RECOMMENDATION

Approval of the proposed **Lackland City Unit 70, BSL** Subdivision

IV. ATTACHMENT

1. Proposed plat



**STATE OF TEXAS
COUNTY OF BEXAR**

The area being replatted was previously platted on plat Lackland City Subdivision, which is recorded in Vol. 5700, Pg. 102, 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 replating of this property.

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

Owner

 Sworn and subscribed before me this 17th day of July, 2014.

Notary Public in and for the State of Texas
 My commission expires: 7/12/18.

LEGEND

● 1/2" Iron Rod Found N.T.S. - Not to Scale
 ○ 1/2" Iron Rod Set Building Setback Line
 ⊙ May Not Set in Com. Bear & Plat Records, Bexar County, Texas
 H.P.A.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:

 Registered Professional Land Surveyor No. 6366

C.P.S. ENERGY NOTES

1. The City of San Antonio as part of its electric and gas system (City Public Service Energy) 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," "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.

2. Any CPS Energy 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.

3. 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.

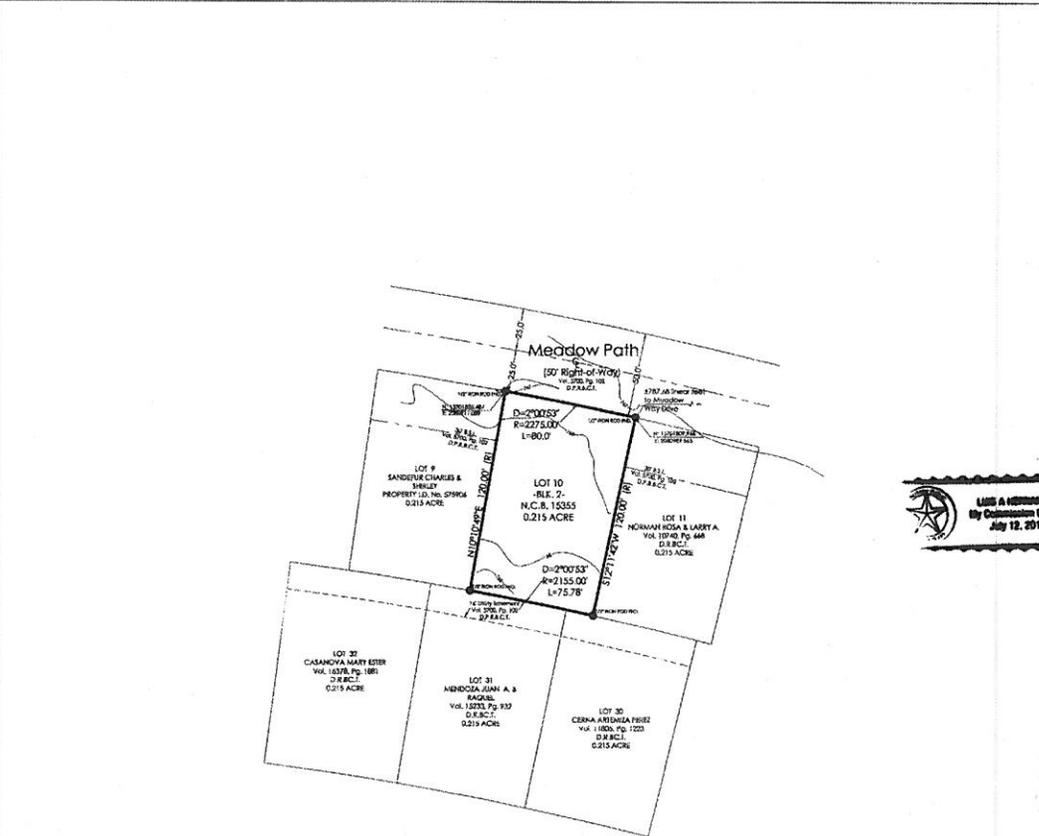
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.

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.

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 as verified by FEMA Map Panel: 48029C0370G, Effective September 29, 2010; this information is subject to change as a result of future FEMA Map revisions and/or amendments.

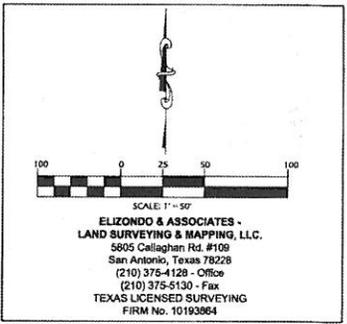
SAWS:
 The developer dedicates the sanitary sewer and/or water mains to the San Antonio Water Systems upon completion by the developer and acceptance by the San Antonio Water Systems.



PLAT NUMBER: 140312

**BUILDING SETBACK LINE PLAT
OF
LACKLAND CITY SUBDIVISION
UNIT 70, BSL**

Replat is for the sole purpose of removing the 30' building setback line along Meadow Drive, Lot 10, Block 2, NEW CITY BLOCK 15355, Lackland City Subdivision, being a total of 0.215 acres, in the City of San Antonio, Bexar County, Texas according to Plat thereof recorded in Volume 5700, Page 102, of the Deed and Plat Records, Bexar County, Texas.



**ELIZONDO & ASSOCIATES -
LAND SURVEYING & MAPPING, L.L.C.**
 5805 Callaghan Rd. #109
 San Antonio, Texas 78228
 (210) 375-4128 - Office
 (210) 375-5130 - Fax
 TEXAS LICENSED SURVEYING
 FIRM No. 10193864

**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.

Owner/Developer: Regugio Mendez Wong
 242 Meadow Drive
 San Antonio, Texas 78227

Sworn to and subscribed before me this 16th day of July, A.D. 2014.

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 (cons 1996) from the Texas coordinate system established for the south central zone displayed in grid values derived from the ngs cooperative cons network;
- Dimensions shown are surface; and
- Bearings are based on the north American datum of 1983 (cons 1996), from the Texas coordinate system established for the south central zone.

This plat of Lackland City Subdivision, 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) has 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



Attachment No 1



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 21

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140447

Project Name:

Caldwell Subdivision

Applicant:

David Barrera

Representative:

Barrera Land Surveying
by David Barrera, R.P.L.S.

Owner:

James Caldwell

Staff Coordinator:

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

Property Address/Location:

Generally located northwest of the
intersection of Richter Road and U.S.
Highway 181 South

Tract Size:

.836 Acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting August 8,
2014

REQUEST

The applicant is requesting a plat deferral to allow for temporary utility service and/or building permits prior to plat approval and recordation of the **Caldwell** Subdivision, for one (1) commercial lot consisting of 0.836-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

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

C. Services Available

SAWS Water and Onsite sewer system

D. Interdepartmental Review

Request for reviews were approved by TIA
and TCI Storm Water Divisions

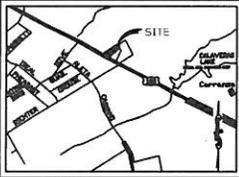
RECOMMENDATION

The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

1. No permanent utility service or building permits shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service or building permits are issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

ATTACHMENTS

1. Proposed Plat
2. Request Letter



LOCATION MAP
NOT TO SCALE

LEGEND:

- : FOUND 1/2" STEEL ROD
- : SET 1/2" STEEL ROD
- : YELLOW CAP MARKED PILE BORN
- : BARBED WIRE FENCE
- : WOOD FENCE
- ⊕ : POWER POLE
- ⊙ : WELL
- ⊙ : WATER TANK



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

DRAINAGE EASEMENT NOTE:
1. NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT EXCEED THE HEIGHTS SHOWN ON THIS PLAN, 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 INSPECT AND CORRECT OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE LESSOR OF THE 1/4 ANNUAL CHANGE (10-YEAR) ULTIMATE PLUS FREEDOM OF THE 1/4 ANNUAL CHANGE (100-YEAR) ULTIMATE DEVELOPMENT CONTROL WATER SURFACE ELEVATION CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS ADMINISTRATOR, BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

CES 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 PLAN AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, INSULATORS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF SERVICE AND EGRESS OVER GRANTEE'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IMPEDER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY OF NECESSARY LOTS RESULTING FROM MODIFICATIONS REQUIRED OF LOTS ELEVATION ALTERATIONS SHALL BE OBLIGATED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAN DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE INDICATED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. REAR OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

WATERWATER ERM NOTE:

THE NUMBER OF EQUIPMENT OVERLAPPING UNITS (EQU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

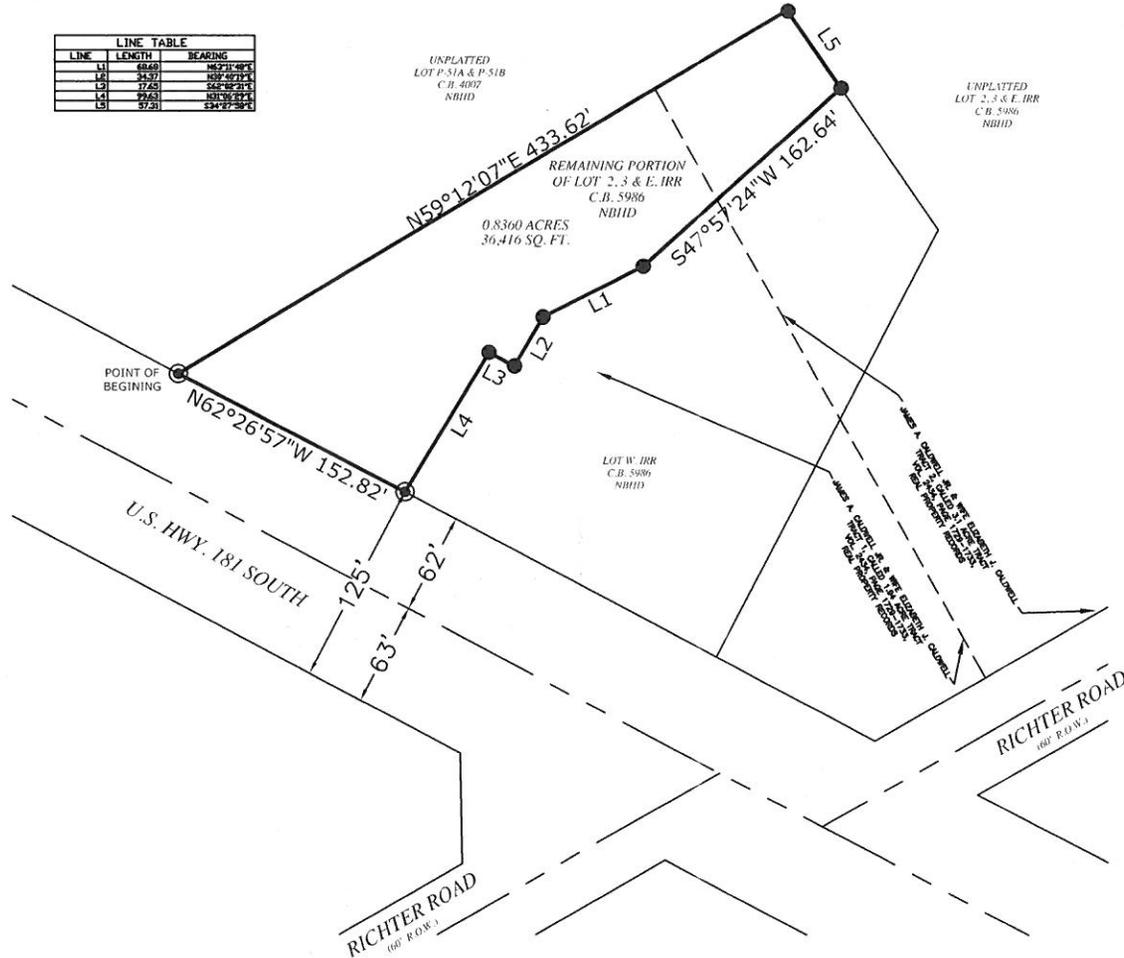
COSA PUBLIC WORKS/ STORM WATER:

FRESH FLOOD 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. IMPROVED STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

NOTES:

- 1) BEAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.
 - 2) THE SETBACKS SHOWN ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO THE ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- SURVEYOR'S NOTES:**
- 1) SETBACKS SHOWN AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD83). DISTANCES SHOWN ARE ACTUAL GROUND DISTANCES.
 - 3) BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.

LINE	LENGTH	BEARING
L1	60.60	N57°11'48"E
L2	34.37	N52°47'24"E
L3	17.40	S52°30'21"E
L4	25.63	N31°05'21"E
L5	57.91	S34°47'58"E



TEXAS DEPARTMENT OF TRANSPORTATION NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE FRONT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATTMENT MEASURES FOR FUTURE HOUSING WITHIN.
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 BASE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 441.70'.

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:

DAVID BARRERA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. _____

STATE OF TEXAS
COUNTY OF BEAR

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

NAME
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. _____

PLAT I.D. NUMBER 140447

SUBDIVISION PLAT ESTABLISHING
CALDWELL SUBDIVISION

BEING A 0.8360 ACRE TRACT OF LAND OUT OF AND PART OF A CALLED TRACT 1 BEING A 1.94 ACRE TRACT AND A CALLED TRACT 2 BEING A 3.1 ACRE TRACT OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEAR COUNTY, TEXAS, AS RECORDED IN DEED VOLUME 2434, PAGE 1729-1733, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

14030 S. U.S. HIGHWAY 181
SAN ANTONIO, TEXAS 78223

BLS BARRERA LAND SURVEYING
TPLS FIRM No. 101830-00
1319 MARCH AVE., SUITE 102
SAN ANTONIO, TEXAS 78214
(210) 444-9023 OFFICE (210) 444-9479 FAX
(210) 837-4328 CELL
dbarrera@yahoo.com

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER:

JAMES CALDWELL JR & ELIZABETH CALDWELL
14030 US HIGHWAY 181
SAN ANTONIO, TX 78223

STATE OF TEXAS
COUNTY OF BEAR

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

CERTIFICATE OF APPROVAL: 14030 S. US HIGHWAY 181
THIS MINOR PLAT _____ HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEAR COUNTY, TEXAS

THIS PLAT OF 14030 S. US HIGHWAY 181 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF BEAR COUNTY DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE DECISIONS HAVE BEEN GRANTED.

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

BY _____
DIRECTOR OF DEVELOPMENT SERVICES

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 DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

140447

RECEIVED
14 JUL 23 AM 11:15

July 22, 2014

To whom it may concern:

LAND DEVELOPMENT
DIVISION

I, James Caldwell have retained Barrera land surveying to produce a plat for my property at 14030 HWY 181 S San Antonio, TX 78223. The completed plat application was turned into your office for approval on 07/21/2014 under plat ID # 140447. We are applying for the deferral as our contractors will be ready to break ground August 11, 2014. We will need to get the building permits as soon as possible to be able to start construction on time. If we do not get the deferral this could set us back possibly four to six months on construction waiting for the builder to free back up. This would put our open date well into the next year. We have a planned open date for January 1, 2015. Thank you for your assistance.

Sincerely,

James Caldwell





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 22

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

140448

Project Name:

Woodlake Land & Building, LLC.

Applicant:

Glenn D. Boggs

Representative:

Galbraith Engineering Consultants,
Inc.

Owner:

Glenn D. Boggs

Staff Coordinator:

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

Property Address/Location:

Generally located at the southeast
corner of Woodlake Center and
Railway.

Tract Size:

9.02 Acres

Council District/ETJ:

2

Notification:

Internet Agenda posting August 8,
2014

REQUEST

The applicant is requesting a plat deferral to allow for temporary utility service and/or building permits prior to plat approval and recordation of the **Woodlake Land & Building, LLC.**, for one (1) non-single family lot consisting of 9.02-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Office/Warehouse

B. Zoning

“I-1” General Industrial

C. Services Available

SAWS Water and Sewer

D. Interdepartmental Review

Request for reviews were approved by TIA
and TCI Storm Water division.

RECOMMENDATION

The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

1. No permanent utility service or building permits shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service or building permits are issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

ATTACHMENTS

1. Proposed Plat.
2. Request Letter

JULY 18, 2014
Job No. 46603701

DEVELOPMENT SERVICES
RECEIVED
2014 JUL 21 AM 11:36

140448
galbraith
engineering
CONSULTANTS, INC.

121 Interpark #105
San Antonio, Texas 78216
galbraithengr@yahoo.com
(210) 496-2636
FAX 496-0314

CITY OF SAN ANTONIO
Development Services
1901 S. Alamo
San Antonio, Texas 78263

ATTN: Development Services Department
Land Entitlements Services

Re: Plat Deferral (WOODLAKE LAND AND BUILDING LLC.)

Attn: Elizabeth Carol

Dear Mrs. Carol:

This letter is to confirm that I, Glenn D. Boggs Jr. property owner of the land known as 9.02 acres (Railway CB. 5076) as recorded in volume 3327, Page 168 Deed Records of Bexar County, Texas has retained Galbraith Engineering Consultants, for platting services.

We are requesting a plat deferral be filed to obtain electrical power at this time to be supplied for a commercial office and warehouse to be constructed on this property. I was not aware that the property needed to be platted prior commencing construction for this project. A denial for this request would delay daily operations of my business resulting in loss revenue. A deferral approval will allow us to start construction while the platting process takes it's course with all the certifying agencies.

Galbraith Engineering Consultants, Inc. will see that all requirements are met to obtain a recorded plat within the 180 days required as outlined in section 35-434 of the San Antonio Unified Development Code.

Sincerely,



Glenn D. Boggs, owner

file: [40,1]sdsb.wrt



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 23

Public Hearing:

Planning Commission
August 13, 2014

Application/Case Number:

110285

Project Name:

Kallison Ranch Phase 1 Unit 3B

Applicant:

Rick Gray, P.E., KFW Engineers

Owner:

IRC DevLand Kallison, Ltd..

Staff Coordinator:

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

Location:

Generally located north of the
intersection of Kallison Bend and
Culebra Road

Tract Size:

13.369 acres

Council District:

ETJ

Notification:

Internet Agenda posting August 8,
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 **Kallison Ranch Phase 1 Unit 3B** Subdivision

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, 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 September 28, 2011. This plat has not been recorded.

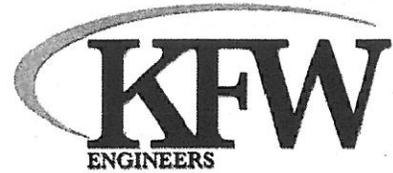
ATTACHMENTS

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

July 22, 2014

DEVELOPMENT SERVICES
RECEIVED

2014 JUL 24 AM 11:41



Development Services Department
Cliff Morton Development and Business Services Center
1901 South Alamo
San Antonio, Texas 78204

Re: Kallison Ranch Phase 1, Unit 3B
Plat No. 110285
Plat Time Extension Application

On behalf of Investment Realty Co, (IRC) we respectfully request that the City of San Antonio extend the plat expiration date for plat No. 110285 from September 27, 2014 for another 3 year period in accordance with Section 35-430 (f) (2) of the Unified Development Code. The plat was originally approved on September 28, 2011. The slow economy at that time adversely impacted the original intended development schedule causing the need for this time extension request.

The property has recently changed ownership from One KR Venture, L.P. to Investment Realty Co. L.C. IRC is actively working with San Antonio Water System, City Public Service (CPS), Time-Warner and AT&T to update plans and obtain permits for construction. The water system was originally designed for, and approved by, Bexar Metropolitan Water System, which has now been taken over by SAWS. SAWS has requested the submission of updated plans conforming to current standards. SAWS' staff has assured the resubmission of construction documents will not affect the original plat approval since the lot configuration is not being modified. Also, since the original approval, CPS has changed their software format and thus is having to redesign the proposed electric system for the subdivision.

Obtaining SAWS' approval and issuance of the General Construction Permit (GCP) and CPS' redesign is expected to take over two months, the plat will have expired at that point unless an extension is granted.

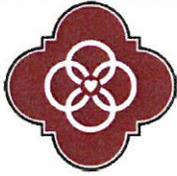
The developer has engaged with KFW Engineers to provide the engineering and surveying services to provide and coordinate the previously mentioned submittals and provide construction phase services including bidding the project for construction. The streets have been rough graded and the developer is actively pursuing additional construction services but is waiting on issuance of construction permits; continuation of subdivision construction is anticipated to proceed early this coming fall.

Please let me know if any additional information is necessary for consideration of this time extension.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Gray', written in a cursive style.

Rick Gray, PE, CFM



CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

OUR SA/SAAH SURPLUS REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 24

Public Hearing:

Planning Commission
August 13, 2014

Petitioner:

Office of Urban Redevelopment
(Urban Renewal Agency)

Representative:

Scott Price, CCDO

Staff Coordinator:

Scott Price
(210) 207-6357
Scott.price@sanantonio.gov

Property Address

1706 Socorro

TRACT SIZE (acres)

The property comprises
approximately 0.1871 acres

Council District:

3

REQUEST

A resolution authorizing the disposition of the following real property comprising approximately 0.1871 acres of land area owned by the Urban Renewal Agency dba Office of Urban Redevelopment (OUR SA) located in City Council District 3.

1706 Socorro: Lot 30, Block 18, New City Block 15647 as shown on Exhibit "A".

RECOMMENDED ACTION

Approval

ALTERNATIVE ACTION

This OUR SA owned surplus property presents an opportunity for the disposition of an existing single family home on the far south side of San Antonio. Disposition by the Office of Urban Redevelopment will allow this property to continue to be used as a single family home in accordance with the Neighborhood Plan associated with property. This disposition will also contribute to the City tax base. Disapproval of this request would deny the taxing entities the tax benefits of a privately owned property.

I. BACKGROUND

According to Deed records, the Urban Renewal Agency (URA) purchased 1706 Socorro property in 1985 as a part of urban renewal efforts associated with the redevelopment of the Villa Coronado neighborhood. The purchase included three (3) adjacent lots that were eventually sold to Habitat for Humanity in 1999. The existing home on the property was rehabilitated and has been continually leased.

The property is being sold "as is" and will remain a single family residence.

II. ATTACHMENTS

1. Exhibit "A" – 1706 Socorro Site Page and Aerial

EXHIBIT "A"

Property Address: 1706 SOCORRO
Legal Description: Lot 30, Block 018, NCB 15647
Council District: 3
Owner of Record: San Antonio Development Agency

Parcel Information:

Dimensions: 50 X 163
Square Feet: 8150 Acreage: 0.1871

Zoning: R6
Minimum Lot Standards: Yes
Utility Availability: All available

Area: ICRIP: No TIRZ: No
 CRAG: No NSP: No
 Reinvestment Area: No
 Plan Area: n/a
 CCHIP Target Area No

Planned Land Use: n/a

Site and Surrounds Observation: Properties contains 924 Sq. ft. 3 bedroom – one bath rental property; neighborhood okay; sidewalk and curb okay;

Development Suitability: Single Family Residential



RESOLUTION # _____

A RESOLUTION TO DECLARE AS SURPLUS AND SELL ONE PARCEL OF REAL PROPERTY OWNED BY THE URBAN RENEWAL AGENCY FOR THE CITY OF SAN ANTONIO dba OFFICE OF URBAN REDEVELOPMENT SAN ANTONIO (OUR SA) CONSISTING OF THE FOLLOWING TRACT OF LAND:

0.1817 ACRES LEGALLY DESCRIBED AS LOT 30, BLK 18, NEW CITY BLOCK 15647, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 1706 SOCORRO – CITY COUNCIL DISTRICT 3.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, OUR SA desires to dispose of approximately 0.1817 acres of property with the legal description of **Lot 30, Block 18, New City Block 15647** as shown on attached Exhibit "A". The property is located in Council District 3.

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the Office of Urban Redevelopment San Antonio disposition strategy for this property and recommends its hearing and approval by City Council;

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

SECTION 1. The Planning Commission recommends City Council approve the disposition of the above cited property.

PASSED AND APPROVED ON THIS -----day of -----, 2014.

Planning Commission Chair

Attest:

Executive Secretary
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. 25

Public Hearing:

Planning Commission
August 13, 2014

Special Project Number:

S.P. 1769

Petitioner:

Each One Teach One

Representative:

Staff Coordinator:

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

Property Address/Location:

815 El Monte Boulevard

Tract Size:

0.4034 of an acre (17,574 square feet)

Council District(s):

1

REQUEST

S. P. No. 1769: Consideration of a request to declare as surplus and sell an improved 0.4034 acre tract of City owned land located at 815 El Monte Boulevard, as requested by Each One Teach One (EOTO). **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 sale of an improved 0.4034 acre tract of City owned land located at 815 El Monte Boulevard will allow the Petitioner to re-use a viable property that can be renovated and utilized to its fullest potential. Disapproval of this request will disallow the Petitioner from centralizing its work force under one roof rather than maintaining its current status of sharing space with other entities.

I. BACKGROUND

Each One Teach One (EOTO-Petitioner) is requesting that the City of San Antonio declare as surplus to its needs and sell an improved parcel of land located at 815 El Monte Boulevard (Lot W 100 ft of 13, Block 2, New City Block 8061) as shown on attached Exhibit A. The subject property is the former site of Fire Station No. 28. The land encompasses 0.4034 of an acre (17,574 square feet) and contains a 3,382 square foot single story building. The Fire Station was built in 1952 and was operational through October 2013 when construction of the new Fire Station No. 28 was completed. The new facility is now located at 15 Burwood Lane.

Each One Teach One is a non-profit entity, established in 2004 with a staff of over 200 volunteer tutors and paid staff. EOTO provides an adult literacy program that has served over 600 people in the community. The program consists of one on one tutoring to out of school teens and adults functioning below 8th grade level academically; provides pre-GED tutoring; provides basic technology literacy; provides life skill support; and serves as a resource to other emerging non-profits serving the disadvantaged. EOTO is categorized as a 501c3 organization and as such, advertisement of the property is not required as provided in Chapter 253 of the Local Government Code, Section 253.011.

II. SUPPLEMENTAL INFORMATION

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

III. RECOMMENDATION

Staff recommends approval of this request to sell property located at 815 El Monte Boulevard.

IV. ATTACHMENTS

1. Exhibit A
2. Resolution

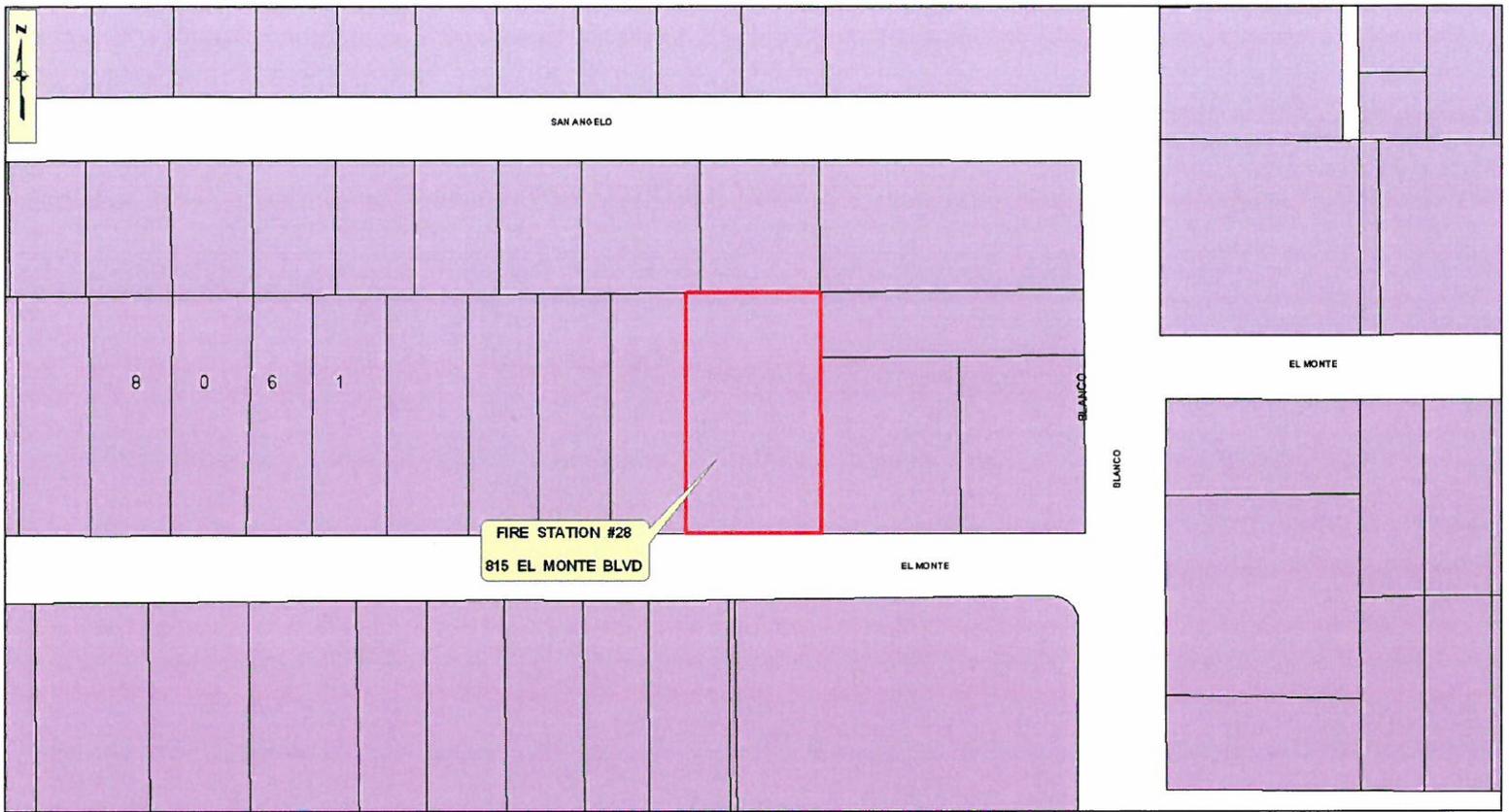


Exhibit A

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN IMPROVED 0.4034 ACRE TRACT OF LAND (17,574 SQUARE FEET), DESCRIBED AS LOT WEST 100 FEET OF 13, BLOCK 2, NCB 8061, LOCATED AT 815 EL MONTE BOULEVARD IN COUNCIL DISTRICT 1, AS REQUESTED BY EACH ONE TEACH ONE.

* * * * *

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, Each One Teach One filed an application requesting to purchase an improved 0.4034 of an acre tract of land (17,574 sq. ft.) out of NCB 8061 located at 815 El Monte Boulevard in Council District 1; 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 13th day of August, 2014.

ROBERTO R. RODRIGUEZ, Chair

Attest:

Executive Secretary
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. 26

Public Hearing:

Planning Commission
August 13, 2014

Petitioner:

San Antonio Water System

Representative:

Bruce Haby
San Antonio Water System

Staff Coordinator:

Jesse Quesada, Management
Analyst
Office of EastPoint & Real Estate
Services (210)-207-6971
Jesse.Quesada@sanantonio.gov

Property Address/Location:

1. 228 Thelka Street
2. A tract of land known as Somerset Road located between 13801 Somerset Road and 13839 Somerset Road
3. 335 Azucena Street
4. 604 E. Hart Street
5. 6375 Rigsby Avenue

Council District (s):

228 Thelka is located in Council District 3, the tract of land known as Somerset Road located between 13801 Somerset Road and 13839 Somerset Road is located in Council District 4, 335 Azucena Street and 604 E. Hart are located in Council District 5, and 6375 Rigsby Avenue and is located Outside the City Limits (OCL)

REQUEST

S.P. 1774 - Consideration of a Resolution supporting a request by the San Antonio Water System (SAWS) to declare as surplus and dispose of five properties owned by SAWS, as shown on Exhibit "A".

RECOMMENDATION ACTION**Approval****ALTERNATIVE ACTION**

The approval of this request will allow these properties to be placed on the tax rolls, generate revenue for the taxing entities and have SAWS discontinue the maintenance of the properties. Disapproval of request would leave the property vacant and unused. In addition, SAWS would continue to be responsible for the maintenance of the properties.

I. BACKGROUND

SAWS is a municipal owned utility. SAWS follows the same procedures under Municipal Code as city departments which want to declare property as surplus. The request is submitted to Office of EastPoint & Real Estate Services which sends the request and exhibits to departments that provide services to, or construct infrastructure on the properties. The departments respond if there is a need for the property, or if the property can be disposed. If the property has been determined as surplus, SAWS is then authorized to dispose of the property in accordance with Chapter 272 of the Local Government Code.

The San Antonio Water System Board of Trustees declared the listed properties as surplus to the system and authorized disposal of the five properties through Resolution 13-255, dated August 13, 2013.

II. RECOMMENDATION

Staff recommends approval of this request to declare as surplus and dispose of five properties owned by the San Antonio Water System.

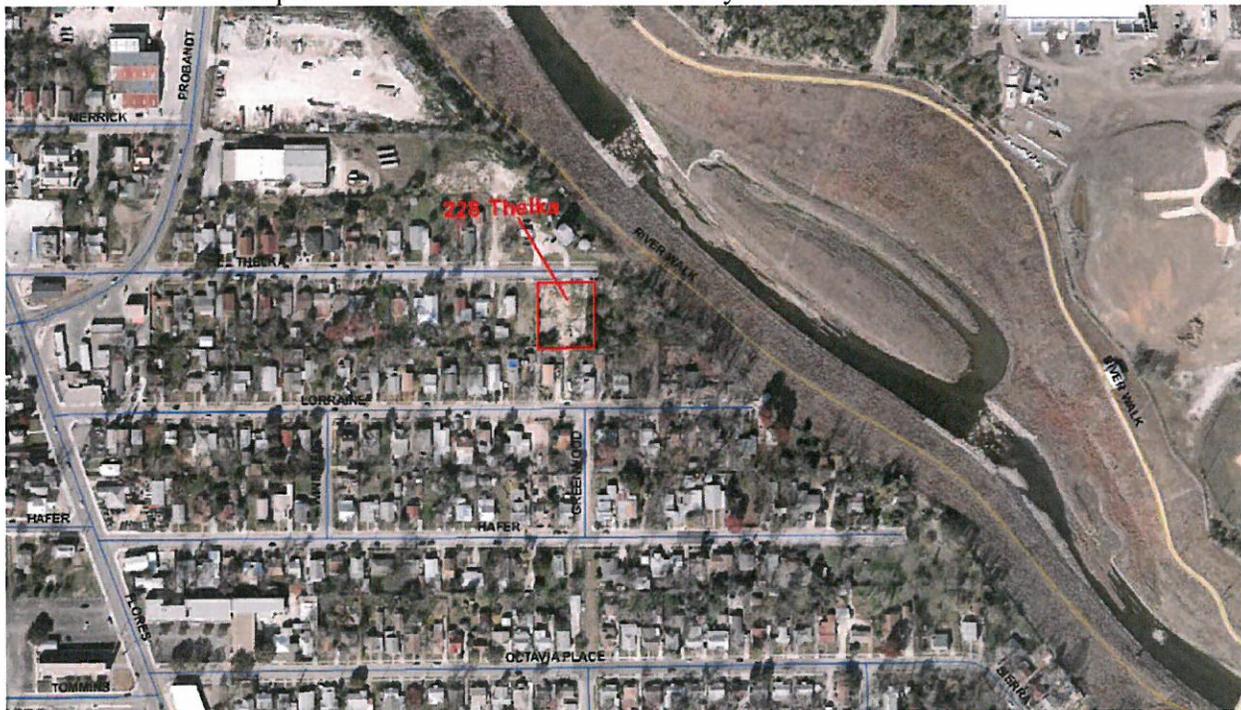
IV. ATTACHMENTS

1. Exhibit A
2. Letter of Agreement
3. SAWS Resolution 13-225
4. Resolution

Property 1

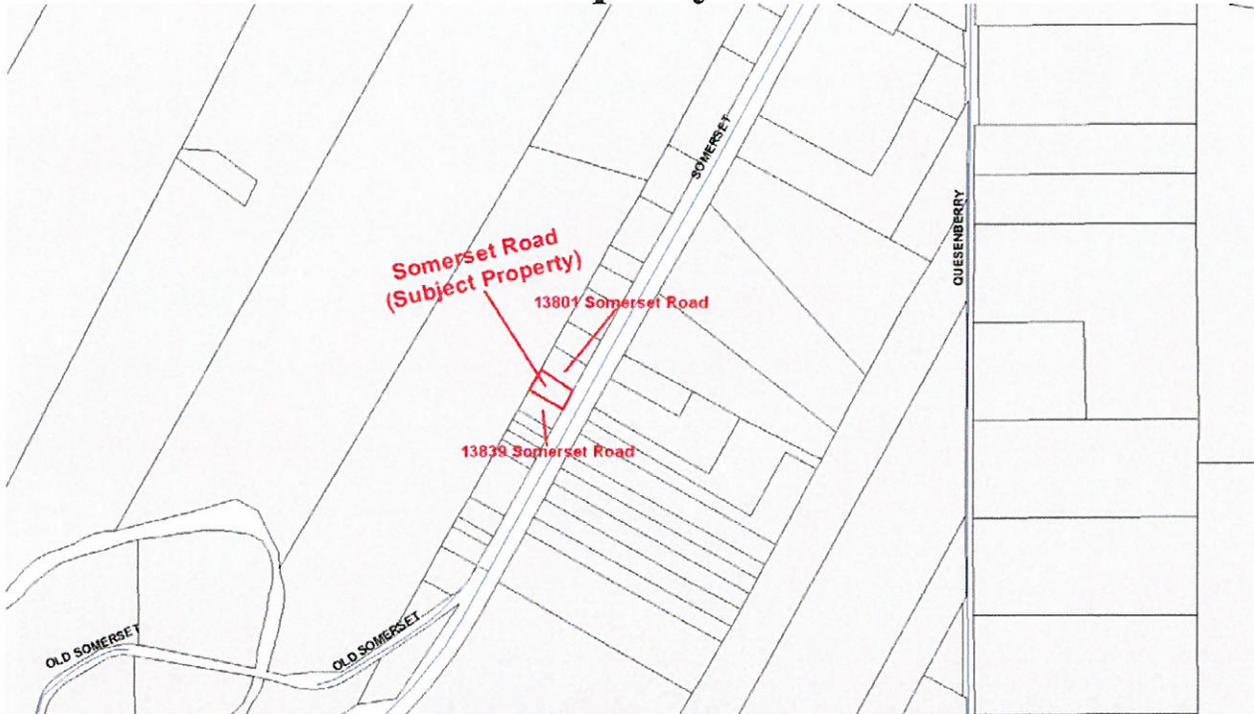


Map of 228 Thelka Street located in City Council District No. 3



Aerial Photograph of 228 Thelka Street located in City Council District No. 3

Property 2



Map of Property on Somerset Road located in City Council District No. 4

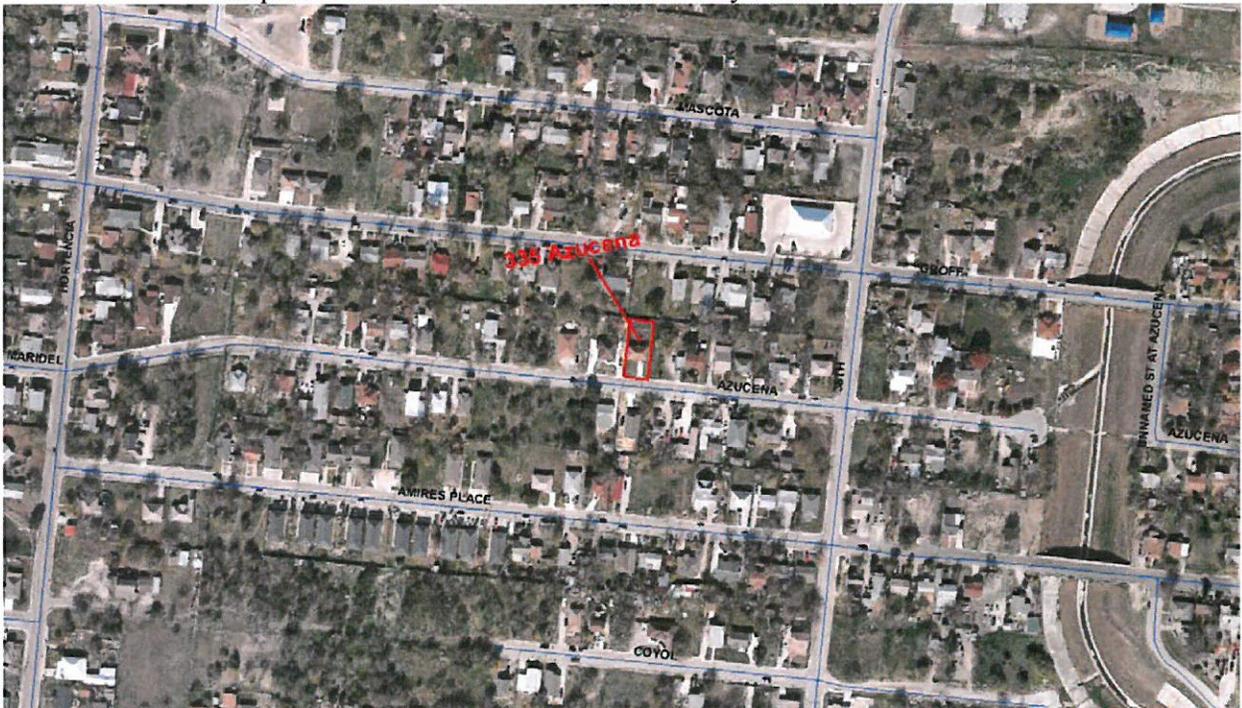


Aerial Photograph of Property on Somerset Road Street located in City Council District No. 4

Property 3



Map of 335 Azucena Street located in City Council District No. 5



Aerial Photograph of 335 Azucena Street located in City Council District No. 5

Property 4



Map of 604 E. Hart Street located in City Council District No. 5



Aerial Photograph of 604 E. Hart Street located in City Council District No. 5

Property 5



Map of 6375 Rigsby Avenue located Outside City Limits (OCL)



Aerial Photograph of 6375 Rigsby Avenue located Outside City Limits (OCL)



CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

May 27, 2014

San Antonio Water System
Attn: Bruce Haby, Real Estate Manager
2800 U.S. Hwy. 281 North
San Antonio, TX 78298-2449

Re: S.P. No. 1774 - Request to declare as surplus and sell five (5) vacant tracts of real property addressed as 228 Thelka, 335 Azucena, 604 E. Hart, 6375 Rigsby and Somerset Road (located between 13801 Somerset Road and 13839 Somerset Road)

Dear Mr. Haby:

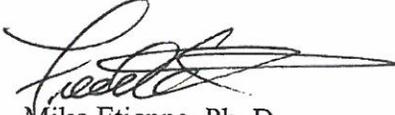
With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

CPS ENERGY: RE: 6375 Rigsby - Petitioner should reference the Electric Easement granted to the City of San Antonio, by instrument recorded in Volume 7119, Page 1763, Official Public Records of Real Property, Bexar County, Texas. The other four properties do not have easements that are required by CPS Energy.

TRANSPORTATION AND CAPITAL IMPROVEMENTS: Planning & Engineering Division: All required studies, permits and fees must be submitted and approved by all applicable local (city and/or county), state and federal governing bodies. Also, petitioner must comply with all local (city and/or county), state and federal regulations.

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

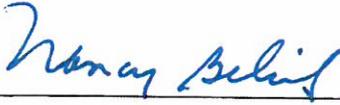
Sincerely,



Mike Etienne, Ph. D.
Officer

AGREED AS TO TERMS AND CONDITIONS:

San Antonio Water System



By:

Vice President & General Counsel

Title:

5/30/14

Date:

RESOLUTION NO. 13th225

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES CONCERNING THE DISTRICT SPECIAL PROJECT ("DSP"), DECLARING TWENTY-NINE TRACTS OF LAND LOCATED IN BEXAR COUNTY, ATASCOSA COUNTY, AND MEDINA COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE DSP AND SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 AND/OR CHAPTER 253 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

THE PROPERTIES TO BE DECLARED SURPLUS ARE DESCRIBED BELOW BY METES AND BOUNDS OR LOT AND BLOCK IN THE CHARTS LISTED BELOW:

Bexar County Property – San Antonio Attachment I – Area Map	PROPERTY DESCRIPTION
149 Peaceful Lane	CB 4170A, BLK 1, Lot SW IRR 120 Ft of 17
596 Hallmark Path	CB 4174, P-15 ABS 35 (formerly PT of P-3)
600 Twin Valley	CB 4194A, Blk 3, Lot 6
1545 Sea Island	CB 4157, Blk 4, Lot 3, 100 Ft of 27
6614 Little Joe Trail	CB 4404A, Blk 1, Lot W 150 Ft of 31
7510 Talley Road	CB 4406 P-7A (.129 ac) & P-9A (.021 ac) A-694
12720 S. Zarzamora	CB 4005A Blk 1, Lot 18
13901 I.H. 35 South	CB 4231C, Blk Lot W 37.64 Ft of 16 (.559 ac) & P-4B (.36 ac)
22870 Priest Rd and 3715 Waterwood Pass (Two properties to be sold together)	CB 4131 P-15 ABS 107 out of P-2 CB 4131 P-14 ABS 107
23306 Post Oak Park	CB 4167B Blk 2 Lot 116 Hickory Hollow Subd UT-1
24814 Ima Ruth	CB 4732 P-20 ABS 708
25300 Fahrenthold	CB 4732A Blk 1 Lot P-100 AND CB 4732A Blk 6 Lot P-100A
25415 Brewer	CB 4732A Blk 8, Lot W ½ of 22
26802 Harmony Hills	CB 4844A, Blk 203, Lot 1
26803 Harmony Hills	CB 4844A Blk 202 Lot 1

Hume Rd.	CB 4162 P-100 ABS 1247 AND CB 4162 P-101 ABS 1247
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Bexar County Property – Von Ormy Attachment II – Area Map	PROPERTY DESCRIPTION
4139 Kings Hill	CB 4194B Blk 3 Lot 26
4161 Kings Hill	CB 4194B Blk 3 Lot 25
4193 Kings Hill	CB 4194B Blk 3 Lot 24
4317 Mansion	CB 4194B Blk 9 Lot 26
4327 Mansion	CB 4194B Blk 9 Lot 27
4163 Deborah Kay	CB 4202A Blk 2 Lot W IRR 25 Ft of 27 BCAD Property ID 184418
4207 Deborah Kay	CB 4202A Blk 2 Lot SE 50 X 50 Ft of 26 BCAD Property ID 184415 & 184416

Atascosa County Property Attachment II – Area Map	PROPERTY DESCRIPTION
400 Sundown Ln	Primrose Estates S/D Blk 2 Lot 23
1256 Sherwood Forest	Sherwood Forest S/D Blk 1 Lot 18, 0.33 ac
Oak South Lot A	Oaks South S/D Lot PT of 5, 0.17 ac
Oak South Lot B	Oaks South S/D Lot 6, 0.334 ac

Medina County Property – San Antonio Attachment I – Area Map	PROPERTY DESCRIPTION
1465 CR 381 (known as West View 381, Facility ID 124)	Medina County Property ID# R77861 A0380 J. Fitzgerald Survey 33, Acres 1.029 “Northern Well Site”

WHEREAS, the San Antonio Water System’s District Special Project was created by the City Council of the City of San Antonio on October 20, 2011, pursuant to Ordinance No. 2011-10-20-0845, and this action is related to, and consistent with, that Ordinance; and

WHEREAS, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

WHEREAS, staff has determined need for the Properties are no longer necessary for the efficient operation of the DSP and System; and

WHEREAS, any easements, rights of way, groundwater rights, surface water rights, well sites, etc. needed for the efficient operation of the System will be retained at the time of any future sale; and

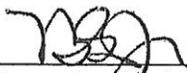
WHEREAS, upon the sale of said Properties, the proceeds from said sale shall be deposited in the Gain/Loss Account for the Water Delivery System and allocated to the District Special Project; and

WHEREAS, the San Antonio Water System Board of Trustees desires to (i) declare the Properties as herein described surplus to the needs of the DSP and System as required by City Ordinance No. 75686, (ii) recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) authorize the President/Chief Executive Officer or his duly appointed designee to dispose of said Properties pursuant to Chapter 272 and/or Chapter 253 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES CONCERNING THE DISTRICT SPECIAL PROJECT:

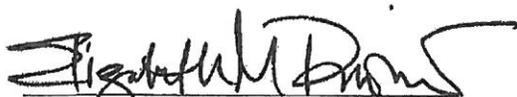
1. That the Properties are hereby declared surplus to the needs of the DSP and System. Such real property is more particularly described in the charts listed above and are incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to dispose of said Property pursuant to Chapter 272 and/or Chapter 253 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.
6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 13th day of August, 2013.



Berto Guerra Jr., Chairman

ATTEST:



Roberto Anguiano, Secretary

Attachments:
I & II Area Maps

ATTACHMENT I

Described in the chart below are legal descriptions of the DISTRICT SPECIAL PROJECT (DSP) Properties declared surplus by SAWS Board Resolution No. 13-225 on August 13, 2013:

Bexar County Property – San Antonio	PROPERTY DESCRIPTION
149 Peaceful Lane	CB 4170A, BLK 1, Lot SW IRR 120 Ft of 17
596 Hallmark Path	CB 4174, P-15 ABS 35 (formerly PT of P-3)
600 Twin Valley	CB 4194A, Blk 3, Lot 6
1545 Sea Island	CB 4157, Blk 4, Lot 3, 100 Ft of 27
6614 Little Joe Trail	CB 4404A, Blk 1, Lot W 150 Ft of 31
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12720 S. Zarzamora	CB 4005A Blk 1, Lot 18
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Medina County Property – San Antonio	PROPERTY DESCRIPTION
1465 CR 381	Medina County Property ID# R77861, A0380 J. Fitzgerald Survey 33, Acres 1.029 "Northern Well Site"

RESOLUTION # _____

A Resolution supporting the declaration as surplus and disposition of the following five real properties owned by the San Antonio Water System:

- 1. An approximate 0.43 of an acre tract of land described as NCB 3382, Block 2, Lots 43, 44, 45, 46 and 47 known as 228 Thelka Street, in Council District 3.**
- 2. An approximate 0.365 of an acre described as CB 4300B Block Lot NE 100 ft of Lot 12 known as Somerset Road located between 13801 Somerset Road and 13839 Somerset, in Council District 4.**
- 3. An approximate 0.1377 of an acre tract of land described as NCB 8319, Block 9 Lots 85 and 86, Block 9 known as 335 Azucena Street, in Council District 5.**
- 4. An approximate 0.17217 of an acre tract of land described as NCB 7760, Block 21 Lot 2 known as 604 E. Hart Street, in Council District 5.**
- 5. An approximate 8.620 acre tract of land described as the land out of the Nepomacino Montoya Survey No.21, Abstract No. 469, County Block 5132 known as 6375 Rigsby Avenue, located Outside the City Limits (OCL).**

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

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

WHEREAS, the San Antonio Water System (SAWS) filed an application requesting to declare as surplus and dispose of five real properties; and

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

Be it resolved by the Planning Commission of the City of San Antonio:

Section 1. The Planning Commission recommends City Council approve the attached application by the San Antonio Water System to declare as surplus and dispose of five real properties.

Signed this 13th Day of August, 2014

Roberto R. Rodriguez, Chairman

Attest:

Executive Secretary
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. 27**

Public Hearing:

Planning Commission
August 13, 2014

Petitioner:

City of San Antonio

Staff Coordinator:

Jesse Quesada, Management
Analyst
Office of EastPoint & Real Estate
Services (210)-207-6971
Jesse.Quesada@sanantonio.gov

Property Address/Location:

604 S. Alamo Street described as
Lot 4, Block 4, NCB 13815 in
Council District 1

Council District (s):

1

REQUEST

S.P 1782: Consideration of a Resolution authorizing the disposition of real property owned by the City of San Antonio located at 604 S. Alamo Street in New City Block 13815 in Council District 1.

RECOMMENDATION ACTION

Approval

ALTERNATIVE ACTION

The approval of this request will allow the City of San Antonio to place the property on the tax rolls, generate revenue for the taxing entities and discontinue the maintenance of the property. Disapproval of this request would leave the property vacant and unused. In addition, the City of San Antonio would continue to be responsible for the maintenance of the property.

I. BACKGROUND

The City of San Antonio is requesting to declare as surplus and sell an improved tract of City-owned real property known as 604 S. Alamo Street, in City Council District No. 1, as shown on Exhibit "A." The subject property is the former site of Fire Station No. 7. The San Antonio Fire Department has now deemed the site of the former fire station as surplus to its needs and has been canvassed to other City departments to determine if there may be another use for the property. Other departments did not have a use for the property, therefore; the property has been deemed surplus to the City of San Antonio's needs.

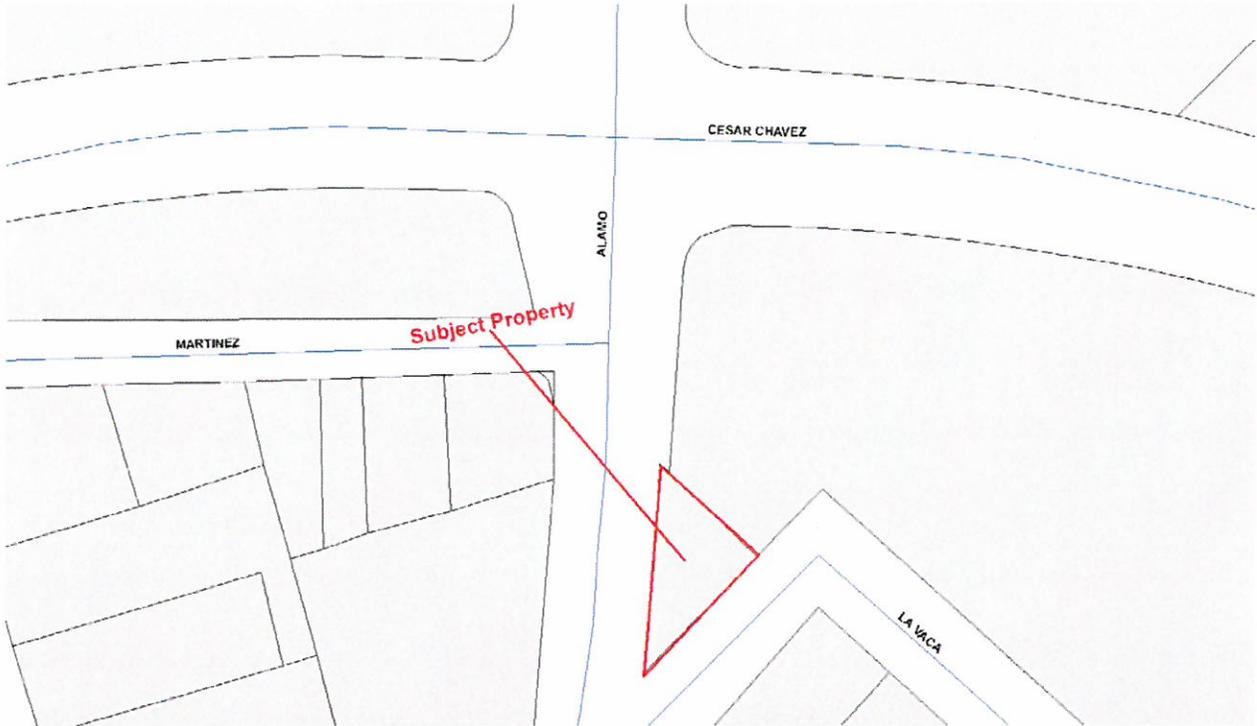
The property is being disposed in accordance with Chapter 272 of the Local Government Code. The subject property was advertised to the public in the San Antonio Express-News on Friday, April 25, 2014 and Sunday, April 27, 2014 for sealed bids. The property was also advertised on the City of San Antonio's website.

II. RECOMMENDATION

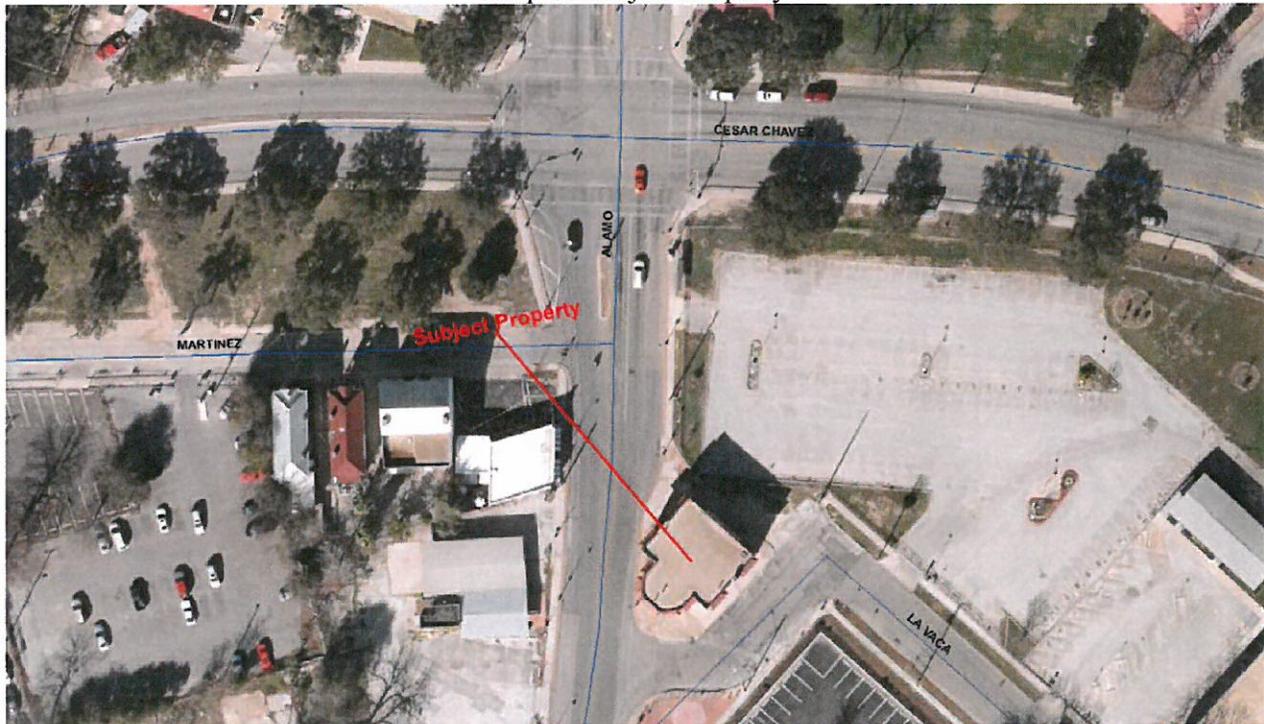
Staff recommends approval of this request to dispose an improved tract of City-owned real property located 604 S. Alamo Street.

IV. ATTACHMENTS

1. Exhibit A
2. Resolution



Map of Subject Property



Aerial Photograph of Subject Property



Photograph of Subject Property

RESOLUTION # _____

A RESOLUTION SUPPORTING TO DECLARE AS SURPLUS AND SELL A CITY-OWNED PROPERTY DESCRIBED AS LOT 4, BLOCK 4, NCB 13815 LOCATED AT 604 S. ALAMO STREET, IN CITY COUNCIL DISTRICT 1, AS REQUESTED BY THE CITY OF SAN ANTONIO

* * * * *

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

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

WHEREAS, the City of San Antonio filed an application requesting to declare as surplus and dispose of a City-owned property; and

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

Be it resolved by the Planning Commission of the City of San Antonio:

Section 1. The Planning Commission recommends City Council approve the attached application by the City of San Antonio to declare as surplus and dispose of a City-owned real property.

Signed this 13th Day of August, 2014

Roberto R. Rodriguez, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 28

Public Hearing:

Planning Commission
August 13, 2014

Case Number:

PA 14041

Applicant:

Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust and Victor Driscoll, Trustee of the FARMCO Trust

Representative:

P.W. Christensen, PC

Owner:

Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust and Victor Driscoll, Trustee of the FARMCO Trust

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017
Ernest.brown@sanantono.gov

Property Address/Location:

A portion of the 6200 Block of US Highway 87 and the 2700-2800 Blocks of Foster Meadows

Legal Description:

6.884 acres out of NCB 35132

Tract Size:

6.884

Council District(s):

District 2

Notification:

Published in Daily Commercial Recorder 7/24/2014

Notices Mailed 7/31/2014

- 15 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 23 to planning team members

Internet Agenda Posting 8/8/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Eastern Triangle Community Plan future land use classification from Community Commercial to Low Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to the Eastern Triangle Community Plan to change the future land use classification of the subject property from Community Commercial to Low Density Residential.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

The proposed amendment is intended to develop the subject property with single-family residential dwellings on individual lots. The proposed amendment would provide an increase of diverse housing stock.

Transportation:

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

Community Facilities:

The requested land use change should not create any additional demand for community facilities. Rather, it will support the existing community facilities in the area.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: Eastern Triangle Community Plan		
Plan Adoption Date: May 21, 2009		Update History: N/A
<p>OVERALL GOAL: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life</p> <p>Goal 12: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area</p> <p>Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community</p>		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>		NC, O-1, O-1.5, C-1, C-2, & C-2P
<p>Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>		RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Community Commercial	Vacant
North	Community Commercial	Vacant
East	Community Commercial/Agricultural	Vacant/Vacant
South	Low Density Residential/Agricultural	Vacant / Church
West	Community Commercial/Low Density Residential	Vacant/Single Family Residential

Land Use: The subject property is located south of US Highway 87 East and eastside of Foster Meadow with frontage on Foster Meadow. The Eastern Triangle Community Plan identifies the total number of housing units. It defines the rate of housing growth not at the same level as San Antonio overall. Additionally, median owner occupied housing values in the Eastern Triangle grew at a smaller rate than in the city overall while median rental values increased at a greater rate than the city overall. The predominant housing type in the Eastern Triangle is single-family housing consisting of approximately 74% of the total housing stock. The plan’s intent is to encourage an increase in owner occupied housing in the area through a diverse housing stock.

The subject property is located in a 2008 City-Owner agreed Preliminary Overall Area Development Plan known as the Foster Meadow POADP. The preliminary overall area development plan (POADP) is a mechanism which enables city and developer collaboration to enhance the planning process. The POADP is intended to be a flexible plan which is an overview of the subdivider's intended land development. The POADP also serves as a source of information for the city to be used in its planning activities. This plan amendment is part of a larger tract located within the aforementioned POADP. The subject property as it exists in the POADP is a portion of a tract identified as commercial, high density residential and light industrial. Therefore the Eastern Triangle paralleled the POADP intent for development.

Reclassification of the subject property to Low Density Residential is intended to diversify the existing housing market of the area. The existing area is predominately single family residential ranging from starter homes to a Planned Unit Developments (PUD). The POADP as well as the Eastern Triangle Community Plan identifies commercial development fronting Highway 87 East. The new development of the site will continue with the intent of the POADP and the Eastern Triangle Community Plan by diversifying and expanding the housing market within the Goals of the Eastern Triangle Community Plan.

Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should typically be oriented toward the center of the neighborhood and located away from major arterials. The subject property is conducive to the goals and objective of the plan. It abuts open space and a community facility as well as property with the intent of developing as community commercial, as identified in the POADP and the Eastern Triangle Community Plan.

Transportation: The City's Major Thoroughfare Plan identifies U.S. Highway 87 East as a Primary Arterial Type A roadway. The nearby Foster Road that intersects U.S. Highway 87 East, east of the subject property, is identified by the Major Thoroughfare Plan as a Secondary Arterial Type A roadway. Foster Meadows is a collector that intersects U.S. Highway 87 East on the south side. The subject property is located approximately one block south of the U.S. Highway 87 East on Foster Meadows. A VIA bus stop is located near the subject property. VIA's line route 30 operates along Frost Meadows. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: The subject property is in the East Central ISD with a school within walking distance. The subject property also abuts a church and is within walking distance of a community park. The requested land use change should not create any additional demand for community facilities. Rather, it will support the existing community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-2" Commercial District

Proposed Zoning: "R-4" Residential Single-Family District

Corresponding Zoning Case: Z2014145

Zoning Commission Public Hearing Date: August 19, 2014

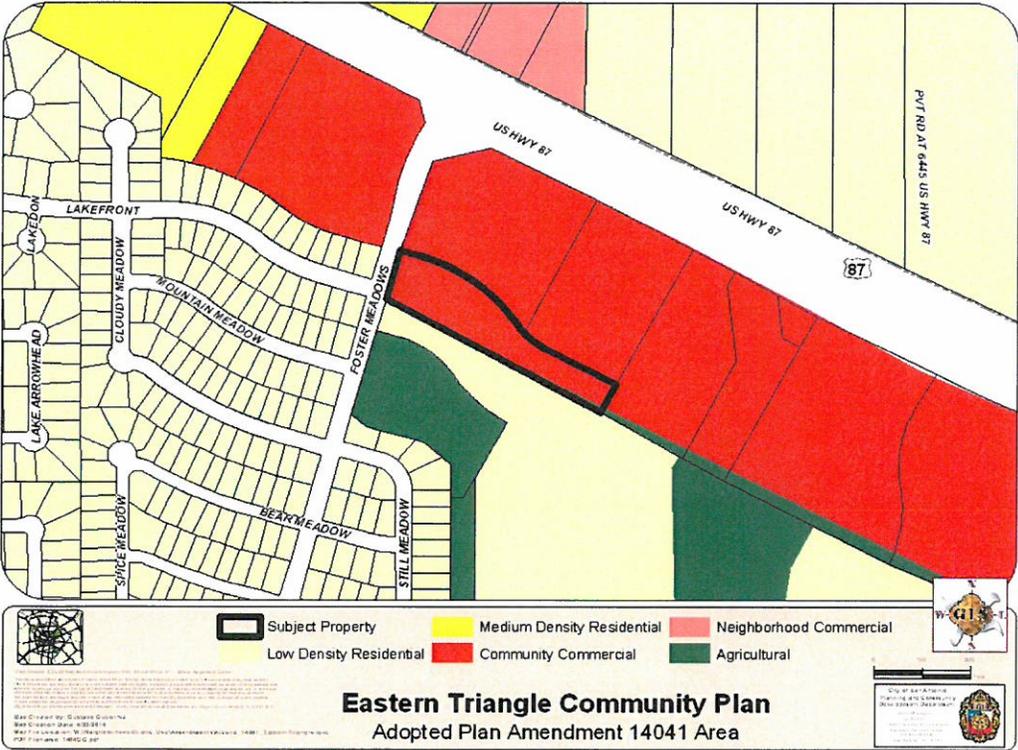
III. RECOMMENDATION

The Low Density Residential is consistent with the existing use of the properties within the area and the established POADP development intent. This location is suitable for proposed Low Density Residential land use as encouraged by the goals and objectives of the Eastern Triangle Community Plan. The proposed amendment is intended to develop the subject property with single family residential dwellings on individual lots. The proposed amendment would provide an increase to the diversity of housing stock.

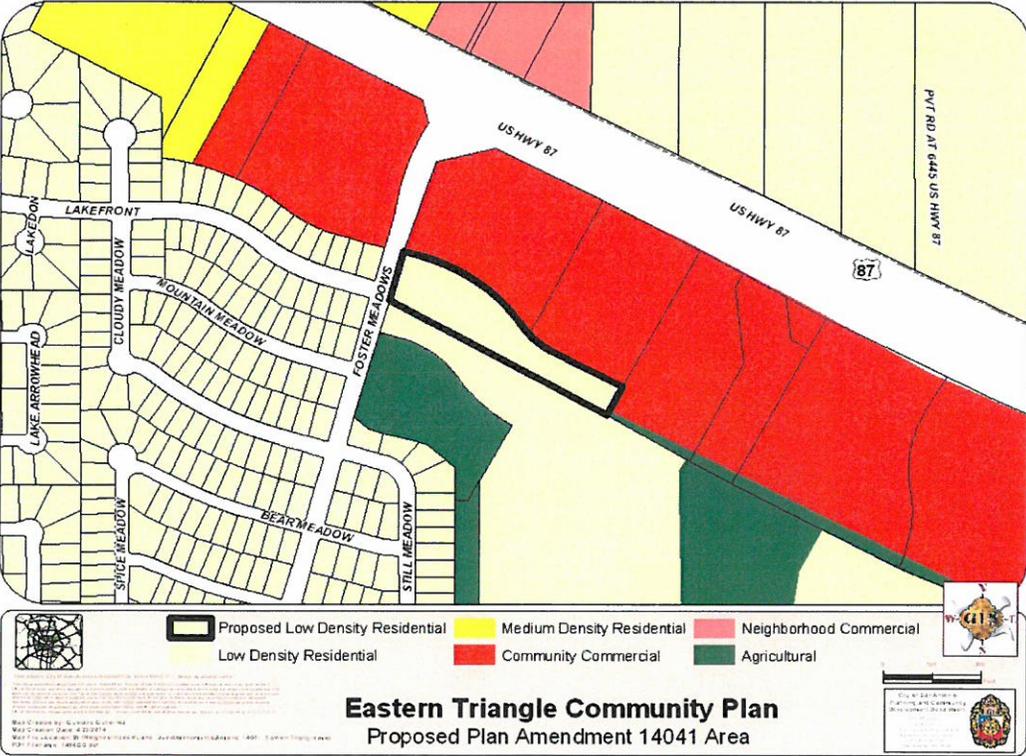
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

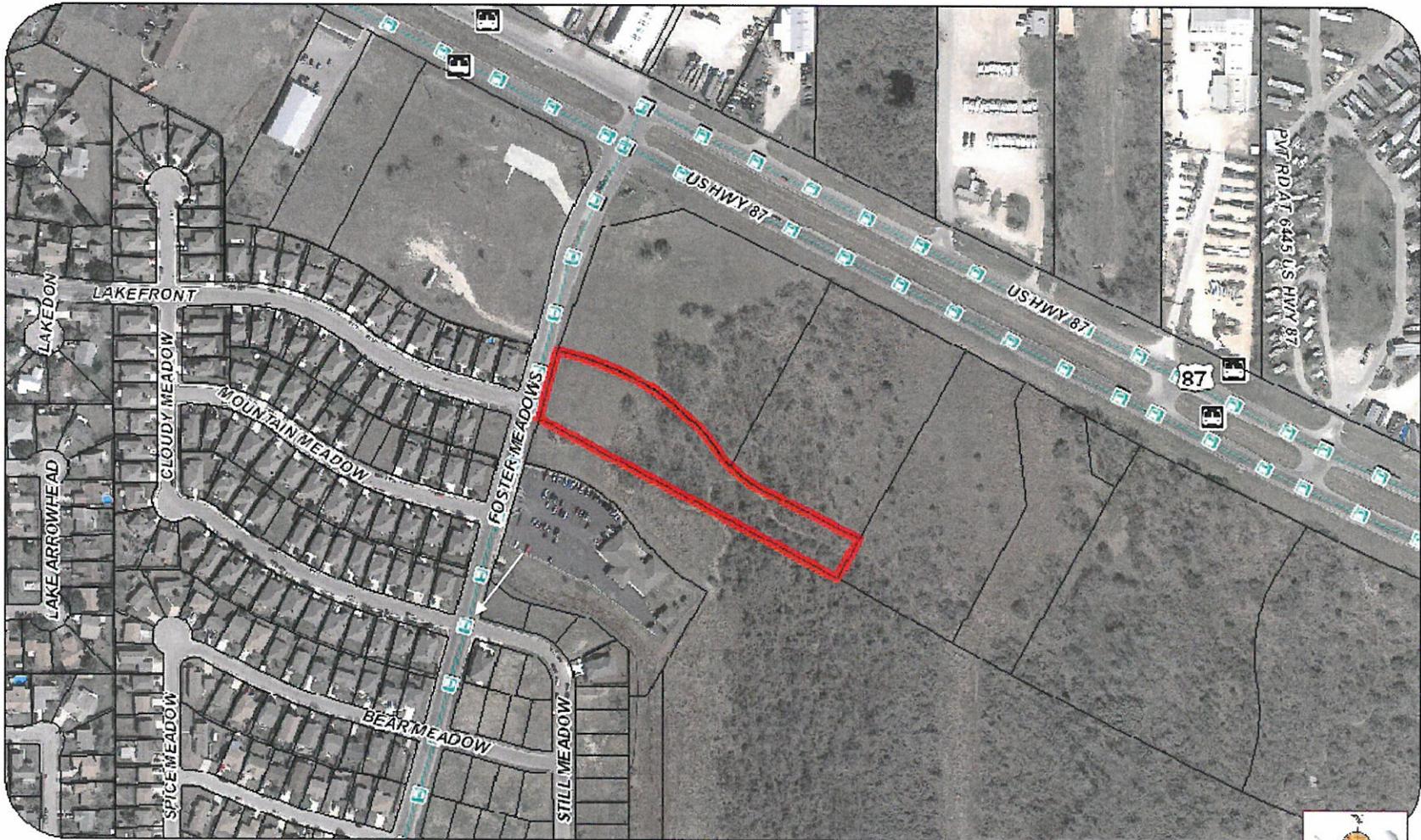
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial

 Subject Property  VIA Bus Stops  VIA Bus Routes

City of San Antonio, Planning and Community Development Department, 2013. All rights reserved. This map is for informational purposes only and does not constitute an offer of any financial product or service. The City of San Antonio, Planning and Community Development Department, 2013. All rights reserved. This map is for informational purposes only and does not constitute an offer of any financial product or service. The City of San Antonio, Planning and Community Development Department, 2013. All rights reserved. This map is for informational purposes only and does not constitute an offer of any financial product or service.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 4/23/2014
 Map File Location: \\s:\gis\work\Land_Use\Amendments\Amend_14041_EasternTriangle.mxd
 PDF File Name: 14041_G_001

Eastern Triangle Community Plan

Proposed Plan Amendment 14041 Area



City of San Antonio
 Planning and Community
 Development Department



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO LOW DENSITY RESIDENTIAL LAND USE FOR AN AREA OF 6.884 ACRES LOCATED ON A PORTION OF THE 6200 BLOCK OF US HIGHWAY 87 AND THE 2700-2800 BLOCKS OF FOSTER MEADOWS

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 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 August 13, 2014, and **APPROVED** the amendment on August 13, 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 Eastern Triangle 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 13th DAY OF August, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 29

Public Hearing:

Planning Commission
August 13, 2014

Case Number:

PA 14053

Applicant:

KLOVE Engineering, LLC

Representative:

KLOVE Engineering, LLC

Owner:

Home Living Hospitality, Ltd.

Staff Coordinator:

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

Property Address/Location:

Approximately 5.681 acres of land
out of Parcel 37, NCB 15261
located on a portion of the 7200
Block of Five Palms Drive.

Legal Description/Location:

Parcel 37, NCB 15261

Tract Size:

5.681 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial
Recorder 7/25/2014

Notices Mailed 7/31/2014

- 44 to property owners within 200 feet
- 1 to applicant
- 1 to registered neighborhood association within 200 feet
- 29 to Planning Team Members

Internet Agenda Posting 8/8/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the United Southwest Communities Plan future land use classification from Low Density Residential to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the United Southwest Communities Plan to change the future land use classification of the subject property from Low Density Residential to Mixed Use.

ALTERNATIVE ACTIONS

Recommend denial of the proposed amendment to the United Southwest Communities Plan, as presented above.

1. Make an alternate recommendation.
2. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The development of the subject property as Mixed Use would contribute toward the plan's vision of promoting mixed use, live-work areas. The Mixed Use land use classification supports the goals of the United Southwest Communities Plan of attracting new businesses, services and retail establishments to the area.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: United Southwest Communities Plan		
Plan Adoption Date: August 18, 2005		Update History: June 16, 2011
Goal 1: Attract new businesses, services and retail establishments to the United Southwest Communities.		
Objective 1.1.4 Promote mixed use, live-work areas in accordance with the land use plan.		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>		R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD
<p>Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.</p>		MXD, MPCD, TOD, FBZD, O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant Lot
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Medium Density Residential	Vacant Lot and Multi-Family Homes
West	Low Density Residential	Vacant Lot

Land Use: The subject property is a vacant lot located along the east side of Five Palms Drive at the intersection of Five Palms Drive and Elm Valley within the United Southwest Communities Plan. The applicant requests this plan amendment and associated zoning change in order to develop a multi-family development and a commercial center.

The subject property’s location on a collector street, along with the general surrounding conditions, which include multi-family uses to the south, make it appropriate for the Mixed Use land use classification. The development of the subject property as Mixed Use would contribute toward the plan’s vision of promoting mixed use, live-work areas. The Mixed Use land use classification supports the goals of the United Southwest Communities Plan of attracting new businesses, services and retail establishments to the area.

Transportation: Ray Ellison Drive is located south of the subject property. The City's Major Thoroughfare Plan identifies Ray Ellison Drive as a Secondary Arterial Type A. Five Palms is a collector street. Elm Valley, Fern Valley and Fawn Valley are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop along side of the subject property on Five Palms Drive. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Five Palms Elementary School and Neil Armstrong Middle School are within walking distance. Medina Base Park is in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

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

Proposed Zoning: C-1 AHOD" Light Commercial Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Corresponding Zoning Case: Z2014213

Zoning Commission Public Hearing Date: August 19, 2014

III. RECOMMENDATION

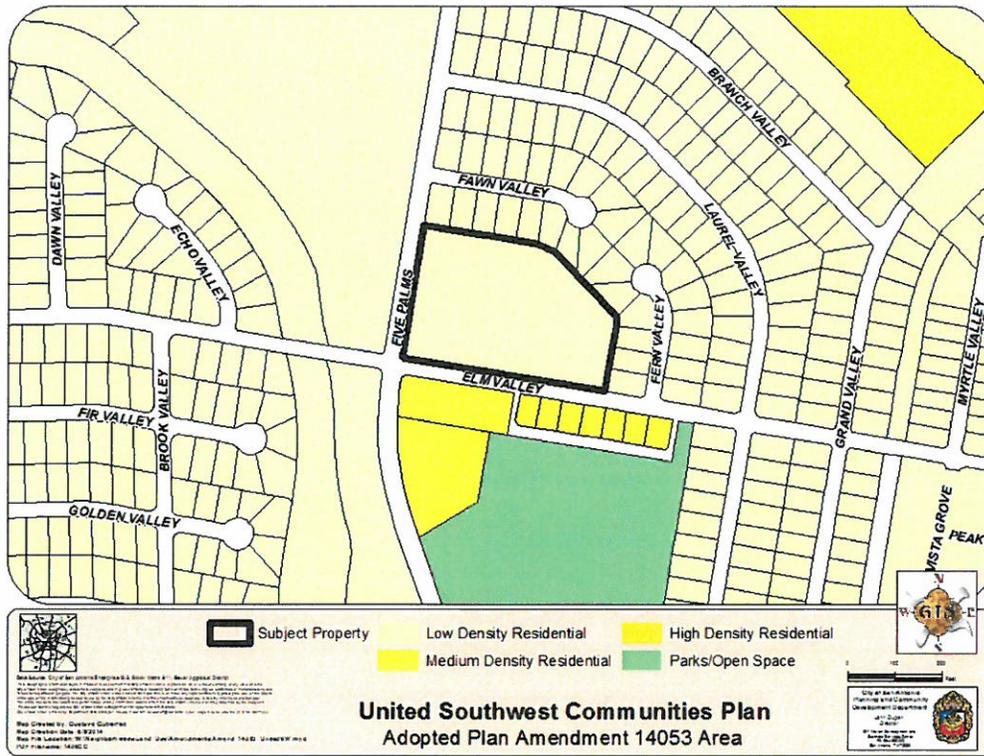
The subject property's location on a collector street, along with the general surrounding conditions, which include multi-family uses to the south make it appropriate for the Mixed Use land use classification. The development of the subject property as Mixed Use would contribute toward the plan's vision of attracting new businesses, services and retail establishments to the area.

IV. ATTACHMENTS

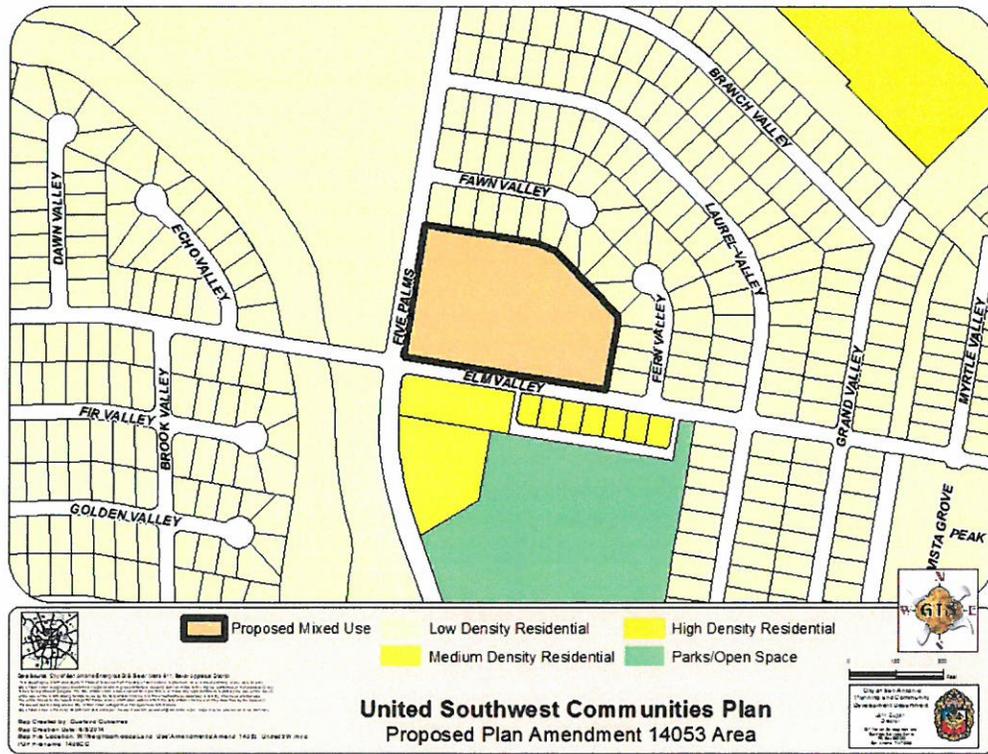
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

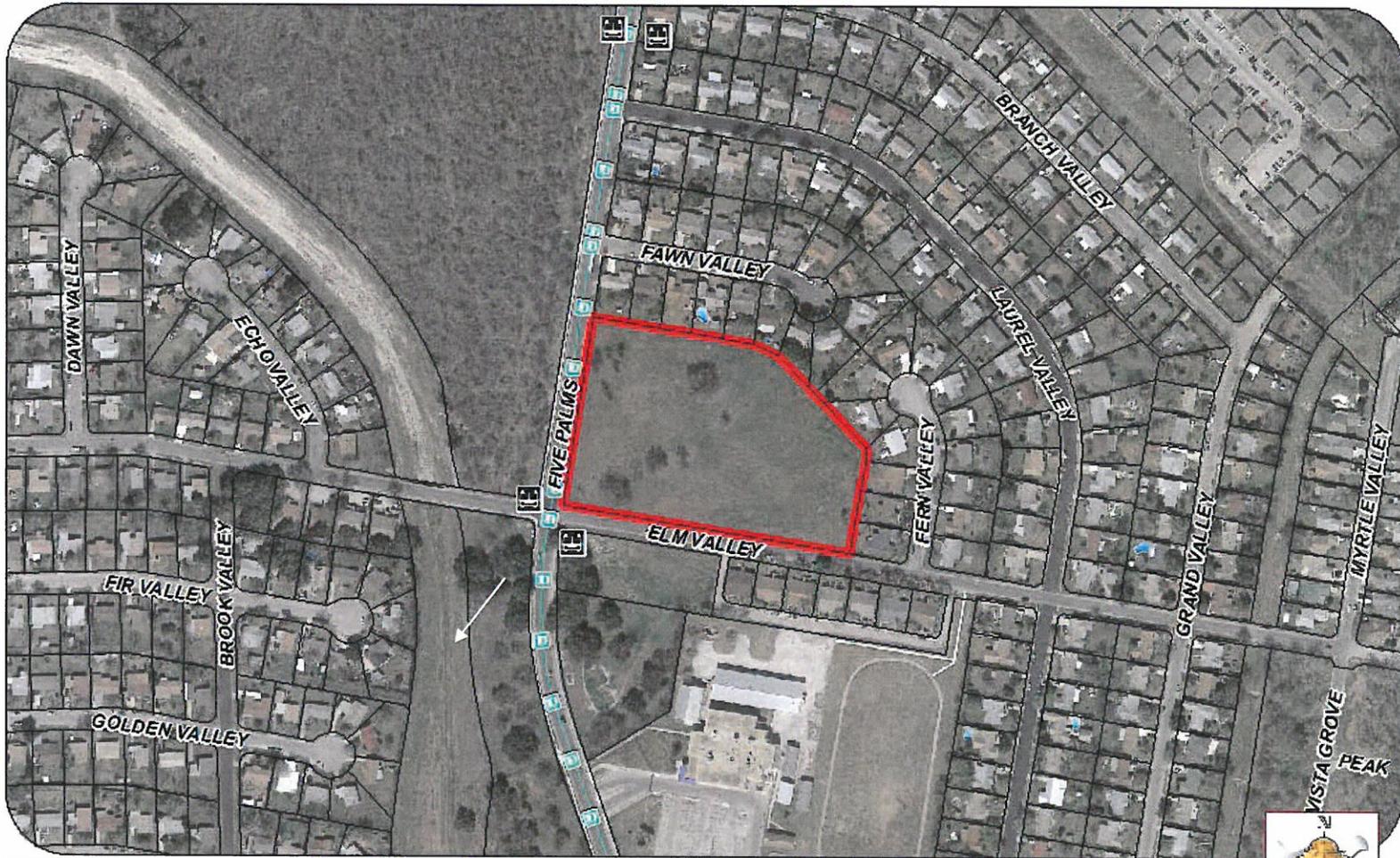
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Data Source: City of San Antonio, United Energy & Gas, Sewer Users & Sewer Access, Client
 This map is a computer-generated graphic and does not constitute a survey. It is intended for informational purposes only. 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 claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Cuernavaca
 Map Creation Date: 9/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14053_UnitedSW.mxd
 Map File Name: 14053

**United Southwest Communities Plan
 Proposed Plan Amendment 14053 Area**

City of San Antonio
 Planning and Community
 Development Department
 John Dugan
 Director
 211 West Commerce Street
 San Antonio, Texas 78205
 San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR APPROXIMATELY 5.681 ACRES OF LAND OUT OF PARCEL 37, NCB 15261 LOCATED ON A PORTION OF THE 7200 BLOCK OF FIVE PALMS DRIVE.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Comprehensive Master Plan on August 18, 2005 and updated on 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 August 13, 2014 and **APPROVED** the amendment on August 13, 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 United Southwest Communities 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 13th DAY OF AUGUST 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION**

STAFF REPORT

AGENDA ITEM NO. 30

Public Hearing:

Planning Commission
August 13, 2014

Case Number:

PA 14054

Applicant:

KLOVE Engineering, LLC

Representative:

KLOVE Engineering, LLC

Owner:

Showcase Custom Homes of
Texas, Inc

Staff Coordinator:

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

Property Address/Location:

Approximately 5.522 acres of land
out of Parcel 37A, NCB 15259
located on a portion of the 6000
Block of Medina Base Road.

Legal Description/Location:

Parcel 37A, NCB 15259

Tract Size:

5.522 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial
Recorder 7/25/2014
Notices Mailed 7/31/2014

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

Internet Agenda Posting 8/8/2014

REQUEST

The Applicant requests a Comprehensive Master Plan future land use classification from Low Density Residential to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the United Southwest Communities Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The development of the subject property as the Community Commercial land use classification would contribute toward the plan's vision of attracting new businesses, services and retail establishments to the area.

Transportation:

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

Community Facilities:

The requested land use change should not create any additional demand for community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: United Southwest Communities Plan		
Plan Adoption Date: August 18, 2005		Update History: June 16, 2011
Goal 1: Attract new businesses, services and retail establishments to the United Southwest Communities.		
Objective 2.3: Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.		
Comprehensive Land Use Categories		Example Zoning Districts
Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.		R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD
Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. 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 include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.		O-1.5, C-1, C-2, C-2P and UD
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant Lot
North	Low Density Residential and Public Institutional	Single--Family Homes and Church and School
East	High Density Residential and Low Density Residential	Multi-Family Homes and Vacant Lot
South	Low Density Residential	Single-Family Homes
West	Low Density Residential and Community Commercial	Vacant Lot

Land Use: The subject property is a vacant lot and the applicant requests this plan amendment and associated zoning change in order to construct a commercial center at this location. The subject property is undeveloped land and is located at the intersection of a collector street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter, make it appropriate for commercial uses of a community scale. The general surrounding conditions, which include community commercial uses to the west and its close proximity to a potential commercial node at the intersection of Medina Base Road and Loop 410, make it appropriate for the Community Commercial classification. The development of the subject property as the Community Commercial land use classification would contribute toward the plan’s vision of attracting new businesses, services and retail establishments to the area.

Transportation: The City's Major Thoroughfare Plan identifies Medina Base Road as a Secondary Arterial Type A. Loop 410 is a freeway. Five Palms Drive is a collector street. Branch Valley, Middlefield, and Stonybrook are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop along the side of the subject property on Five Palms Drive. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Gateway School, Gateway Baptist Church and Medina Base Park are within walking distance. Five Palms Elementary School and Neil Armstrong are in close proximity. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

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

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

Corresponding Zoning Case: Z2014212

Zoning Commission Public Hearing Date: August 19, 2014

III. RECOMMENDATION

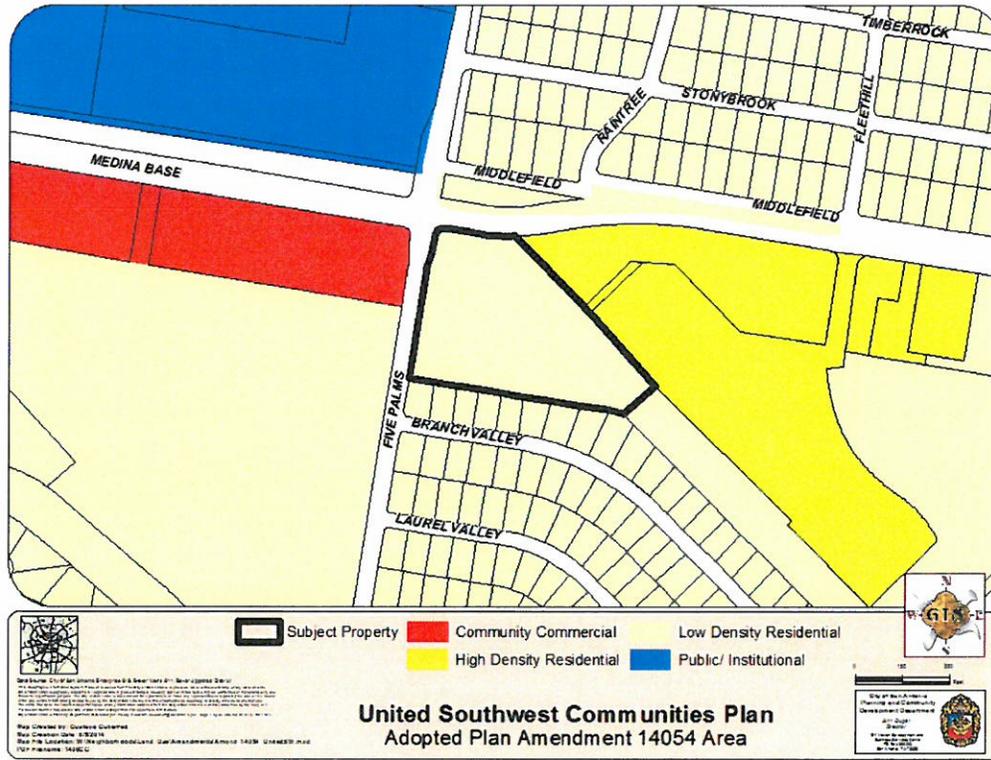
The subject property is undeveloped land and is located at the intersection of a collector street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter, make it appropriate for commercial uses of a community scale. The general surrounding conditions, which include community commercial uses to the west and its close proximity to a potential commercial node at the intersection of Medina Base Road and Loop 410, make it appropriate for the Community Commercial classification. The development of the subject property as the Community Commercial land use classification would contribute toward the plan's vision of attracting new businesses, services and retail establishments to the area.

IV. ATTACHMENTS

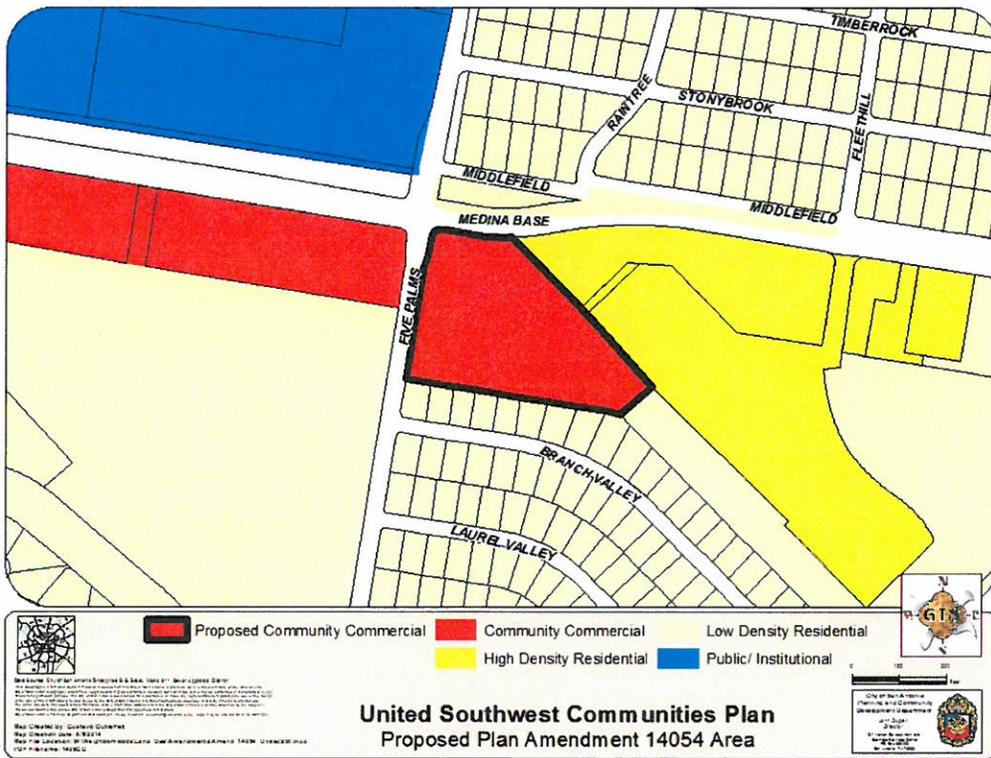
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

Data Source: City of San Antonio, GIS Services & Data Center
 This map is a representation of the information provided and does not constitute a warranty of any kind. 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 changes to the information on this map. The City of San Antonio is not responsible for any inaccuracies on this map. The City of San Antonio is not responsible for any misinterpretation of this map. The City of San Antonio is not responsible for any use of this map for any purpose other than that intended by the City of San Antonio. The City of San Antonio is not responsible for any use of this map for any purpose other than that intended by the City of San Antonio. The City of San Antonio is not responsible for any use of this map for any purpose other than that intended by the City of San Antonio.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 8/22/14
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14054 - United SW.mxd
 PDF Filename: 14054.C

**United Southwest Communities Plan
 Proposed Plan Amendment 14054 Area**



City of San Antonio
 Planning and Community
 Development Department
 John Zuercher
 Director
 City of San Antonio
 150 West Commerce Street
 San Antonio, TX 78205
 Tel: 214.747.2000



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 5.522 ACRES OF LAND OUT OF PARCEL 37A, NCB 15259 LOCATED ON A PORTION OF THE 6000 BLOCK OF MEDINA BASE ROAD.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Comprehensive Master Plan on August 18, 2005 and updated on 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 August 13, 2014 and **APPROVED** the amendment on August 13, 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 United Southwest Communities 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 13th DAY OF AUGUST 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 31

Public Hearing:

Planning Commission
August 13, 2014

Case Number:

PA 14056

Applicant:

CST Brands, Inc. (Scott C. Hayne)

Representative:

Andrew C. Guerrero

Owner:

Clyde B. Goldsmith Estate (by Ilene Goldsmith Sporkin and Janice Goldsmith Jucker, Independent Co-Executors); Rosenstein Family Limited Partnership (by Beatrice Goldsmith, President, Rosenstein Holdings LLC, General Partner); and The Fertile Valley Farms Irrevocable Trust (by Samuel Epstein, Trustee)

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017
Ernest.brown@sanantonio.gov

Property Address/Location:

A portion of the 4900 Block of Stahl Road and a portion of the 14000 Block of O'Connor Road

Legal Description:

5.459 acres out of Lots 4, 5, 6, and 7, Block B, NCB 15705

Tract Size:

5.5801

Council District(s):

District 10

Notification:

Published in Daily Commercial Recorder 7/24/2014
Notices Mailed 7/31/2014

- 25 to property owners within 200 feet
- 2 registered neighborhood association within 200 feet
- No planning team members

Internet Agenda Posting 6/8/2012

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification from Neighborhood Commercial and Low Density Residential to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Neighborhood Commercial and Low Density Residential to Community Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the San Antonio International 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 subject property's location at the intersection of two major thoroughfares and across from an established retail center to the north is appropriate for the Community Commercial classification. The proposed amendment to Community Commercial land use classification meets the goals and objectives of the San Antonio International Airport Vicinity Land Use Plan.

Transportation:

The City's Major Thoroughfare Plan identified both O'Connor and Stahl Road as Secondary Arterials, Type A. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities:

The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan		
Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan		
Plan Adoption Date: May 30, 2010		Update History: None
<p>Goal II: Encourage economic growth that enhances airport operations and surrounding development. Objective 2.2 Encourage commercial development that respects the integrity of existing residential development. Key themes of the plan include: 7) encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes</p>		
Comprehensive Land Use Categories		Example Zoning Districts
<p>Low Density Residential: Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate</p>		<p>R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP</p>
<p>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 are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline</p>		<p>NC, C-1, O-1</p>
<p>Community Commercial: Medium intensity uses that serve two or more neighborhoods. 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. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic</p>		<p>NC, C-1, C-2, C-2P, O-1, O-1.5</p>
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential and Neighborhood Commercial	Vacant
North	Neighborhood Commercial	Convenience Store and Retail Center
East	Suburban Tier	Single-Family Homes
South	Low Density Residential	Single-Family Homes and Storage Facility
West	Public/Institutional	Church

Land Use: The subject property is located on the edge of the Airport Awareness Zone of the San Antonio International Airport Vicinity Land Use Plan at the southwest corner of O’Connor and Stahl Road intersection. The subject property is within the northeast sector of the Plan. This area is predominantly single-family residential with some multi-family development. Conventional subdivisions

are the dominant residential development pattern with some large lot residential estates near the airport at Classen and Stahl Road. Neighborhood commercial uses are found on the arterials with little to no intense community commercial in proximity of the subject property. Neighborhood Commercial 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. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

The proposed amendment of the subject property is located at two major thoroughfares, encouraged by the San Antonio International Airport Vicinity Plan for Community Commercial development. The subject property is separated from other areas of Low Density Residential to the south by Durham Drive, a residential local street, and to the west by a church, which is classified as Public/Institutional land use. The proposed amendment contributes towards the Plan's goals and objectives by encouraging economic growth and respecting the integrity of the existing residential development.

Transportation: The City's Major Thoroughfare Plan identifies both O'Connor and Stahl Road as a Secondary Arterials, Type A thoroughfare. The nearest bus stop is one block north on O'Connor Road and two blocks south on O'Connor Road of subject property. The VIA transit line 641 route operates along O'Connor road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The subject property has frontage on both O'Connor and Stahl Road.

Community Facilities: The subject property is located diagonally across from Madison High School in the North East Independent School District. The subject property is directly adjacent to the Lord of Harvest Church. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District (on 3.618 acres) and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store (With Gasoline and Carwash) (on 1.841 acres)

Corresponding Zoning Case: Z2014195 S

Zoning Commission Public Hearing Date: August 19, 2014 **III.**

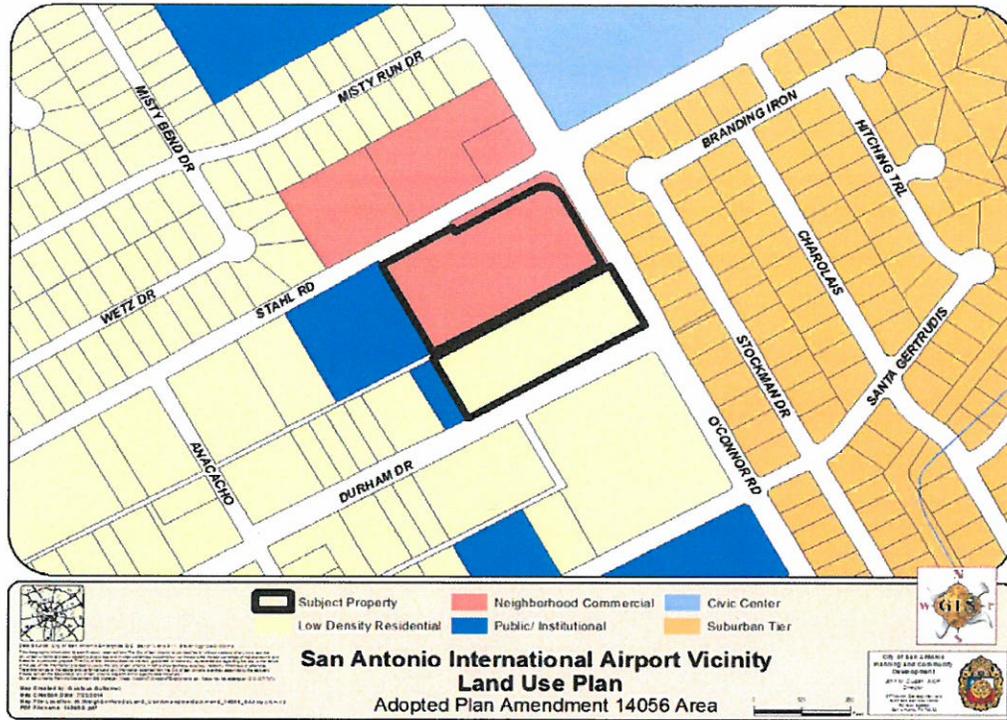
III. RECOMMENDATION

The subject property's location at the intersection of two major thoroughfares and across from an established retail center to the north is appropriate for the Community Commercial classification. The proposed amendment to Community Commercial land use classification meets the goals and objectives of the San Antonio International Airport Vicinity Land Use Plan.

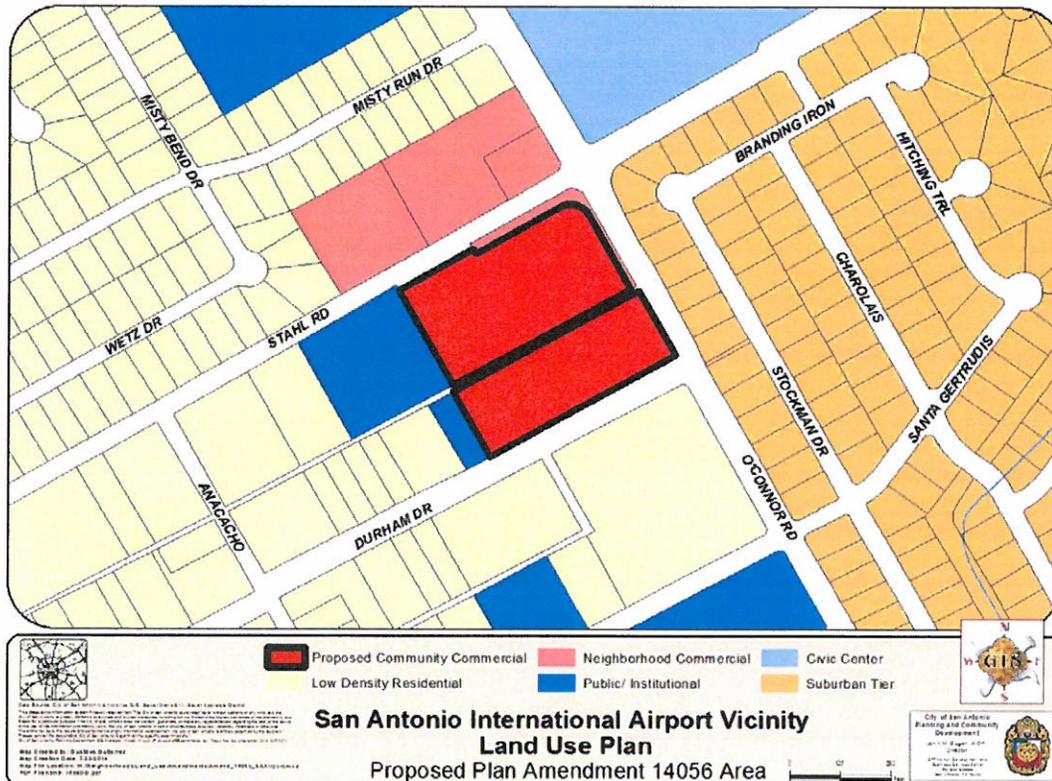
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM NEIGHBORHOOD COMMERCIAL AND LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR APPROXIMATELY 5.5801 ACRES LOCATED A PORTION OF THE 4900 BLOCK OF STAHL ROAD AND A PORTION OF THE 14000 BLOCK OF O'CONNOR ROAD

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 30, 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 Comprehensive 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 August 13, 2014 and recommended **Approval** of the proposed amendment on August 13, 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 San Antonio International 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 13th DAY OF August 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 32

Public Hearing:

Planning Commission
August 13, 2014

Case Number:

PA 14068

Applicant:

Overland Properties, LLC (by Jacob
W. Stauffer, Executive Vice
President)

Representative:

Kaufman & Killen, Inc.

Owner:

HLH Developments, LP (by Harry
Hausman, Manager, Hausman
Management LLC, General Partner)

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017

Ernest.brown@sanantono.gov

Property Address/Location:

A portion of the 9000 Block of South
Presa Street

Legal Description:

1.875 acres out of NCB 10920

Tract Size:

1.875 Acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 7/24/2014

Notices Mailed 7/31/2014

- 29 to property owners within 200 feet
 - No registered neighborhood association within 200 feet
 - 15 to planning team members
- Internet Agenda Posting 6/8/2012

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 to Community Commercial.

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 to proposed Community Commercial.

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:

A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections. The subject property fronts South Presa and the Major Thoroughfare Plan discourages residential development fronting thoroughfares. With appropriate buffers, landscaping, lighting and signage controls, the proposed retail use of the property could be compatible adjacent to residential uses.

Transportation:

The City's Major Thoroughfare Plan identified South Presa as a Secondary Arterial Type A. Mission Way is constructed as a Local Residential Street, Type B with sidewalks. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

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:
Goal I: Encourage economic growth that enhances airport operations and surrounding development		
Objective 2.2 Encourage commercial development that respects the integrity of existing residential development		
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
Community Commercial: Community Commercial includes medium intensity uses that serve two or more neighborhoods. These uses should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls. Examples include cafes, offices, restaurants, neighborhood groceries or markets, and medical clinics.		NC, C-1, C-2, C-2P, UD,O-1
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant
Northeast	Low Density Residential	Single-Family Homes
Northwest	Low Density Residential	Vacant
Southeast	Low Density Residential/Public/Institutional	Single-Family Homes/Vacant
Southwest	Low Density Residential/Public/Institutional	Auto Repair/Vacant

Land Use: The subject property is located on South Presa between Mission Pass Street and Mission Way, south of southeast Military Drive. The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as retail. The change to Community Commercial would be appropriate as it would serve the existing single-family residential uses and the Public/Institutional uses. A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections. The subject property fronts South Presa and the Major Thoroughfare Plan discourages residential development fronting thoroughfares. The proposed amendment to Community Commercial is not expected to significantly increase vehicular traffic to the adjacent residences. South Presa could handle the additional capacity that could potentially result from a community commercial development. With appropriate buffers, landscaping, lighting and signage controls, the proposed retail use of the property could be compatible adjacent to residential uses.

Transportation: The City’s Major Thoroughfare Plan identified South Presa as a Secondary Arterial Type A. Mission Way is constructed as a Local Residential Street, Type B with sidewalks. It serves as a

collector at the intersection of S. Presa Road entering into the residential subdivision. The subdivision includes sidewalks which allow for pedestrian access to and from subject the property. There is a VIA bus stop in the vicinity of the subject property with VIA transit line 36 route that operates along South Presa Street. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: The subject property is in proximity to the Acequia, Mission San Juan Capistreno, Mission Parkway and Mission Creek Academy School in the San Antonio Independent School District. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

Proposed Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District

Corresponding Zoning Case: Z2014219

Zoning Commission Public Hearing Date: August 19, 2014

III. RECOMMENDATION

A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections. The subject property fronts South Presa and the Major Thoroughfare Plan discourages residential development fronting thoroughfares. With appropriate buffers, landscaping, lighting and signage controls, the proposed retail use of the property could be compatible adjacent to residential uses.

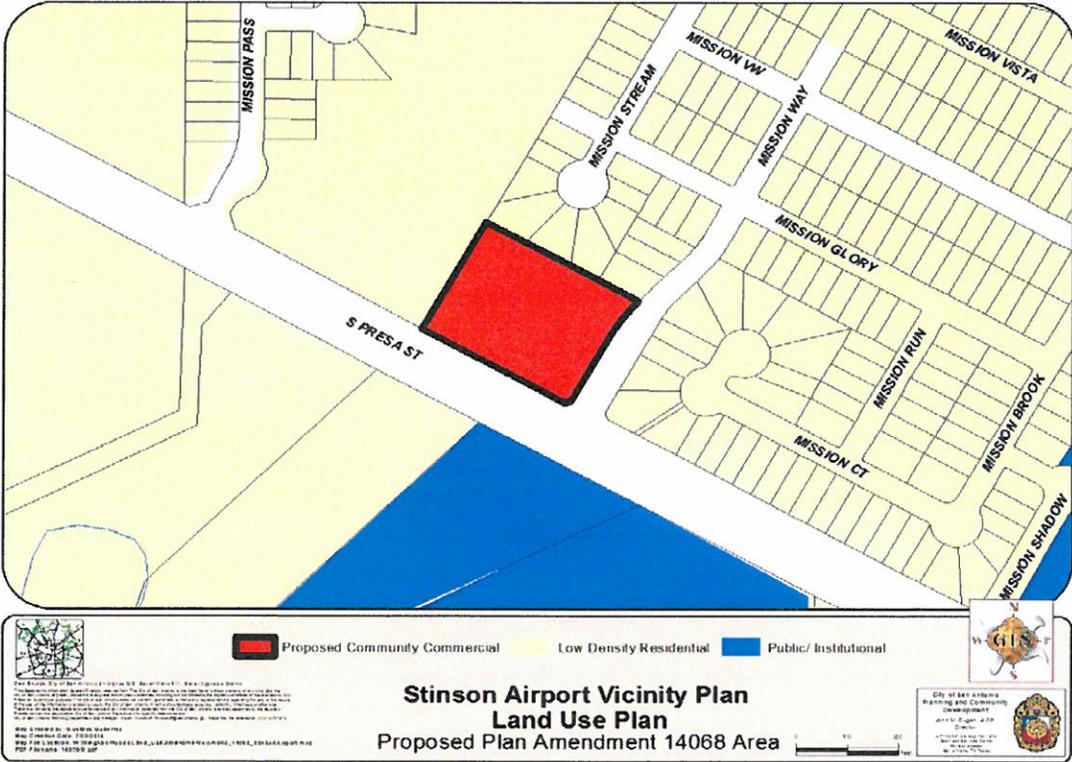
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR APPROXIMATELY 1.875 ACRES LOCATED ON A PORTION OF THE 9000 BLOCK OF SOUTH PRESA 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 Comprehensive 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 August 13, 2014 and recommended **Approval** of the proposed amendment on August 13, 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 13th DAY OF August, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 33

Public Hearing:

Planning Commission
August 13, 2014

Case Number:

PA 14069

Applicant:

Brooks Development Authority, (by
Roland A. Lozano, Chief Operating
Officer)

Representative:

Andrew C. Guerrero

Owner:

Brooks Development Authority, (by
Roland A. Lozano, Chief Operating
Officer)

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017

Ernest.brown@sanantono.gov

Property Address/Location:

A portion of the 7800 Block of Dave
Erwin Drive

Legal Description:

16.102 acres out of Parcel 111, NCB
10879

Tract Size:

16.102 acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder 7/24/2014

Notices Mailed 7/31/2014

- 1 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 15 to planning team members

Internet Agenda Posting 8/8/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Stinson Airport Vicinity Land Use Plan future land use classification from Regional Commercial to High Density Residential.

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 Regional Commercial to High Density Residential.

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

This location is suitable for High Density Residential land use as recommended by the Stinson Airport Vicinity Land Use Plan, which recommends that High Density Residential land uses be located along arterials or near major arterials where they can meet the needs of the community.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested 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: Stinson Airport Vicinity Land Use Plan		
Plan Adoption Date: April 2, 2009		Update History:
Goal: Protect the quality of life of residents including health, safety, and welfare		
Objective 1.1 Protect integrity of existing residential neighborhoods		
Objective 1.2 Discourage developments of incompatible uses on vacant land		
Comprehensive Land Use Categories		Example Zoning Districts
Regional Commercial: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.		NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1.5, O-2,
High Density Residential: High Density Residential includes all residential uses, including apartments, condominiums, and assisted living facilities. Typically located along or near major arterials or collectors. May be used as a transitional buffer between lower density residential uses and non-residential uses.		MF-25, MF-33, UD
Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Regional Commercial	Vacant Building /Vacant Land
North	Regional Commercial	Vacant
East	Regional Commercial/High Density Residential	Vacant / Apartments
South	Regional Commercial	Vacant Building /Vacant Land
West	Regional Commercial	Vacant Buildings

Land Use: The subject is located along the east side of Dave Erwin Drive within Brook City Base. The subject property is in the proximity of three major thoroughfares. SE Military Drive is north of the subject property with S. New Braunfels Avenue to the east and S. Presa Street to the west. The subject property consists of a partially undeveloped portion of land with an existing vacant building.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. Brooks City Base in the last few years has undergone a transition from a military campus to an area with a bioscience, biomedical, academic, environmental, research and technology center, and high density multi-family uses. Brooks Development Authority continues to work to develop Brooks City Base into an area that will offer more retail and commercial uses that will support the additional multi-family developments that are planned as well as

the recent addition of the University of the Incarnate Word Medical School. The change to High Density Residential at this location would be consistent with the recommended criteria within the Stinson Airport Vicinity Land Use Plan for location of high density uses along or near major arterials due to its close proximity to S. New Braunfels Avenue and SE Military Drive. The subject property having major thoroughfares on three sides to access the area is not expected to significantly increase vehicular traffic to the adjacent areas and could handle the additional capacity that could potentially result from a High Density Residential development.

Transportation: The City's Major Thoroughfare Plan identifies SE Military Drive, located north of the subject property, as a Primary Arterial Type A roadway. S. New Braunfels Avenue, east of the subject property and S. Presa Street, west of the subject property are both identified by the Major Thoroughfare as Secondary Arterials Type A. The nearest VIA bus stops are located nearby on SE Military Drive and is served by route 36, 242, 550, and 551. S. Presa is served by VIA route 36. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible from frontage on Dave Erwin Drive.

Community Facilities: The subject property is in proximity to the Acequia, Espada, the Seidel Learning Center, and Foster Elementary in the San Antonio Independent School District. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic Airport Hazard Overlay District

Corresponding Zoning Case: Z2014222

Zoning Commission Public Hearing Date: August 19, 2014

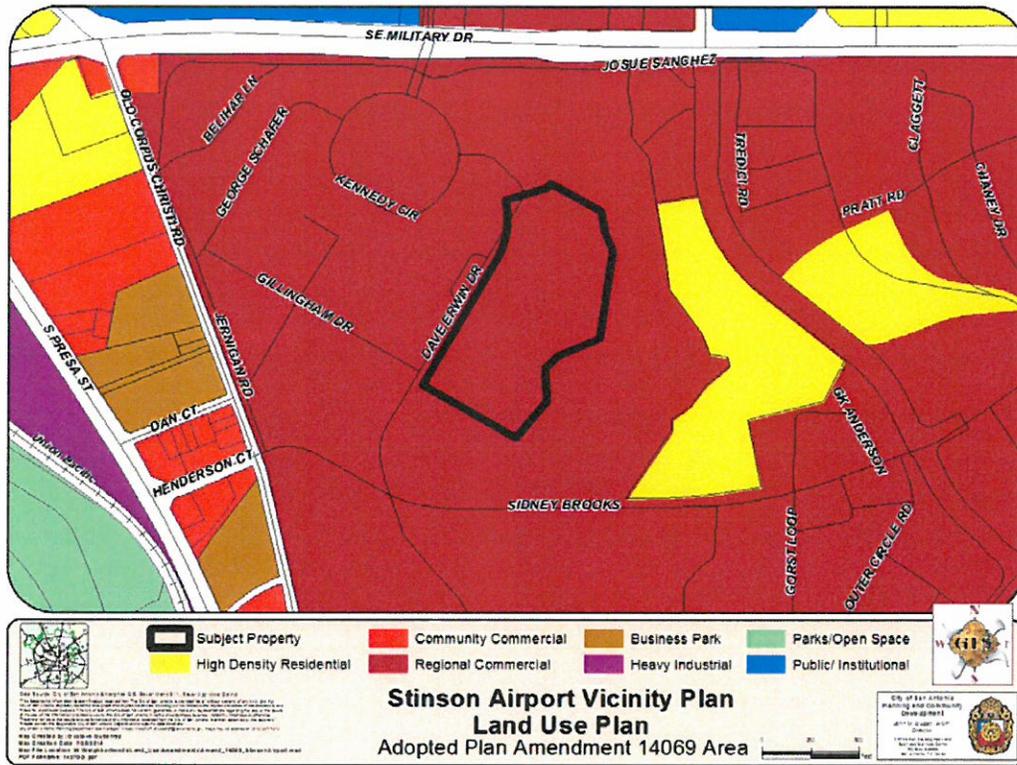
III. RECOMMENDATION

This location is suitable for High Density Residential land use as recommended by the Stinson Airport Vicinity Land Use Plan, which recommends that High Density Residential land uses be located along arterials or near major arterials where they can meet the needs of the community.

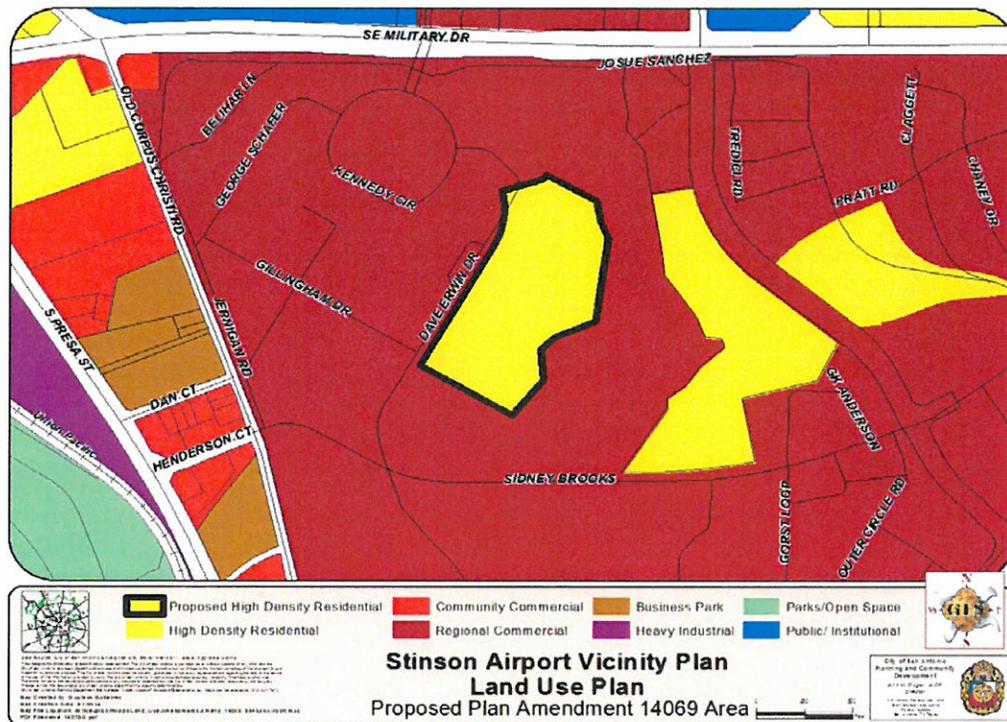
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



Scale: 1:10,000
 Date: 10/15/2014
 Map File Location: W:\Neighborhoods\Amend_14069_StinsonAirport.mxd
 PDF File Name: 14069_0.pdf

Subject Property VIA Bus Stops VIA Bus Routes

Stinson Airport Vicinity Plan Land Use Plan Proposed Plan Amendment 14069 Area



City of San Antonio
 Planning and Community
 Development
 John M. Sugen, AICP
 Director
 City of San Antonio
 Planning and Community
 Development
 100 N. N. St. Antonio, TX 78202

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM REGIONAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR APPROXIMATELY 16.102 ACRES LOCATED A PORTION OF THE 7800 BLOCK OF DAVE ERWIN DRIVE

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 Comprehensive 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 August 13, 2014 and recommended **Approval** of the proposed amendment on August 13, 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 13th DAY OF a August, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 34

Public Hearing:

Planning Commission
August 13, 2014

Applicant/Representative:

Mary M. Dennis, Mayor
City of Shavano Park

Staff Coordinator:

A. Sidra Maldonado
Senior Planner
(210) 207-8187
Sidra.Maldonado@sanantonio.gov
B. Brandon Ross
Special Projects Coordinator
(210) 207-6101
Brandon.Ross@sanantonio.gov

Property Address/Location:

subject area is generally located to the south of North Loop 1604, to the north of Huebner Road, and to the west of Salado Creek in north Bexar County.

Tract Size:

- A. City of San Antonio receiving 31.81 acres and City of Shavano Park receiving 1.88 acres and 4.36 acres totaling 6.24 acres
- B. City of San Antonio acquiring approximately 73.5 acres of property

Council District(s):

A portion is within the City of San Antonio Council District 9 and the other portion is within the City of Shavano Park.

Attachments:

- A. Map of Municipal Boundary Adjustment
- B. City of Shavano Park Resolution
- C. Survey of Municipal Boundary Adjustment Tracts
- D. Municipal Boundary Agreement
- E. Map of Property Acquisitions

SUMMARY

A. The City of Shavano Park requests a Municipal Boundary Adjustment with the City of San Antonio for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving two tracts totaling 6.24 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the north of Huebner Road, and to the west of Salado Creek in north Bexar County (*Please see attached map*). Staff recommends **approval**.

B. The City of San Antonio Parks and Recreation Department recommends **approval** of the acquisition of approximately 73.5 acres of property to be used in the development of the Salado Creek Greenway Trail project from North Loop 1604 to Huebner Road. 72 acres is to be received as a donation and 1.5 acres is to be purchased from the land owner.

RECOMMENDED ACTION

Approval of both Item A (the request by the City of Shavano Park) and Item B (the acquisition of land for the Salado Creek Greenway Trail project).

ALTERNATIVE ACTIONS

A. Denial of the request or an alternative with the City of Shavano Park.

B. Re-negotiate the proposed land acquisition or revisit the routing of the proposed park improvements.

SYNOPSIS OF ANALYSIS

A. The request was evaluated based on the City's adopted Annexation Policy and criteria found in the Texas Local Government Code, with input from other City Departments and agencies.

B. The acquisition of the subject property was identified as being necessary for the development of the Salado Creek Greenway Trail project (North Loop 1604 to Huebner Road).

I. BACKGROUND

Item A.

On July 22, 2013 the City of Shavano Park Council, by resolution, requested a municipal boundary adjustment along a portion of the Salado Creek. The City of Shavano Park is ceding 31.81 acres of floodplain located along Salado Creek to the City of San Antonio for the purpose of San Antonio continuing and building the Salado Creek Greenway trail project. The City of San Antonio will adjust its city limits by transferring 1.88 acres and 4.36 acres to the City of Shavano Park for a trail head and garden office lots.

Under State law, Sec.43.031 of the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

The request was evaluated based on the City's adopted Annexation Policy and criteria provided in the Texas Local Government Code, with feedback incorporated from other City Departments and agencies.

Item B.

The proposed acquisition of approximately 73.5 acres of land will be used in the development of the Salado Creek Greenway trail project (North Loop 1604 to Huebner Road), part of a growing network of interconnected hike and bike trails now known as the Howard W. Peak Greenway Trails system.

This project and the associated land acquisitions are funded through sales tax initiatives approved by voters in November of 2010. The objectives of the program are to acquire and preserve open space along San Antonio creekways and to develop multi-use hike and bike trails, trailheads, signage and associated amenities for use by San Antonio residents and visitors.

The acquisitions consist of a donation of approximately 72 acres of floodplain along Salado Creek. The property owner has agreed to also sell another 1.5 acres of non-floodplain property to be used as a trailhead.

II. ISSUES AND ANALYSIS

Item A

The City of San Antonio's Annexation Policy provides guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policy and on the feedback received from other CoSA departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Transportation and Capital Improvements (TCI), the City Attorney's Office, CPS Energy, Bexar County, SAWS, etc.

Land use

The City of Shavano Park will cede a 31.81 acre tract located in the floodplain to the City of San Antonio. LEE-1604 NO ONE LTD, the owner of the 31.81 acres, proposes to donate this tract for the expansion of the City of San Antonio's Salado Creek Greenway. The 1.88 acres the City of San Antonio will cede to the City of Shavano Park is planned for Parks/Open Space. The City of Shavano Park plans to create a trailhead on this parcel with access to the creek way. The 4.36 acres located along Loop 1604 will be ceded from the City of San Antonio to the City of Shavano Park and is zoned C-2 ERZD. Garden offices are planned for this property.

Loop 1604 North is located to the north of the subject properties and two single family residential neighborhoods are located to the east and west of Salado Creek.

CPS Energy provides electrical utility services in the subject area. The City of San Antonio provides police protection/law enforcement to the areas within the city limits and the City of Shavano Park provides police protection/law enforcement to the areas within the City of Shavano Park. The City of San Antonio Park Police will provide services along the Salado Creek Greenway trail project.

- *Clear and Logical Planning Boundaries*

The area is contiguous to the City of San Antonio city limits. The municipal boundary exchange will consolidate the trail ways jurisdiction and allow for emergency services to efficiently serve the area. The greenway construction permitting process will be expedited with all of the trail area being located in the City of San Antonio.

- *Fiscal Impact*

The City of San Antonio will receive a total of \$15,000 over four years through a inter local agreement for the municipal boundary adjustment. The City of San Antonio is gaining the 31.81 acres through possible donation of land or easement and will be able to expand its hike and bike trails. Past trail way acquisition has an average cost of \$10,975 per acre. Therefore the 31.81 acres could potentially result in a savings of \$349,114.

- *Protection of environmental resources*

The City of San Antonio will be in charge of maintaining the Salado Creek greenway trail and will protect the sensitive riparian environment along the trail.

- *Community of Interest*

The community close to the greenway trail and citizens who commute to the trail will experience the most benefits. The trail way will allow for connectivity to the City's other hike and bike trails and will promote increased activity and a healthy lifestyle. There will be two trail heads for easy access located along Loop 1604 and Cliffside Drive.

- *Inter Local Agreement*

The City of San Antonio Annexation Policy recommends revenue sharing. In an effort to meet the City of San Antonio Annexation Policy recommendation regarding revenue sharing the City Shavano Park will contribute \$15,000 to the City of San Antonio to be paid annually over the next four years. An annually payment of \$3,750 will be made on October 1st of each year beginning on October 1, 2014 and ending on October 1, 2017.

Item B

The proposed land acquisitions are in support of the Salado Creek Greenway Trail project (North Loop 1604 to Huebner Road). The scope of the project includes extending the existing Salado Creek Greenway from its current end point at Huebner Road, northward approximately two miles. The proposed project would also include a trailhead with parking at North Loop 1604. This segment of trail is part of a city-wide initiative to build on the existing Howard W. Peak Greenway Trail System and is listed in the City's FY2014-2019 Capital Improvements Program Budget. The project is funded through voter-approved 2010 Proposition 2 Sales Tax Initiative funds.

These acquisitions are consistent with the initiatives approved by the City Council for the acquisition of open space and development of linear parks along San Antonio Creekways. The acquisitions are also consistent with the adopted Parks and Recreation Strategic System Plan and the Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies.

III. RECOMMENDATION

Item A

The Department of Planning and Community Development recommends **Approval** of the City of Shavano Park request for a Municipal Boundary Adjustment of approximately 31.81 acres to be ceded to the City of San Antonio for the City of San Antonio to cede 1.88 acres and 4.36 acres to the City of Shavano Park as depicted on the attached map.

Item B

The Department of Parks and Recreation recommends the **Approval** of the proposed resolution, recommending that City Council authorize the acquisition of approximately 73.5 acres of property for the Salado Creek Greenway Trail project.

B. Attachment B - City of Shavano Park Resolution (Item A):

RESOLUTION NO. R-2013-013

A RESOLUTION REQUESTING THE SWAP OF MUNICIPAL BOUNDARIES BY AND BETWEEN THE CITY OF SAN ANTONIO, TEXAS AND THE CITY OF SHAVANO PARK, TEXAS.

WHEREAS, the City of San Antonio's municipal boundaries extends and is contiguous to the municipal boundaries of the City of Shavano Park in certain areas; and

WHEREAS, by this Resolution the Shavano Park City Council is requesting that San Antonio City Council swap the municipal boundaries as generally shown in **Exhibit A**, and

WHEREAS, by this Resolution the Shavano Park City Council is requesting that San Antonio City Council swap certain municipal boundaries along the city's shared boundary lines as generally shown in **Exhibit B**, and

WHEREAS, the Shavano Park City Council respectfully requests the swap of municipal boundaries so that the City of Shavano Park can eventually serve these area's as a single subdivision and area; and

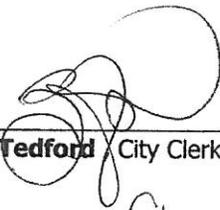
WHEREAS, the Shavano Park City Council recognizes the municipal boundaries that San Antonio is releasing and gratefully acknowledges the cooperation and "good neighbor" efforts the San Antonio City Council will be extending to our City in this cooperative effort.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS:

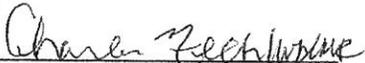
The Shavano Park City Council hereby respectfully requests that the City of San Antonio City Council swap municipal boundaries with the City of Shavano Park as described and set out in **Exhibit's A and B**, as amended, as if fully copied and incorporated in this Resolution.

The City Council of the City of Shavano Park wishes to express its gratitude to the City Council of the City San Antonio for this municipal boundary swap so that the City of Shavano Park can efficiently serve these areas as a single subdivision and area.

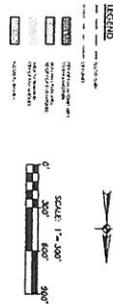
PASSED, ADOPTED, AND APPROVED by the City Council of the City of Shavano Park at its Regular meeting held on this the 16th day of December, 2013.

Attest: 
Zina Tedford City Clerk


A. DAVID MARNE
MAYOR

Approved as to Form: 
Charles Zech, City Attorney

DATE: APR 24, 2012 8:57 AM USER: M. B. DUNN
 FILE: P:\12119\12119.dwg PROJECT: SHAVANO PARK & CITY OF SAN ANTONIO - LAND SWAP EXHIBIT - 2.dwg



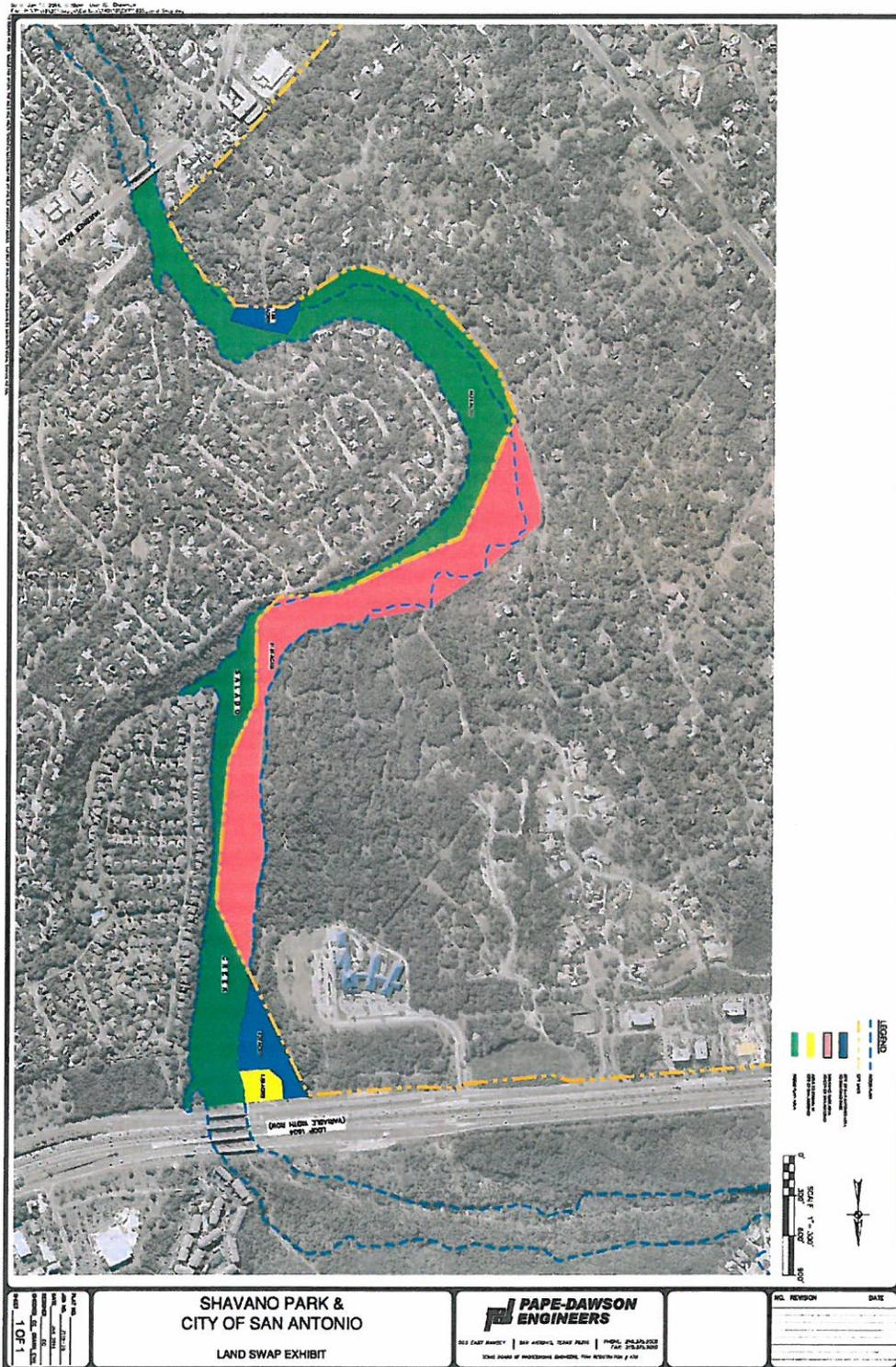
DATE	11/01/12
PROJECT	SHAVANO PARK & CITY OF SAN ANTONIO - LAND SWAP EXHIBIT - 2.dwg
USER	M. B. DUNN
SCALE	1" = 500'
PROJECT	SHAVANO PARK & CITY OF SAN ANTONIO - LAND SWAP EXHIBIT - 2.dwg

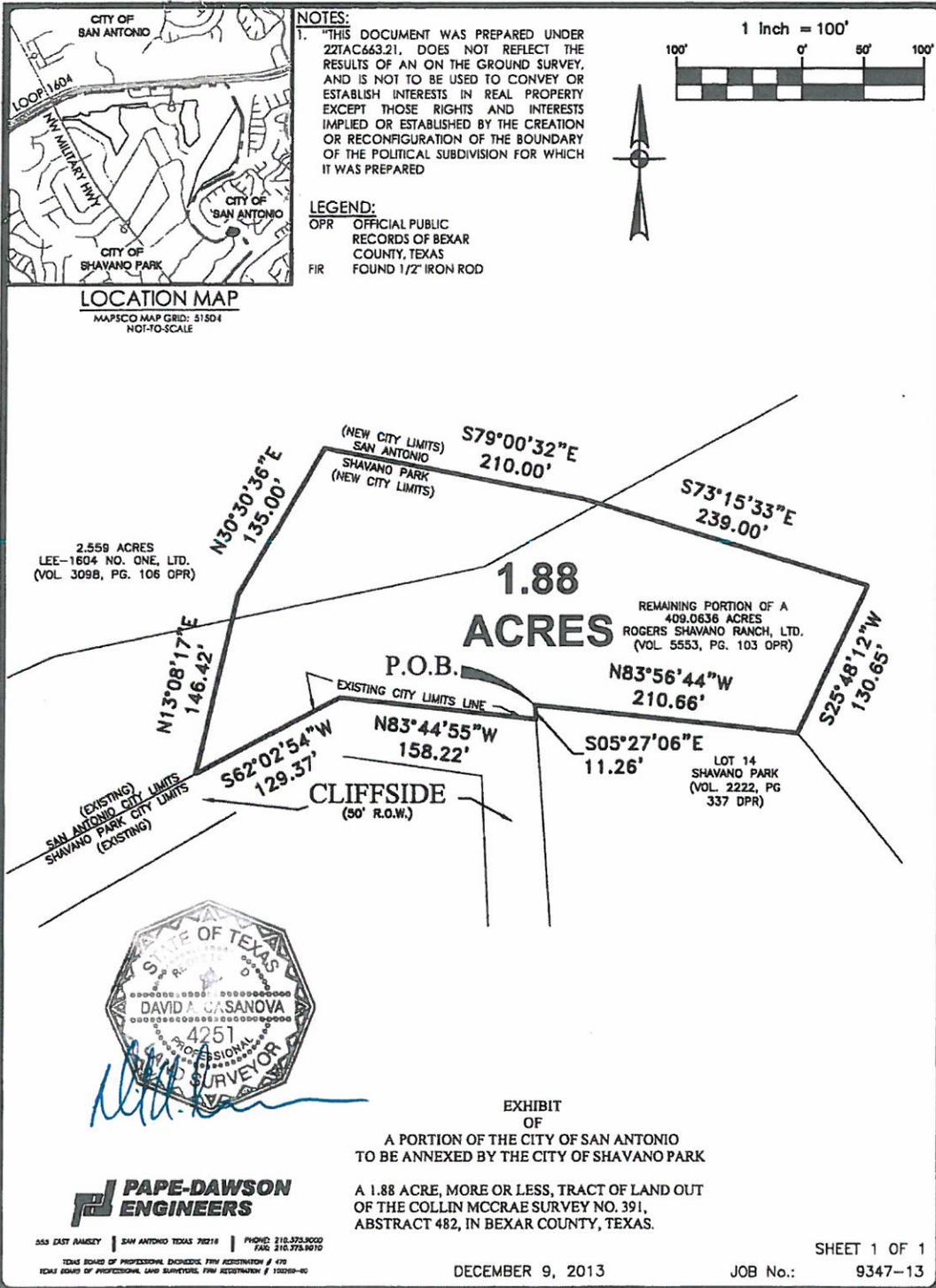
**SHAVANO PARK &
 CITY OF SAN ANTONIO**
 LAND SWAP EXHIBIT

**PAPE-DAWSON
 ENGINEERS**
 200 EAST PARKWAY | SAN ANTONIO, TEXAS 78204 | PHONE: 214.349.8000
 FAX: 214.349.8001
 6042 SOUTH OF PEARL STREET, SUITE 100, SAN ANTONIO, TX 78249

REVISION

C. Attachment C - Survey of Municipal Boundary Adjustment Tracts (Item A):





Date: Dec 10, 2013, 1:18pm User: ID: Mjohms
 File: M:\Survey\313-900\313-138317-13 EX-171 AC.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

METES AND BOUNDS DESCRIPTION
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

A 1.88 acre, more or less, tract of land out of a 409.0636 acre tract recorded in Volume 5553, Page 103 of the Official Public Records of Bexar County, Texas and out of a 2.559 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas, out of the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 1.88 acre tract being more fully described as follows:

- BEGINNING: At a northwest corner of Lot 14 of Shavano Park Subdivision recorded in Volume 2222, Page 337 of the Deed and Plat Records of Bexar County, Texas, also being on the existing city limits line between the City of San Antonio and the city of Shavano Park;
- THENCE: S 05°27'06" E, along and with the west line of said Lot 14 and the existing City Limits line between San Antonio and Shavano Park, a distance of 11.26 feet to a corner of Cliffside, a 50-foot right-of-way dedicated on said Shavano Park;
- THENCE: N 83°44'55" W, along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 158.22 feet to an angle point;
- THENCE: S 62°02'54" W, continuing along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 129.37 feet to a point;
- THENCE: Departing the northerly line of said Cliffside and the existing City Limits line, over and across said 409.0636 acre tract and said 2.559 acre tract within the existing City Limits of San Antonio the following bearings and distances:
- N 13°08'17" E, a distance of 146.42 feet to a point;
- N 30°30'36" E, a distance of 135.00 feet to a point;
- S 79°00'32" E, a distance of 210.00 feet to a point;
- S 73°15'33" E, a distance of 239.00 feet to a point;
- S 25°48'12" W, a distance of 130.65 feet to the northeast corner of said Lot 14;

1.88 Acre
Job No. 9347-13
Page 2 of 2

THENCE: S 83°56'44" W, along and with the north line of said Lot 14 and the existing City Limits line, a distance of 210.66 feet to the POINT OF BEGINNING, and containing 1.88 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 9, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey\13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



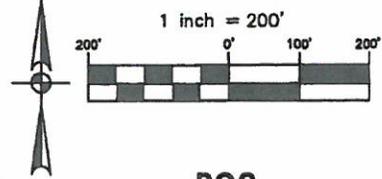


LOCATION MAP

MAPSCO MAP GRID: 515D4
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



NOTES:

1. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°58'19"E	143.30'
L2	S48°58'19"E	130.11'
L3	N86°01'41"E	217.61'
L4	S02°46'36"W	22.59'
L5	S02°54'17"E	108.73'
L6	S04°35'58"W	217.89'
L7	S23°10'19"W	65.11'
L8	S09°26'33"W	258.28'
L9	S05°07'00"E	71.84'

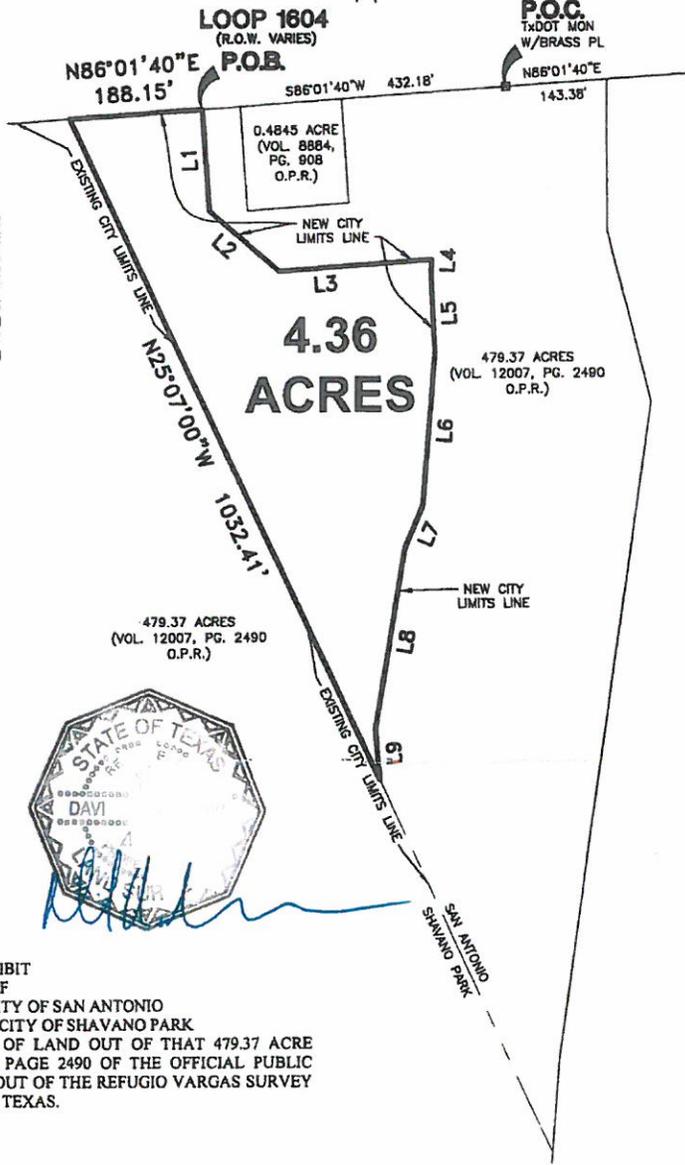


EXHIBIT OF
A PORTION OF THE CITY OF SAN ANTONIO
TO BE ANNEXED BY THE CITY OF SHAVANO PARK
A 4.36 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, BEXAR COUNTY, TEXAS.



253 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.9000
FAX: 210.378.9010
TEAM LEAD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEAM LEAD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100299-00

NOVEMBER 27, 2013

JOB No.:

SHEET 1 OF 1

9347-13

Date: Nov 27, 2013, 2:18pm User: C:\Users\j... File: M:\Survey\5113-5000\9347-13\9347-13 EX-4.36 AC.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

METES AND BOUNDS DESCRIPTION
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

Being 4.36 acres, more or less, out of the 521 acres annexed by the City of San Antonio by Ordinance No. 7904. Said 4.36 acres also being out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County, Texas. Said 4.36 acres being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract, from which the northeast corner of said 479.37 acre tract bears N 86°01'40" E, 143.38 feet;

THENCE: S 86°01'40" W, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 432.18 feet to the POINT OF BEGINNING;

THENCE: Departing the south right-of-way line of said Loop 1604, over and across said 479.37 acre tract, along and with the new City Limits line between the City of San Antonio and the City of Shavano Park, the following bearings and distances:

S 03°58'19" E, a distance of 143.30 feet to a point;

S 48°58'19" E, a distance of 130.11 feet to a point;

N 86°01'41" E, a distance of 217.61 feet to a point;

S 02°46'36" W, a distance of 22.59 feet to a point;

S 02°54'17" E, a distance of 108.73 feet to a point;

S 04°35'58" W, a distance of 217.89 feet to a point;

S 23°10'19" W, a distance of 65.11 feet to a point;

S 09°26'33" W, a distance of 258.28 feet to a point;

4.36 Acres
Job No. 9347-13
Page 2 of 2

S 05°07'00" E, a distance of 71.84 feet to a point on the existing City Limits line of the City of Shavano Park and the City of San Antonio;

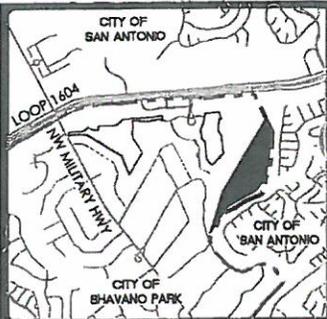
THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

THENCE: N 86°01'40" E, along the new City Limits line between the City of San Antonio and the City of Shavano Park, the south right-of-way line of said Loop 1604, a distance of 471.56 feet to the POINT OF BEGINNING.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 27, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey\13\13-9300\9347-13\Word\9347-13 FN-4.363 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

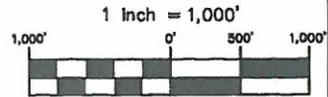




LOCATION MAP
MAPSCO MAP GRD: 51504
NOT-TO-SCALE

NOTES:

1. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°01'40"E	143.38'
L2	S00°08'11"E	212.82'
L3	S14°28'24"E	249.81'
L4	S08°04'49"W	936.72'
L5	S04°07'07"W	129.82'
L6	S04°07'07"W	492.49'
L7	S06°34'01"W	581.08'
L8	S25°20'01"W	501.07'
L9	S01°03'05"W	608.50'
L10	S42°26'22"W	240.00'
L11	S86°19'52"W	448.30'
L12	S66°10'21"W	1011.55'
L13	S25°06'56"W	961.63'
L14	N21°10'29"W	281.94'
L15	N13°53'17"W	376.28'
L16	N01°06'42"E	142.47'
L17	N51°01'33"E	580.67'
L18	N55°21'33"E	469.77'
L19	N80°34'35"E	927.55'
L20	N49°43'13"E	256.93'
L21	N19°49'39"E	380.68'
L22	N04°42'19"E	614.97'
L23	N03°41'18"W	535.82'
L24	N13°12'24"E	285.36'
L25	N04°55'59"E	636.81'
L26	S25°07'00"E	578.62'

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

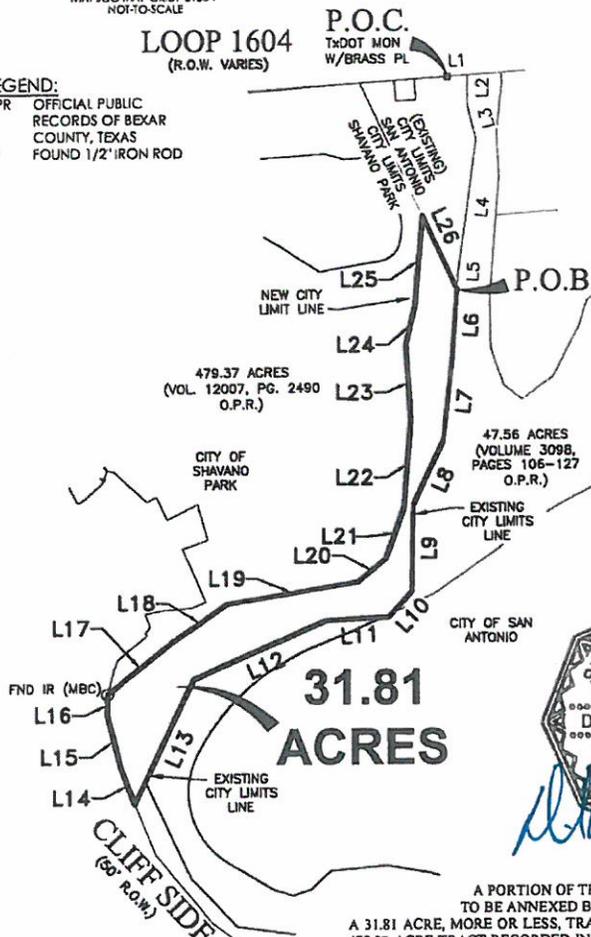


EXHIBIT OF

A PORTION OF THE CITY OF SHAVANO PARK TO BE ANNEXED BY THE CITY OF SAN ANTONIO
A 31.81 ACRE, MORE OR LESS, TRACT OF LAND TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279 AND THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, BEKAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

555 EAST FAHSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.5000
FAX: 210.378.2010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 419
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10229-09

SHEET 1 OF 1

DECEMBER 19, 2013

JOB No.: 9347-13

Date: Dec 19, 2013, 10:56am User: DB: jdk@pape-dawson.com
File: R:\Survey\13\13-9347\13-9347-13_Er-34-277_Ac.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR

A portion of the City of Shavano Park to be Annexed by the City of San Antonio

A 31.81 acre, more or less, tract of land tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;

S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

31.81 Acres
Job No. 9347-13
Page 3 of 3

N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

N 13°12'24" E, a distance of 285.36 feet to a point;

N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 13, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey\13\13-9300\9347-13\Word\9347-13 FN-31.81 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Attachment D - Municipal Boundary Agreement (Item A):

**ATTACHMENT D
CITY OF SAN ANTONIO -- CITY OF SHAVANO PARK**

DRAFT MEMORANDUM OF AGREEMENT

This Agreement is entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No. _____, and the City of Shavano Park, a Texas Municipal Corporation, acting by and through its Mayor pursuant to Ordinance No. _____, Witnesseth:

WHEREAS, the City of Shavano Park requests a Municipal Boundary Adjustment with the City of San Antonio for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving 6.24 acres, adjacent to Salado Creek. The City of Shavano Park has requested that the City of San Antonio release from its city limits two tracts of approximately 4.36 and 1.88 acres so that it may incorporate the area into the city of Shavano Park; and the City of Shavano Park will release 31.81 acres from its city limits to the City of San Antonio. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio; and

WHEREAS, incorporation of this area would allow the City of Shavano Park to exercise jurisdiction over two tracts of land totaling 6.24 acres; and

WHEREAS, incorporation of this area would allow the City of San Antonio to exercise jurisdiction over a tract of land totaling 31.81 acres; and

WHEREAS, both municipalities are desirous of entering into an agreement to permit this situation;

THE PARTIES AGREE AS FOLLOWS:

1. General Terms and Conditions

- A. City of San Antonio agrees to release from its municipal boundary and to relinquish control over an area described as Tract 1 consisting of approximately 1.88 acres and Tract 2 consisting of 4.36 acres which total approximately 6.24 acres of land generally located to the south of North Loop 1604, to the north of Huebner Road, and to the west of Salado Creek in north Bexar County and more particularly described by metes and bounds and map attached hereto as Exhibits A and B, and incorporated herein for all purposes.
- B. City of Shavano Park agrees to incorporate into its city limits the area described in Section A above.
- C. The City of Shavano Park agrees to release from its municipal boundary and relinquish control over an area described as Tract 3 which consists of approximately 31.81 acres of land generally located to the south of North Loop 1604, to the north of Huebner Road, and to the west of Salado Creek in north Bexar County and more particularly described by metes and bounds and map attached hereto as Exhibits A and B, and incorporated herein for all purposes.

- D. City of San Antonio agrees to incorporate into its city limits the area described in Section A above.
- E. City of Shavano Park agrees to the following:
1. City of Shavano Park, upon release of the subject area by San Antonio, has agreed to the following:
 - Provide services and regulations to the Subject Area as required by Chapter 43 of the Texas Local Government Code
 - The City of Shavano Park will contribute a total of \$15,000 to the City of San Antonio to be paid annually over the next four years. An annual payment of \$3,750 will be made on October 1st of each year beginning on October 1, 2014 and ending on October 1, 2017
- F. City of Shavano Park agrees to file for record a copy of this agreement for each tract of land affected by this agreement in the Real Property Records of Bexar County, Texas.
- G. This Agreement is effective immediately after the later of the Ordinance of the City of San Antonio and the Resolution of the City of Shavano Park authorizing this Agreement, in each case as indicated by the date following the signature of the City Manager or Authorized Representative below.

2. Severability

If for any reason, any one or more paragraphs of this agreement is held invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs of the agreement but shall be confined in its operation to the specific sections sentences clauses or parts of this agreement held invalid and invalidity of any section, sentence, clause or parts shall not affect, impair or prejudice in any way the validity of this agreement in any instances.

3. Applicable Law

This agreement shall be construed in accordance with the laws of the State of Texas.

4. Notices

Any notice, request, demand, report, certificate or other instrument which may be required or permitted to be furnished to or served upon the parties shall be deemed sufficiently given or furnished or served if in writing and deposited in the United States mail, registered or certified, return receipt required, addressed to such party at the address set forth below or such other address as may be hereafter designated by either party by written notice to the other party.

IF TO THE CITY OF SAN ANTONIO:

City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
Attn: _____
City Clerk

IF TO THE CITY OF SHAVANO PARK:

City of Shavano Park
900 Saddletree Ct.
Shavano Park, Texas 78231
Attn: _____
City Secretary

ACKNOWLEDGEMENTS

In witness of which this agreement has been executed in duplicate.

CITY OF SHAVANO PARK

By: _____

Attest: _____

Title: City Manager

Title: _____

Date: _____

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on _____ by _____, City Manager of the City of Shavano Park, a Texas Municipal Corporation, on behalf of said corporation.

Notary Public, State of Texas

My Commission expires: _____

CITY OF SAN ANTONIO

By: _____

Attest: _____

Title: _____

Title: _____

Date: _____

STATE OF TEXAS

COUNTY OF BEXAR

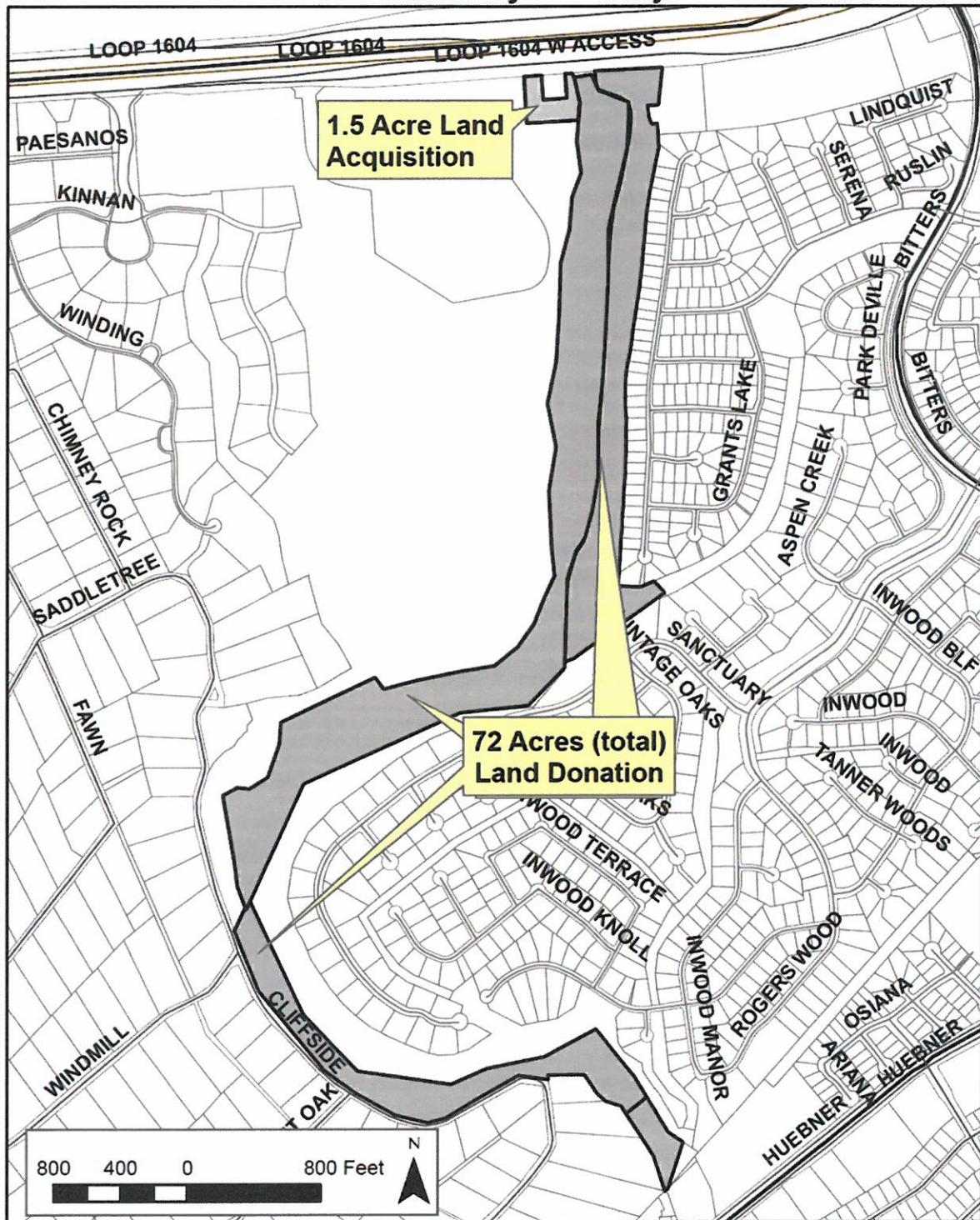
This instrument was acknowledged before me on _____ by _____, City Manager of the City of San Antonio, a Texas Municipal Corporation, on behalf of said corporation.

Notary Public, State of Texas

My Commission expires: _____

Attachment E – Proposed Land Acquisitions (Item B)

Land Acquisitions for Salado Creek Greenway Trail Project



RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AGREEMENT FOR A MUNICIPAL BOUNDARY ADJUSTMENT BETWEEN THE CITY OF SAN ANTONIO AND THE CITY OF SHAVANO PARK FOR AN EXCHANGE OF TERRITORY, WITH THE CITY OF SAN ANTONIO RECEIVING APPROXIMATELY 31.81 ACRES OF LAND FROM THE CITY OF SHAVANO PARK AND THE CITY OF SHAVANO PARK RECEIVING TWO TRACTS OF LAND, CONSISTING OF APPROXIMATELY 1.88 ACRES AND APPROXIMATELY 4.36 ACRES FOR A TOTAL OF APPROXIMATELY 6.24 ACRES FROM THE CITY OF SAN ANTONIO, WITH CONDITIONS.

WHEREAS, the City of Shavano Park has requested a municipal boundary adjustment ceding approximately 31.81 acres to the City of San Antonio and the City of San Antonio ceding approximately 6.24 acres to the City of Shavano Park; and,

WHEREAS, the subject area is generally located to the south of North Loop 1604, to the north of Huebner Road, and to the west of Salado Creek; and

WHEREAS, the City of Shavano Park has requested to add two (2) separate tracts of land, Tract 1 consisting of approximately 1.88 acres and Tract 2 consisting of approximately 4.36 acres for a total of approximately 6.24 acres, to its municipal boundary from the City of San Antonio. In exchange, the City of Shavano Park has agreed to release one (1) tract of land, approximately 31.81 acres, to the City of San Antonio; and,

WHEREAS, the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width; and,

WHEREAS, the transfer of territory to the City of San Antonio does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013; and,

WHEREAS, these municipal boundary adjustments will result in the clarification of service delivery between the two municipalities; and

WHEREAS, the City of Shavano Park will contribute a total of \$15,000 to the City of San Antonio to be paid annually over the next four years. An annual payment of \$3,750 will be made on October 1st of each year beginning on October 1, 2014 and ending on October 1, 2017

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

SECTION 1: The Planning Commission recommends approval of an agreement for a Municipal Boundary Adjustment between the City of San Antonio and the City of Shavano park for an exchange of territory with the City of San Antonio receiving approximately 31.81 acres of land from the City of Shavano Park and the City of Shavano Park receiving two tracts of land consisting of approximately 1.88 and 4.36 acres for a total of approximately 6.24 acres from the City of San Antonio, with conditions, as particularly described in Attachment I and II , to the City Council for adoption.

PASSED AND APPROVED ON THIS 13th DAY OF AUGUST 2014.

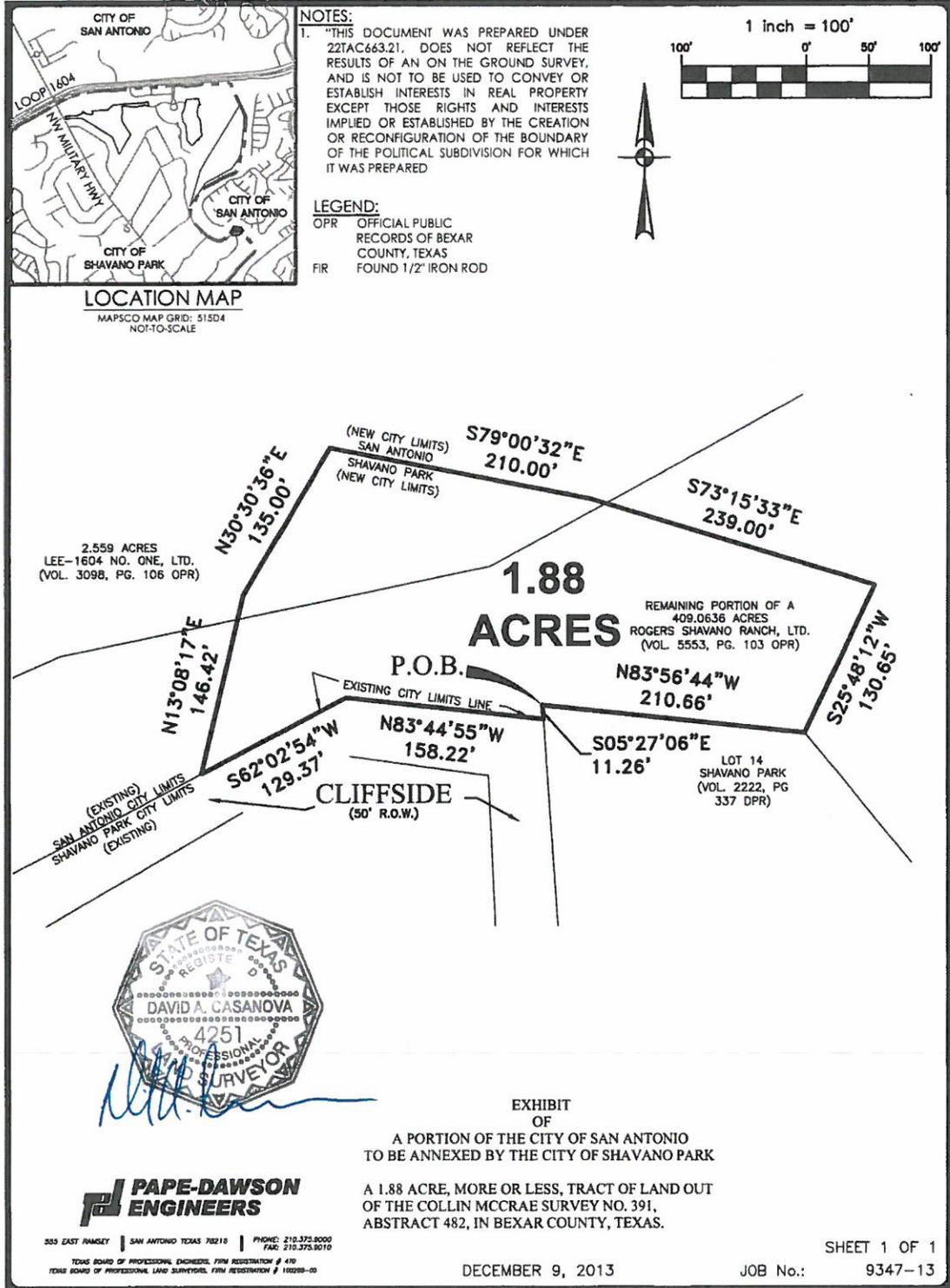
Attest:

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

Attachment I:

Tract 1





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

METES AND BOUNDS DESCRIPTION
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

A 1.88 acre, more or less, tract of land out of a 409.0636 acre tract recorded in Volume 5553, Page 103 of the Official Public Records of Bexar County, Texas and out of a 2.559 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas, out of the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 1.88 acre tract being more fully described as follows:

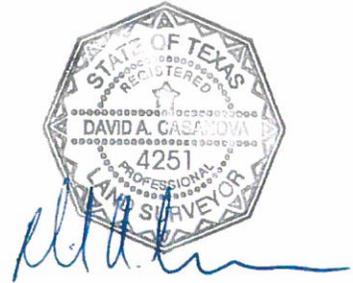
- BEGINNING: At a northwest corner of Lot 14 of Shavano Park Subdivision recorded in Volume 2222, Page 337 of the Deed and Plat Records of Bexar County, Texas, also being on the existing city limits line between the City of San Antonio and the city of Shavano Park;
- THENCE: S 05°27'06" E, along and with the west line of said Lot 14 and the existing City Limits line between San Antonio and Shavano Park, a distance of 11.26 feet to a corner of Cliffside, a 50-foot right-of-way dedicated on said Shavano Park;
- THENCE: N 83°44'55" W, along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 158.22 feet to an angle point;
- THENCE: S 62°02'54" W, continuing along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 129.37 feet to a point;
- THENCE: Departing the northerly line of said Cliffside and the existing City Limits line, over and across said 409.0636 acre tract and said 2.559 acre tract within the existing City Limits of San Antonio the following bearings and distances:
- N 13°08'17" E, a distance of 146.42 feet to a point;
 - N 30°30'36" E, a distance of 135.00 feet to a point;
 - S 79°00'32" E, a distance of 210.00 feet to a point;
 - S 73°15'33" E, a distance of 239.00 feet to a point;
 - S 25°48'12" W, a distance of 130.65 feet to the northeast corner of said Lot 14;

1.88 Acre
Job No. 9347-13
Page 2 of 2

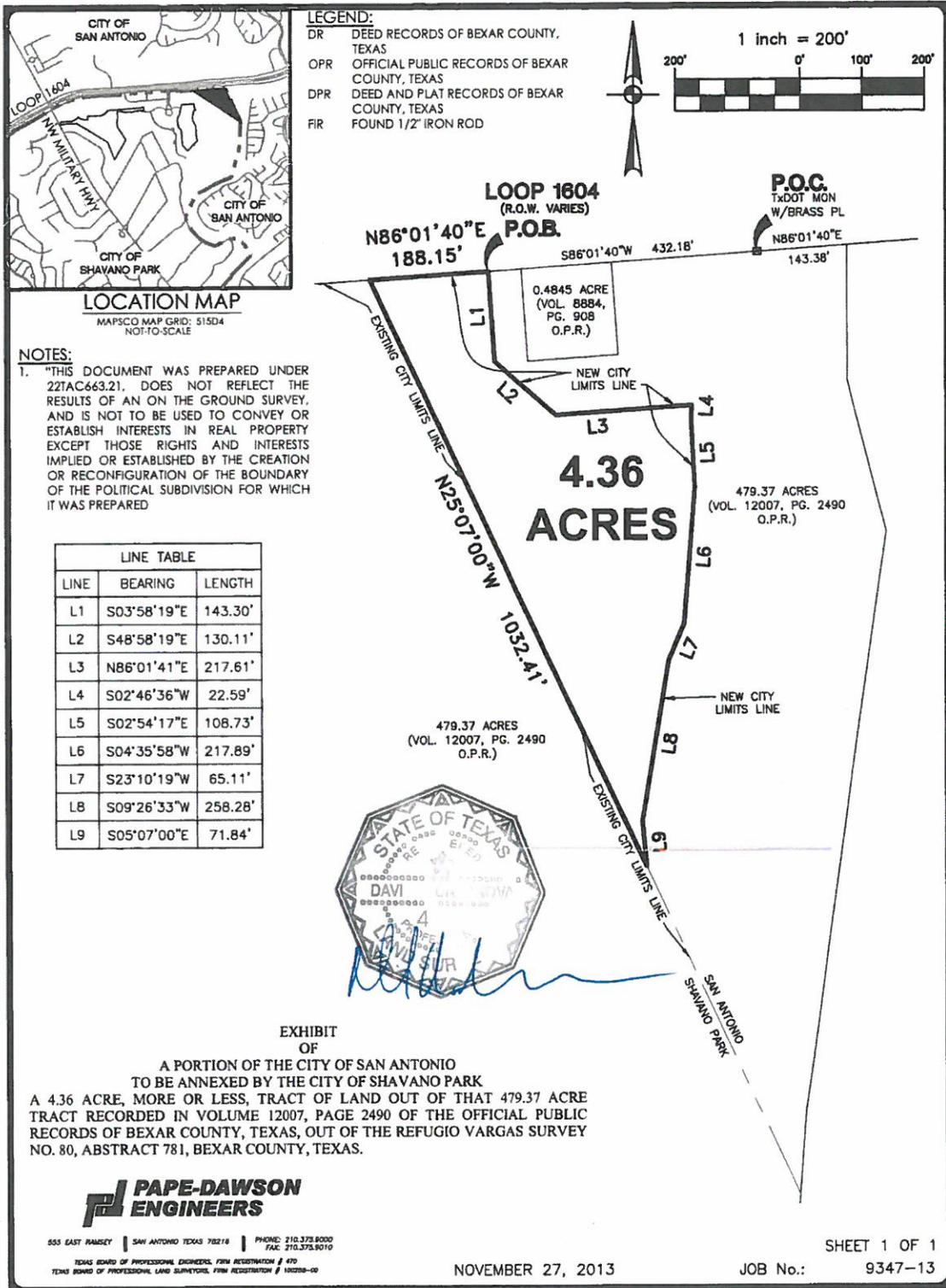
THENCE: S 83°56'44" W, along and with the north line of said Lot 14 and the existing City Limits line, a distance of 210.66 feet to the POINT OF BEGINNING, and containing 1.88 acres in Bexar County, Texas.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 9, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey 13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Tract 2



Date: Nov 27, 2013, 2:10pm User ID: Mjolnir
 File: N:\Survey\13-9347\13-9347-13 EX-4.36 AC.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

METES AND BOUNDS DESCRIPTION
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

Being 4.36 acres, more or less, out of the 521 acres annexed by the City of San Antonio by Ordinance No. 7904. Said 4.36 acres also being out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County, Texas. Said 4.36 acres being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract, from which the northeast corner of said 479.37 acre tract bears N 86°01'40" E, 143.38 feet;

THENCE: S 86°01'40" W, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 432.18 feet to the POINT OF BEGINNING;

THENCE: Departing the south right-of-way line of said Loop 1604, over and across said 479.37 acre tract, along and with the new City Limits line between the City of San Antonio and the City of Shavano Park, the following bearings and distances:

S 03°58'19" E, a distance of 143.30 feet to a point;

S 48°58'19" E, a distance of 130.11 feet to a point;

N 86°01'41" E, a distance of 217.61 feet to a point;

S 02°46'36" W, a distance of 22.59 feet to a point;

S 02°54'17" E, a distance of 108.73 feet to a point;

S 04°35'58" W, a distance of 217.89 feet to a point;

S 23°10'19" W, a distance of 65.11 feet to a point;

S 09°26'33" W, a distance of 258.28 feet to a point;

4.36 Acres
Job No. 9347-13
Page 2 of 2

S 05°07'00" E, a distance of 71.84 feet to a point on the existing City Limits line of the City of Shavano Park and the City of San Antonio;

THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

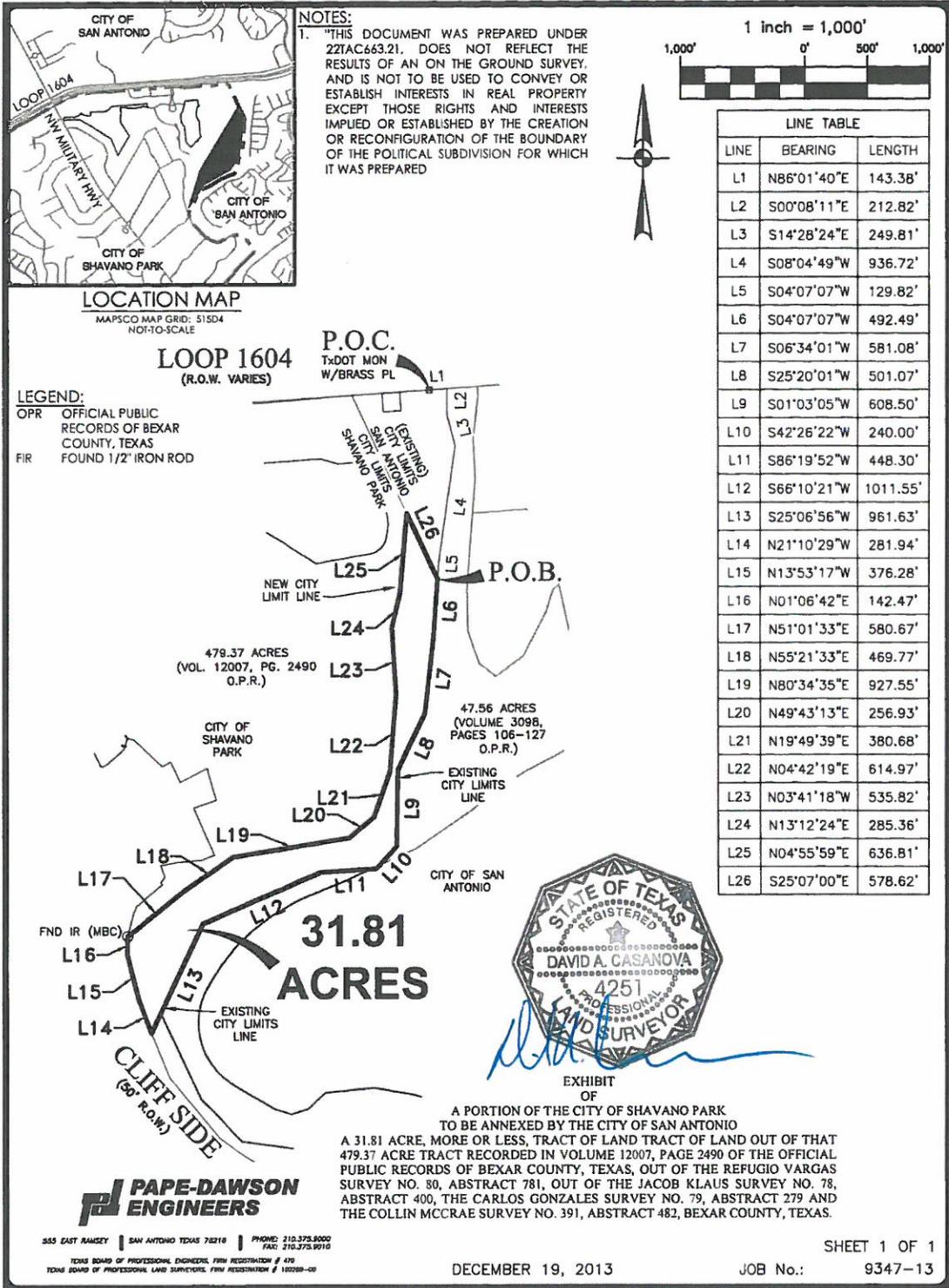
THENCE: N 86°01'40" E, along the new City Limits line between the City of San Antonio and the City of Shavano Park, the south right-of-way line of said Loop 1604, a distance of 471.56 feet to the POINT OF BEGINNING.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 27, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-4.363 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Tract 3



Date: Dec 19, 2013, 10:56am User ID: MfHolmes
 File: N:\Survey\13-9347\9347-13\9347-13 EX-34.277 AC.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR

A portion of the City of Shavano Park to be Annexed by the City of San Antonio

A 31.81 acre, more or less, tract of land tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;

S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

31.81 Acres
Job No. 9347-13
Page 3 of 3

N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

N 13°12'24" E, a distance of 285.36 feet to a point;

N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 13, 2013
JOB NO. 9347-13
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-31.81 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF PROPERTY IN ORDER TO DEVELOP THE SALADO CREEK GREENWAY TRAIL PROJECT IN ACCORDANCE WITH THE PARKS DEVELOPMENT AND EXPANSION VENUE PROJECT.

WHEREAS, the City Planning Commission is tasked with the review and recommendation for purchase of property for city projects; and

WHEREAS, under Proposition Three of the election held in November 2010, voters of San Antonio approved collection of sales tax revenue to fund the acquisition of open space and development of linear parks along San Antonio Creekways, specifically including Salado Creek; and

WHEREAS, these parcels are presented for consideration and recommendation to the Planning Commission under the Parks Development and Expansion Venue Project; and

WHEREAS, the proposed acquisitions are located along Salado Creek from North Loop 1604 to Huebner Road and will be used for the Salado Creek Greenway Project planned for the same location;

WHEREAS, the proposed acquisitions include approximately 72 acres of property to be received by the City of San Antonio as a donation and approximately 1.5 acres that will be acquired by the City of San Antonio from the land owner for a total of approximately 73.5 acres

NOW THEREFORE;

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

The Planning Commission recommends that the City of San Antonio City Council authorize the acquisition of property in order to develop the Salado Creek Greenway Trail project in accordance with the Parks Development Expansion Venue Project, approved by voters in 2010.

PASSED AND APPROVED ON THIS 13th DAY OF AUGUST 2014.

Attest:

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission