



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

## PLANNING COMMISSION AGENDA

### ☞ August 27, 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. Briefing on two proposed annexation items (Department of Planning and Community Development)

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

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

4. Citizens to be heard

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

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

**Plats**

5. **130348:** Request by Valencia Enclave, LLC, for approval of a major plat to subdivide a 15.301 acre tract of land to establish **Sorrento (Enclave)** Subdivision, generally located northeast of the intersection of Bulverde Road and Bulverde Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
6. **140046:** Request by Milestone Potranco Development, LTD., for approval of a major plat to subdivide a 10.066 acre tract of land to establish **American Lotus Subdivision Unit-4** Subdivision, generally located west of the intersection of American Lotus and Poppy Sands. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
7. **140125:** Request by Northside Independent School District, for approval of a major plat to subdivide a 75.36 acre tract of land to establish **Kallison Ranch High School** Subdivision, generally located northeast of the intersection of Old FM 471 and Culebra Road (FM 471). **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
8. **140141:** Request by Shaggy Development, LLC., for approval of a major plat to subdivide a 13.3 acre tract of land to establish **Wortham Oaks Unit 13 (Enclave)** Subdivision, generally located north of East Evans Road and East of Angostura Boulevard . **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
9. **140294:** Request by Continental Homes of Texas, L.P., for approval of a minor plat to replat and subdivide a 0.480 acre tract of land to establish **Fallbrook Unit 1B Enclave** Subdivision, generally located at the intersection of Oleander Chase and Tulip Meadow. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)

**Variances**

10. **FPV# 14-010, 14-011, & 14-012:** Request by Parkview Acres, LLC, for a variance to the Unified Development Code for the following sections of Appendix F, Subdivision C: Section 35-F124 (d) which requires that a project account for any increase in discharge due to loss of storage in all reclamation analyses (FPV#14-011); Section 35-F124 (e) requires that the development not increase the regulatory 1% A.C. floodplain velocities above six (6) fps, and that no increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps (FPV#14-012); Section 35-F125 (a) (7) limits flood velocities to three (3) fps for reclamation in overbank areas of the 1% Annual Chance (A.C.) floodplain (FPV#14-010). The site is generally located 0.3 miles south of the intersection of Babcock Road and Hausman Road. **Staff recommends Approval.** (Daniel Aguilar, PE, CFM, Senior Engineer, (210) 207-0335, [daniel.aguilar@sanantonio.gov](mailto:daniel.aguilar@sanantonio.gov), Transportation & Capital Improvements, Floodplain Management)

### Street Name Changes

11. **S14-004:** A request by Park South Village, Inc., for a public hearing and resolution recommending approval of a street name change request to change the name of “Cantrell Drive” to “Felix Trevino Way” between S. Zarzamora Street and Delight Street. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov) . Development Services Department)
12. **S14-005:** A request by San Antonio, ISD, for a public hearing and resolution recommending approval of naming an unnamed alley to “Papa Bear Ln” between Fresno and Santa Monica Streets. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov) . Development Services Department)

### Land Transactions

13. **S.P. 1824:** A Resolution authorizing the closure, vacation, and abandonment of an improved portion of S. Main Street Public Right of Way adjacent to NCB 100, bounded by Dolorosa Street to the north and E. Nueva and W. Nueva Street to the south. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), EastPoint & Real Estate Services Office)

### Comprehensive Master Plan Amendments

14. **PA 14071:** A request by Patricia Gomez Monroy, Trustee for the Patricia Gomez Monroy Living Trust, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1397 of an acre of land being Lot 6, Block 13, NCB 1695 located at 2222 North Interstate Highway 35, from “Neighborhood Commercial” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department)
15. **PA 14072:** A request by Daniel Termure, for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.6490 acres of land out of NCB 14663 located at 6850 Oxford Trace from “Low Density Residential Estate” to “Low Density Residential”, in City Council District 7. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)
16. **PA 14073:** A request by Brooks Development Authority (by 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 13.46 acres of land out of NCB 10879 located at 8010 Aeromedical Road from “Regional Commercial” to “High Density Residential”, in City Council District 3. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)
17. **PA 14074:** A request by Brooks Development Authority (by 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 9.365 acres of land out of NCB 10879 located at a portion of the 7800 Block of South New Braunfels Avenue from “High Density Residential” to “Regional Commercial”, in City Council District 3. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)

**Other Items**

- 18.** Approval of the minutes for the August 13, 2014, Planning Commission meeting.
- 19.** Director's report - City Council Action Update (Planning Commission items sent to Council).
- 20.** Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

130348

**Project Name:**

Sorrento (Enclave)

**Applicant:**

Gil Berkovich

**Representative:**

Coursen-Koehler Engineering &  
Associates c/o Robert R. Delgado,  
P.E.

**Owner:**

Valencia Enclave, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northeast of the  
intersection of Bulverde Road and  
Bulverde Parkway

**Tract Size:**

15.301 acres

**Council District:**

10

**Notification:**

Internet Agenda posting August 22,  
2014

**REQUEST**

Approval of a major plat to subdivide a 15.301-acre tract of land  
to establish **Sorrento (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 14, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty-eight (**48**) single family lots, two (**2**) non-single family residential lot and approximately one thousand eight hundred four (**1,804**) linear feet of private streets.

### **B. Zoning**

“R6 PC-1 ERZD R6 ERZD” Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District.

### **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 May 14, 2014.

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 14, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 706E, Ravello, accepted on April 4, 2014

## **III. RECOMMENDATION**

Approval of the proposed **Sorrento (Enclave)** Subdivision Plat

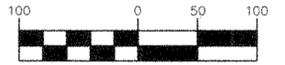
## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Aquifer Letter

SORRENTO

AN ENCLAVE SUBDIVISION

BEING A 15.301 ACRE TRACT OF LAND SITUATED IN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING PORTIONS OF THE W.M. HOTCHKISS SURVEY NO. 92, ABSTRACT 337, NEW CITY BLOCK 34919 AND THE CEPI & M. CO. SURVEY NO. 397, ABSTRACT 924, NEW CITY BLOCK 34921, SAID TRACT BEING ALL THAT SAME LAND CONVEYED UNTO VALENCIA ENCLAVE, LLC BY CORRECTION SPECIAL WARRANTY DEED EFFECTIVE DECEMBER 18, 2009 AND RECORDED IN VOLUME 15765, PAGE 1950, BEXAR COUNTY REAL PROPERTY RECORDS.

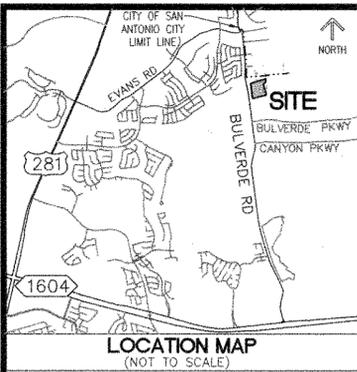


COURSEN-KOEHLER ENGINEERING & ASSOCIATES

11802 Warfield, Suite 200 - San Antonio, Texas 78216
Tel: 210.807.9030 - Fax: 210.855.5530
www.coursen-koehler.com - TBPE Firm No. F-10747
CKE JOB NO. 10017.00

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-8524
TBPLS Firm No. 10132700
MLS JOB NO. 49996-03



- LEGEND:
- 900 EXISTING CONTOUR VOL. VOLUME
- PG. PAGE
- V.W. VARIABLE WIDTH N.V.A.E. NON-VEHICULAR ACCESS EASEMENT
- E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.V.W.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
- DRN DRAINAGE
- SAN SEW SANITARY SEWER
- N.T.S. NOT TO SCALE
- R RADIUS
- ESM/T CENTERLINE PI OR PC
- RRR DEED AND PUBLIC RECORDS OF REAL PROPERTY
- FBZ FLOODPLAIN BUFFER ZONE

- GENERAL NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO STRUCTURE FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
3. 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.

- SURVEYOR'S NOTES:
1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "MS50 RPLS 4612" SET AFTER COMPLETION OF CONSTRUCTION.
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.

- CPIS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY GRANTED 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", "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 LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

- SAWS NOTES:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

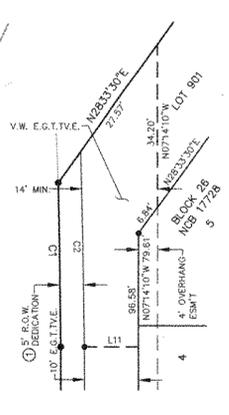
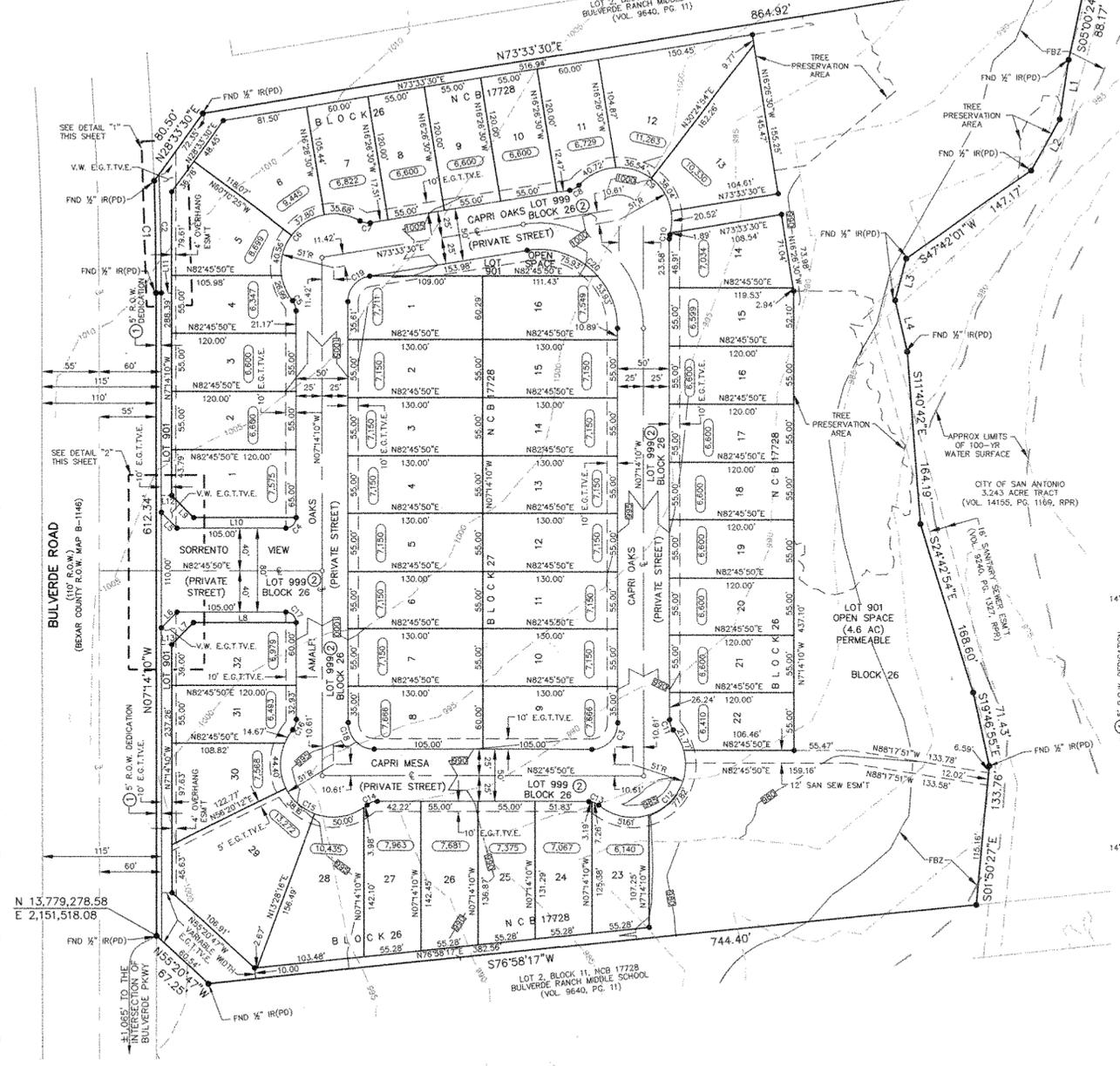
- FLOODPLAIN NOTES:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOR ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE BFE OF THE REGULATORY FLOODPLAIN.
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DFIRM PANEL NO. 48029C02600, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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:
Daniel E. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR

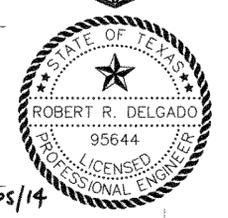
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION
Robert R. Delgado
LICENSED PROFESSIONAL ENGINEER 8/05/14

WATER QUALITY NOTE:
THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
AQUIFER:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE IV, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
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 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SORRENTO SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 999 BLOCK 26 AND LOT 901 BLOCK 27.



N 13,779,278.58
E 2,151,518.08



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C10.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C11 through C20.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1 through L13.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER/DEVELOPER: VALENCIA ENCLAVE, LLC
5814 BRITANNY FORREST LANE
SAN DIEGO, CA 92160
GIL BERKOVICH, MANAGING MEMBER
NOTARY PUBLIC
SAN DIEGO COUNTY, CALIFORNIA
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL BERKOVICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 6th DAY OF August, 2014

J. M. LINTON
Commission # 1917871
Notary Public - California
San Diego County
My Comm. Expires Dec 19, 2014

THIS PLAT OF SORRENTO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 2014.
BY: \_\_\_\_\_ CHAIRMAN
BY: \_\_\_\_\_ SECRETARY
STATE OF TEXAS
COUNTY OF BEXAR
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ DAY OF \_\_\_, A.D. \_\_\_ AT \_\_\_ M AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_, A.D. \_\_\_ AT \_\_\_ M IN THE RECORDS OF SAID COUNTY, IN THE 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



DEVELOPMENT SERVICES  
RECEIVED

February 7, 2014  
2014 AUG 11 PM 1:33

Mr. Eric S. Ply, P.E.  
Coursen-Koehler Engineers & Associates  
11802 Warfield Street, Suite 200  
San Antonio, Texas 78216

RE: File No. 1403003 - Request for review of **Sorrento Subdivision, Plat No. 130348** located northeast of the intersection of Bulverde Road and Bulverde Parkway.

Dear Mr. Ply:

On March 6, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 15.301 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within a 100-year floodplain area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 2057. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

**As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Sorrento Subdivision, Plat No. 130348.

Mr. Eric S. Ply, P.E.  
Sorrento Subdivision  
Page 2

DEVELOPMENT SERVICES  
RECEIVED

2014 AUG 11 PM 1:33

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

Sincerely,



Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

140046

**Project Name:**

American Lotus Subdivision Unit-4

**Applicant:**

Chesley I. Swann, III, agent

**Representative:**

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

**Owner:**

Milestone Potranco Development,  
Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of the  
intersection of American Lotus and  
Poppy Sands

**Tract Size:**

10.066- acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting August 22,  
2014

**REQUEST**

Approval of a major plat to subdivide a 10.066-acre tract of land  
to establish the **American Lotus Subdivision Unit-4** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 14, 2014

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of sixty (60) single-family residential lots, and one thousand six hundred fifty one (1,651) 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. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 18, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 046-06B, American Lotus Subdivision, accepted on November 19, 2012

**III. RECOMMENDATION**

Approval of the proposed **American Lotus Subdivision Unit-4**

**IV. ATTACHMENTS**

1. Proposed Plat

# PLAT NUMBER 140046

## SUBDIVISION PLAT ESTABLISHING AMERICAN LOTUS SUBDIVISION UNIT-4

BEING A TOTAL OF 10.066 ACRES BEING A PORTION OF A 88.28 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD., IN SPECIAL WARRANTY DEED RECORDED IN 10449, PAGES 2150-2157 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, C.B. 4335, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: August 7, 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, CERTAIN 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: MILESTONE POTRANCO DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: MILESTONE PROPERTIES, INC.,  
A TEXAS CORPORATION, ITS GENERAL PARTNER  
AGENT: CHESLEY I. SWANN III  
543 BUSBY DRIVE  
SAN ANTONIO, TX 78209  
PHONE: (210) 541-1413  
FAX: (210) 979-0901

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III, 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 8 DAY OF August, A.D. 2014.

*Maghan J. Hiron*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

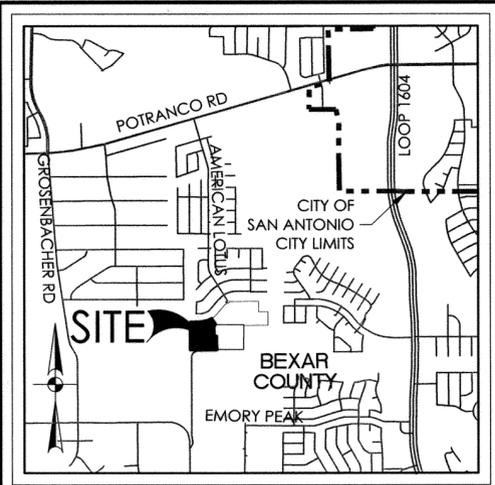
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR



LOCATION MAP  
SCALE: 1" = 3,000'

- LEGEND**
- CB COUNTY BLOCK
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
  - ESMT EASEMENT PAGE(S)
  - PG VOL
  - ROW RIGHT-OF-WAY
  - SIDEWALK CONSTRUCTED WITH A PASSING SPACE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET MONUMENT (SEE SURVEYOR'S NOTE #1)
  - 860--- EXISTING CONTOURS
  - 860--- PROPOSED CONTOURS
  - FF=870 FINISHED FLOOR ELEVATION FOR SEWER
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ③ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ④ 1' NON-ACCESS VEHICULAR EASEMENT (NOT TO SCALE)
  - ⑤ 20' BUILDING SETBACK LINE
  - ⑥ 10' BUILDING SETBACK LINE
  - ⑦ 15' PRIVATE DRAINAGE EASEMENT
  - ⑧ 12' WATER EASEMENT
  - ⑨ 10' BUILDING SETBACK (VOL 9631, PG 79, DPR)
  - ⑩ 1' NON-ACCESS VEHICULAR EASEMENT (VOL 9631, PG 79, DPR)
  - ⑪ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 78 DPR)
  - ⑫ 20' BUILDING SETBACK LINE (VOL 9665, PG 78 DPR)
  - ⑬ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 78 DPR)

- ⑭ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑯ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑰ 1' NON-ACCESS VEHICULAR EASEMENT (NOT TO SCALE)
- ⑱ 20' BUILDING SETBACK LINE
- ⑲ 10' BUILDING SETBACK LINE
- ⑳ 15' PRIVATE DRAINAGE EASEMENT
- ㉑ 12' WATER EASEMENT

**C.P.S. ENERGY NOTES:**  
 1. 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 BURNING 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 THEREON IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
 2. 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.  
 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.

**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.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

**SAWS DEDICATION NOTE:**  
 THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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

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

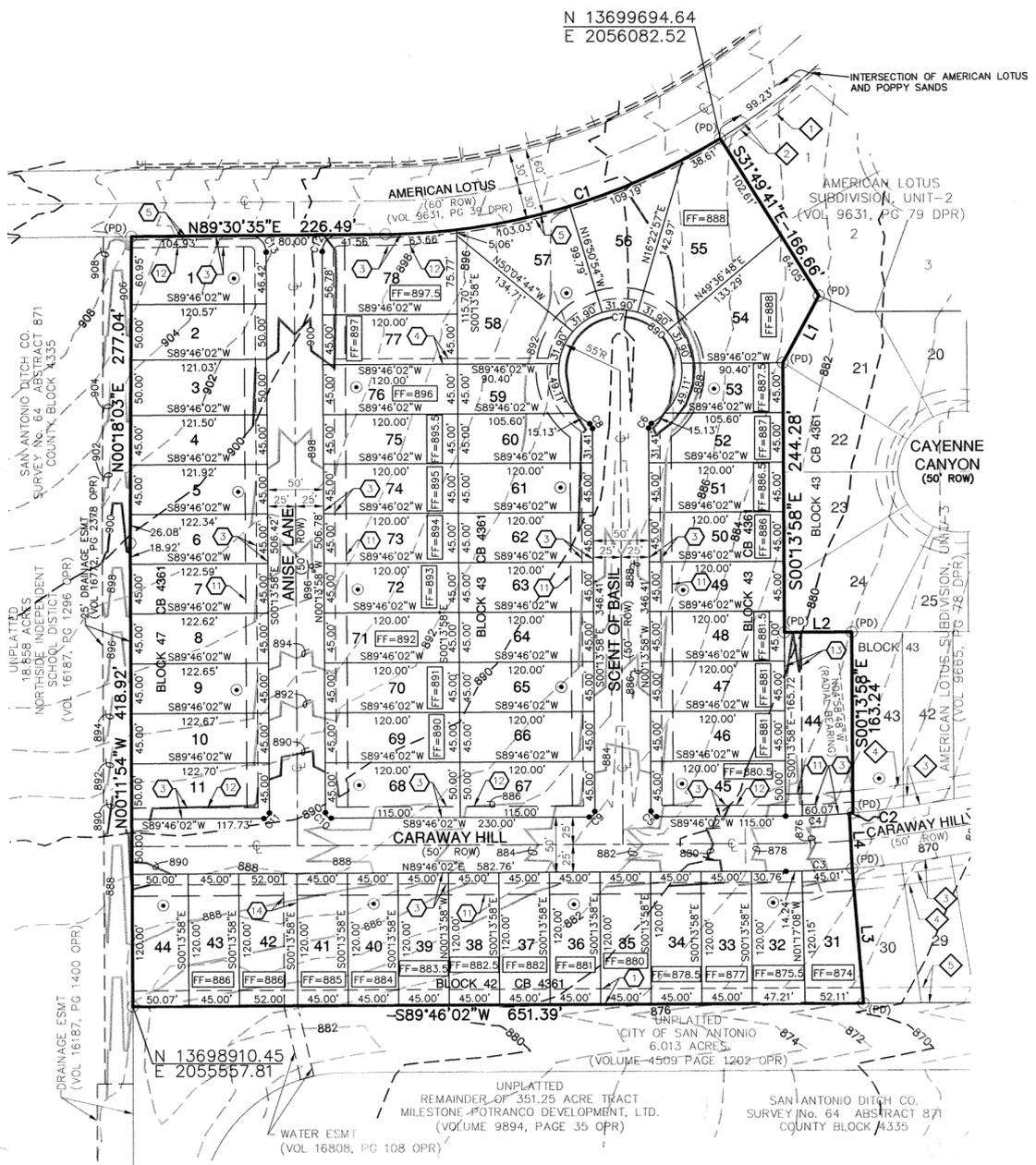
**SETBACK NOTE:**  
 SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

**FINISHED FLOOR NOTE:**  
 THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL ADJACENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	575.00'	31°20'16"	N73°50'27"E	310.59'
C2	725.00'	0°14'32"	S85°08'28"W	3.07'
C3	775.00'	4°22'48"	S87°34'38"W	59.23'
C4	725.00'	4°30'18"	N87°30'53"E	56.99'
C5	5.00'	90°00'00"	S45°13'58"E	7.07'
C6	5.00'	60°00'00"	S29°46'02"W	5.00'
C7	55.00'	300°00'00"	S89°46'02"W	55.00'
C8	5.00'	60°00'00"	N30°13'58"W	5.00'
C9	5.00'	90°00'00"	N44°46'02"E	7.07'
C10	5.00'	90°00'00"	S45°13'58"E	7.07'
C11	5.00'	90°00'00"	N44°46'02"E	7.07'
C12	15.00'	89°44'33"	S44°38'18"W	21.17'
C13	15.00'	90°15'27"	N45°21'42"W	21.26'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°05'30"W	68.43'
L2	N89°46'02"E	60.00'
L3	S04°36'47"E	122.62'
L4	S02°48'16"E	50.03'





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

140125

**Project Name:**

Kallison Ranch High School

**Applicant:**

Leroy San Miguel

**Representative:**

Cude Engineers, LLC c/o Stacey L.  
Weichert, P.E.

**Owner:**

Northside Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northeast of the  
intersection of Old FM 471 and  
Culebra Road (FM 471)

**Tract Size:**

75.36 acres

**Council District:**

OCL

**Notification:**

Internet Agenda posting August 22,  
2014

**REQUEST**

Approval of a major plat to subdivide a 75.36-acre tract of land to  
establish **Kallison Ranch High School** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 14, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

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

### **C. Major Thoroughfare**

FM 471, 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 25, 2014

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 14, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 838, Kallison Ranch, accepted on August 29, 2005

## **III. RECOMMENDATION**

Approval of the proposed **Kallison Ranch High School** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat

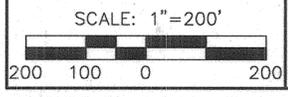
PLAT NUMBER: 140125

**SUBDIVISION PLAT**  
ESTABLISHING  
**KALLISON RANCH HIGH SCHOOL**

BEING 75.36 ACRES OF LAND ESTABLISHING LOT 1, BLOCK 212, CB 4451, OUT OF THE JUAN JOSE SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 AND THE MARY SAVAGE SURVEY NO. 370, ABSTRACT NO. 694, COUNTY BLOCK 4406, BEXAR COUNTY TEXAS AND ALSO BEING ALL OF A 75.30 ACRE TRACT (DESIGNATED AS TRACT I) AND 0.06 OF AN ACRE OUT OF A 34.10 ACRE TRACT (DESIGNATED AS TRACT II) RECORDED IN VOLUME 13285, PAGES 1-34 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T: 210.681.2951 • F: 210.523.7112  
WWW.CUDEENGINEERS.COM  
TPE FIRM #455  
MWC: STACEY L. WEICHERT, P.E.  
PRJ. NO.: 02360.100



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.

**NORTHSIDE ISD**  
5900 EVERS RD.  
SAN ANTONIO, TX 78238  
PHONE: 210.397.1213  
FAX: 210.397.1212

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRIAN WOODS** 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 7 DAY OF August, A.D. 2014.

**NINA M. GIBSON**  
Notary Public, State of Texas  
My Commission Expires  
April 28, 2016

**CERTIFICATE OF APPROVAL:**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF **KALLISON RANCH HIGH SCHOOL** 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. \_\_\_\_\_

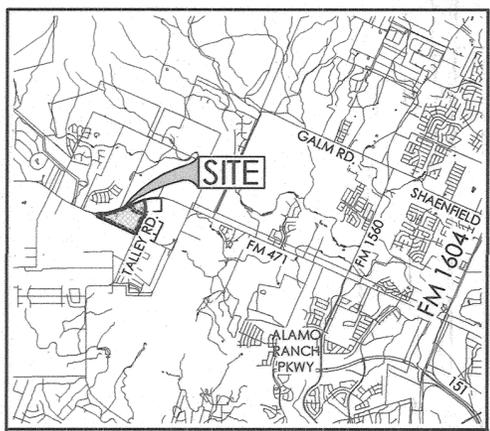
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

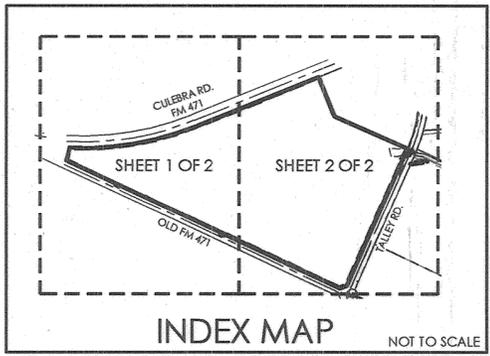
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID 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  
AUGUST 2014 SHEET 1 OF 2



LOCATION MAP  
NOT TO SCALE



INDEX MAP  
NOT TO SCALE

**SURVEYOR'S NOTES**  
1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).  
2. BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).  
3. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
4. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00017.

**LEGEND**

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- EDU = EQUIVALENT DWELLING UNIT
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESM'T = EASEMENT
- F.I.P. = FOUND 1/2" IRON PIN
- F.I.R. = FOUND IRON ROD
- I.P. = IRON PIN
- L1 = LINE NUMBER
- NGS = NATIONAL GEODETIC SURVEY
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- = STREET CENTERLINE
- - - = EXISTING GROUND CONTOUR (1' INTERVAL)
- = EXISTING PROPERTY LINE
- = EASEMENT

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.

M.W. CUDE ENGINEERS L.L.C.  
STACEY L. WEICHERT, P.E.

*Stacey L. Weichert*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.  
WAYNE A. SEEWALD, R.P.L.S.

*Wayne A. Seewald*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES**  
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED THE EASEMENTS 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 BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
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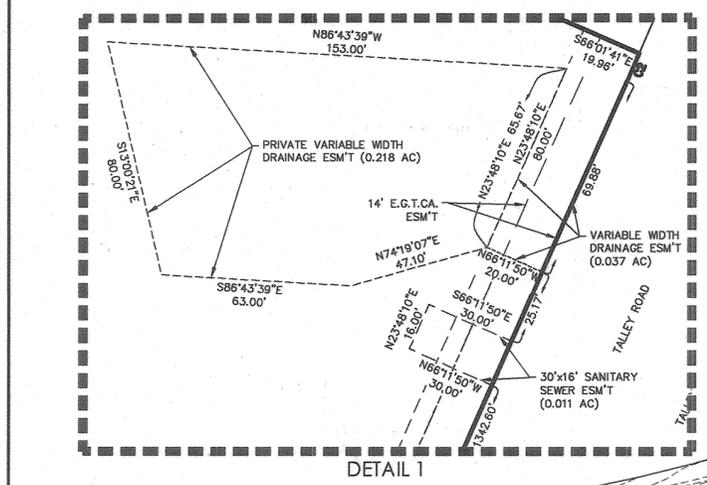
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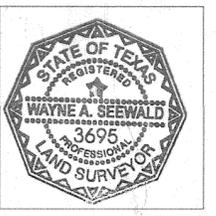
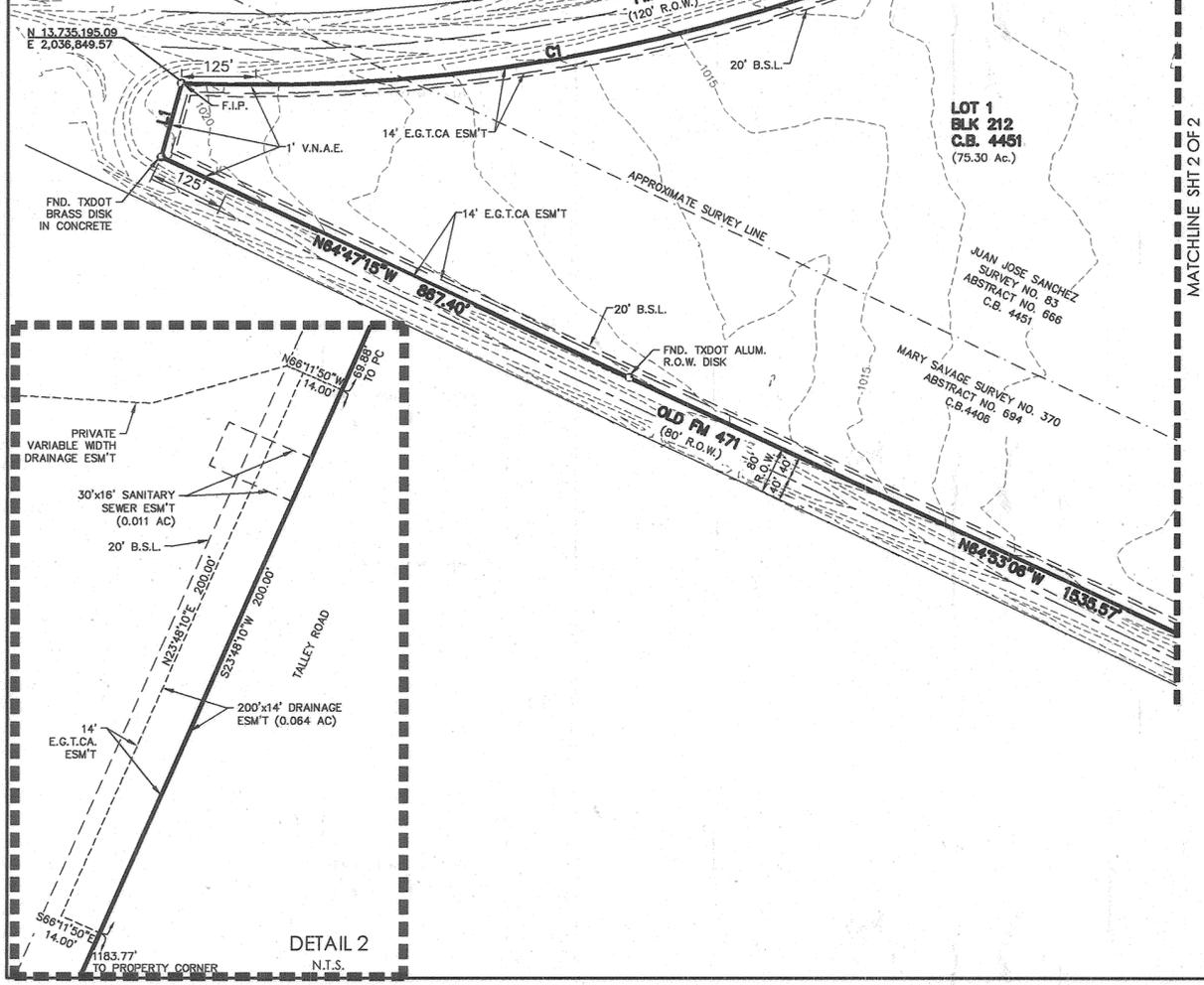
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DETAIL 1  
N.T.S.



PLAT NUMBER: 140125

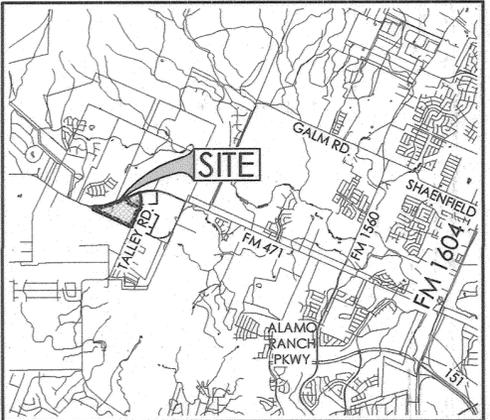
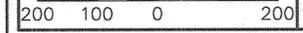
**SUBDIVISION PLAT**  
ESTABLISHING  
**KALLISON RANCH HIGH SCHOOL**

BEING 75.36 ACRES OF LAND ESTABLISHING LOT 1, BLOCK 212, CB 4451, OUT OF THE JUAN JOSE SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 AND THE MARY SAVAGE SURVEY NO. 370, ABSTRACT NO. 694, COUNTY BLOCK 4406, BEXAR COUNTY TEXAS AND ALSO BEING ALL OF A 75.30 ACRE TRACT (DESIGNATED AS TRACT I) AND 0.06 OF AN ACRE OUT OF A 34.10 ACRE TRACT (DESIGNATED AS TRACT II) RECORDED IN VOLUME 13285, PAGES 1-34 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



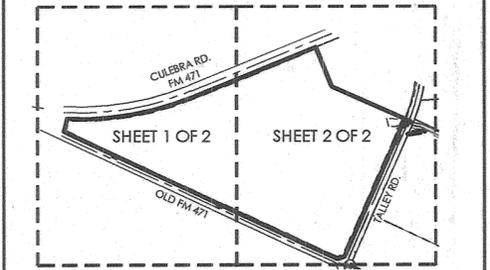
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBP# FIRM #455  
MWC: STACEY L. WEICHERT, P.E.  
PRJ. NO.: 02360100

SCALE: 1"=200'



LOCATION MAP

NOT TO SCALE



INDEX MAP

NOT TO SCALE

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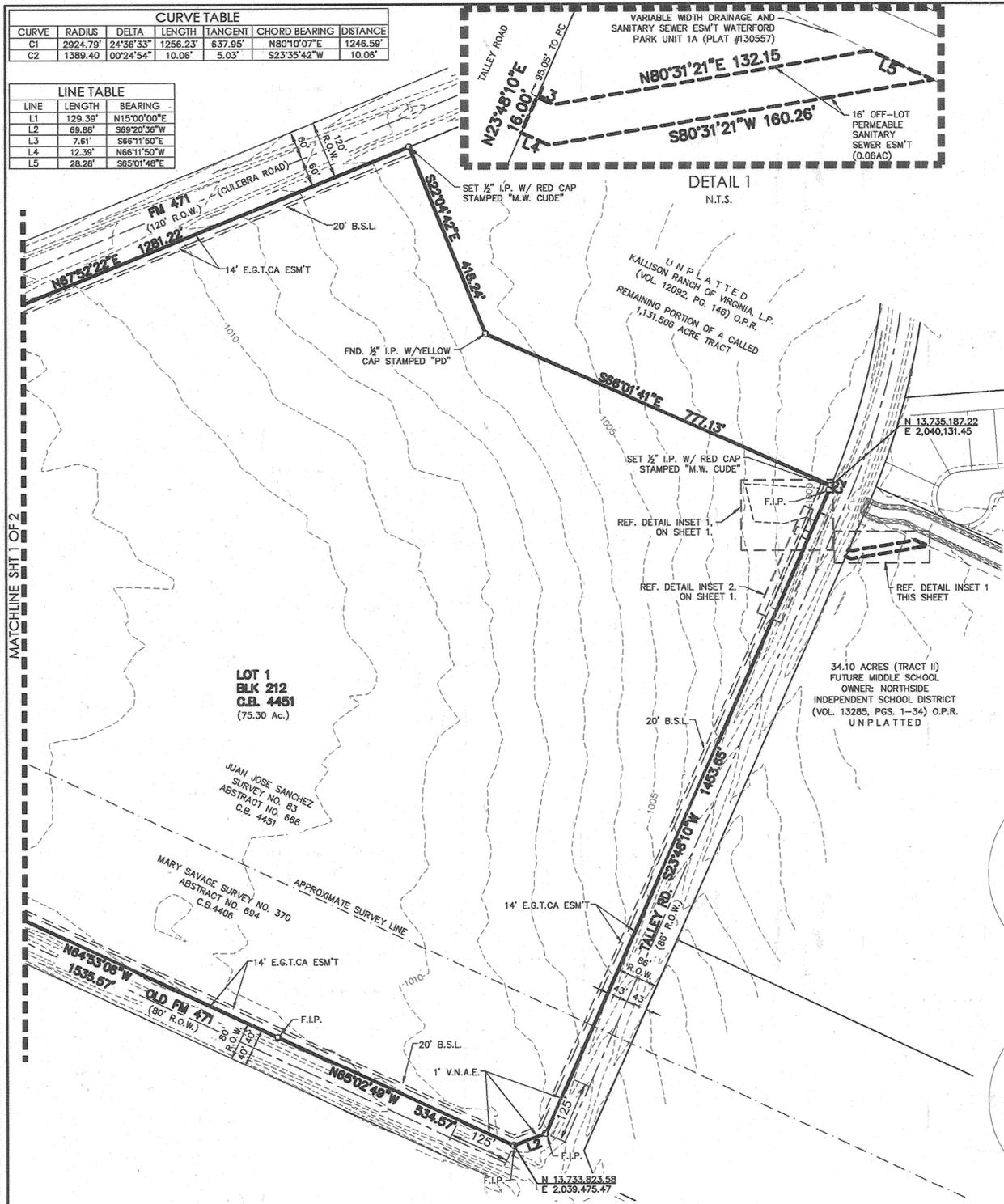
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**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	2924.79'	24°36'33"	1256.23'	637.95'	N80°10'07"E	1246.59'
C2	1389.40'	00°24'54"	10.06'	5.03'	S23°35'42"W	10.06'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	129.39'	N15°00'00"E
L2	68.88'	S69°20'36"W
L3	7.61'	S66°11'50"E
L4	12.39'	N66°11'50"W
L5	28.28'	S65°01'48"E



- SURVEYOR'S NOTES**
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
  - BEARINGS ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
  - 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 1.00017.

- LEGEND**
- Ac. = ACRES
  - B.S.L. = BUILDING SETBACK LINE
  - C1 = CURVE NUMBER
  - CPS = CITY PUBLIC SERVICE
  - EDU = EQUIVALENT DWELLING UNIT
  - E.G.T.CA. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
  - ESM'T = EASEMENT
  - F.I.P. = FOUND 1/2" IRON PIN
  - F.I.R. = FOUND IRON ROD
  - I.P. = IRON PIN
  - L1 = LINE NUMBER
  - NCS = NATIONAL GEODETIC SURVEY
  - N.T.S. = NOT TO SCALE
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - R.O.W. = RIGHT OF WAY
  - VOL. = VOLUME
  - = STREET CENTERLINE
  - ELEV- = EXISTING GROUND CONTOUR (1' INTERVAL)
  - = EXISTING PROPERTY LINE
  - - - = EASEMENT

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.

M.W. CUDE ENGINEERS L.L.C.  
STACEY L. WEICHERT, P.E.

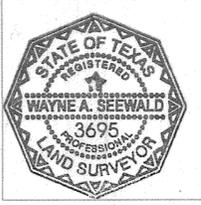
*Stacey L. Weichert*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
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WAYNE A. SEEWALD, R.P.L.S.

*Wayne A. Seewald*  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN 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.

**NORTHSIDE ISD**  
5800 EVERS RD.  
SAN ANTONIO, TX 78238  
PHONE: 210.397.1213  
FAX: 210.397.1212

OWNER  
*Brian T. Woods*  
DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRIAN T. WOODS** 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 7 DAY OF August, A.D. 2014.

*Nina M. Gibson*  
NINA M. GIBSON  
Notary Public, State of Texas  
My Commission Expires  
April 28, 2016

STATE OF TEXAS  
COUNTY OF BEXAR

CERTIFICATE OF APPROVAL:

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS \_\_\_\_\_

THIS PLAT OF KALLISON RANCH HIGH SCHOOL 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 OFFICIAL PUBLIC 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

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AUGUST 2014 SHEET 2 OF 2



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

140141

**Project Name:**

Wortham Oaks Unit 13 (Enclave)

**Applicant:**

Gordan V. Hartman

**Representative:**

KFW Engineers & Surveying  
c/o George L Weron, P.E.

**Owner:**

Shaggy Development, L.L.C.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of East Evans  
Road and East of Angostura  
Boulavard

**Tract Size:**

13.3 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting August 22,  
2014

**REQUEST**

Approval of a major plat to subdivide a 13.3-acre tract of land to establish **Wortham Oaks Unit 13 (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 13, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty-five (**45**) single family lots, one (**1**) non-single family residential lot and approximately two thousand sixteen (**2,016**) 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. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on July 22, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 14-00019, Century Oaks, accepted on August 13, 2014.

## **III. RECOMMENDATION**

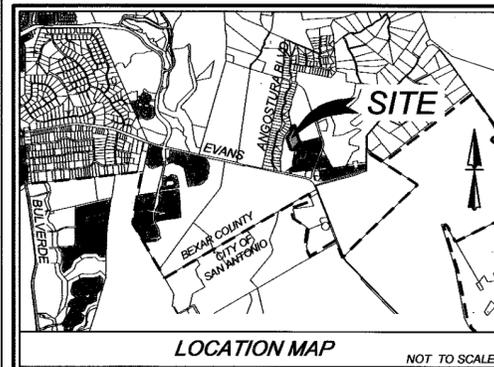
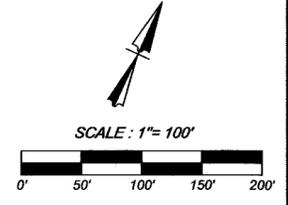
Approval of the proposed **Wortham Oaks Unit 13 (Enclave)** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT-13 (ENCLAVE)

BEING A 11.58 ACRE TRACT MORE OR LESS, AND A 1.723 ACRE OFF LOT TRACT OF LAND OUT OF THE REMAINING PORTION OF A 200.745 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE F. VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, BEXAR COUNTY, TEXAS.



NOTES:

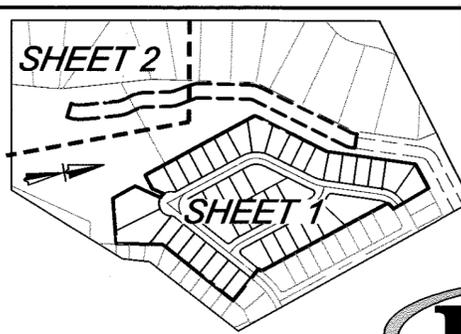
- 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

C.P.S. NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEM - 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"...

SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT

OWNER/DEVELOPER SHAGGY DEVELOPMENT L.L.C. 1202 W. BITTERS, BLDG 1 SUITE 1200 SAN ANTONIO, TX 78216 PHONE: (210) 493-2811

IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT...

EDWARDS AQUIFER NOTES: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION"...

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 1,000 GPM AT 25 PSI RESIDUAL PRESSURE...

SAWMS 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.

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

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 903 IN WORTHAM OAKS, UNIT 9 (ENCLAVE), RECORDED IN VOLUME 9655 PAGE 1 (COCSA PLAT # 120128).

STATE OF TEXAS COUNTY OF BEXAR

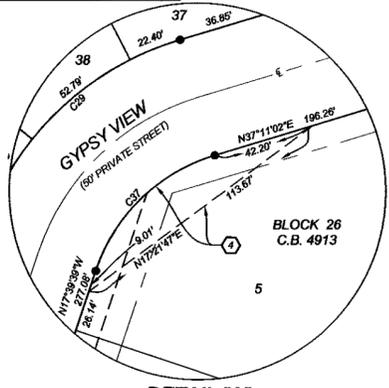
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION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

George L. Weron, Licensed Professional Engineer, 8/11/14

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.

Teresa A. Seidel, Registered Professional Land Surveyor No. 5672, KFW SURVEYING, LLC, 14603 HUEBNER RD., BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-8441, 8/8/2014



DETAIL "A" SCALE: 1"=50'

UNPLATTED REMAINING PORTION OF LOT P-3 (95.84 ACRES) SHAGGY DEVELOPMENT, L.L.C. (VOL. 14996, PGS. 167-192 DPR)

UNPLATTED REMAINING PORTION OF LOT P-3 (95.84 ACRES) SHAGGY DEVELOPMENT, L.L.C. (VOL. 14996, PGS. 167-192 DPR)

WORTHAM OAKS UNIT 9 (VOL: 9654 PG. 218-219 DPR) (VOL: 9655 PG. 1 DPR)

LOT 903 BLOCK 25, CB 4913 SHAGGY DEVELOPMENT, L.L.C.

16" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9567 PGS 115-116 DPR)



KEY NOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
2. 20' BUILDING SET BACK LINE
3. 10' BUILDING SET BACK LINE
4. VARIABLE WIDTH CLEAR VISION EASEMENT

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER SHAGGY DEVELOPMENT L.L.C. 1202 W. BITTERS, BLDG 1 SUITE 1200 SAN ANTONIO, TX 78216 PHONE: (210) 493-2811

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon V. Haerman 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 8th DAY OF August A.D. 2014

Notary Public Signature: Jaime L. Johnson



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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT 13 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_

By: Chairman and Secretary

STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ AT \_\_\_ M. AND DULY

RECORDED THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ AT \_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_

ON PAGE \_\_\_

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

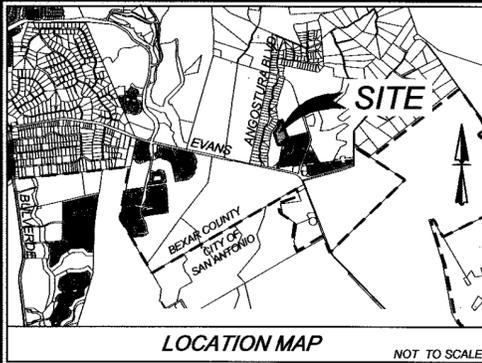
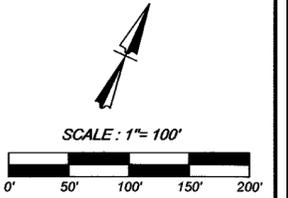
THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

By: \_\_\_ DEPUTY

SUBDIVISION PLAT ESTABLISHING  
WORTHAM OAKS, UNIT-13 (ENCLAVE)

BEING A 11.58 ACRE TRACT MORE OR LESS, AND A 1.723 ACRE OFF LOT TRACT OF LAND OUT OF THE REMAINING PORTION OF A 200.745 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE F. VALDEZ SURVEY NUMBER 478 3/4, ABSTRACT 786, COUNTY BLOCK 4913, BEXAR COUNTY, TEXAS.



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- B.S.L. = BUILDING SETBACK LINE

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 146 OF 785 COMMUNITY PANEL NO. 48029C01455 DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

OWNER/DEVELOPER

SHAGGY DEVELOPMENT L.L.C.  
1202 W. BITTERS, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 490-1798

IMPACT FEE PAYMENT DUE:

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

WASTEWATER EDU NOTE:

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

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS 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.

BUILDING SETBACK NOTE:

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

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 903 IN WORTHAM OAKS, UNIT 9 (ENCLAVE), RECORDED IN VOLUME 9855 PAGE 1 (COSA PLAT # 120126).

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 BY:

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, L.L.C.  
14803 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WORTHAM OAKS, UNIT 13 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WORTHAM OAKS HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 909, BLOCK 35 CB 4913 (GYPSY WAY, GYPSY VIEW, AND GYPSY CLIFF).

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEM-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 PURPOSES OF INSTALLING, CONSTRUCTING, 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 LOCATE OR GRADE 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 THERE TO, 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 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 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.

LINE	LENGTH	BEARING
L1	14.76'	S49°20'40"W
L2	52.55'	S34°54'45"W
L3	60.00'	S71°19'01"E
L4	12.39'	S18°40'59"W
L5	80.28'	S9°35'45"E
L6	108.46'	S9°15'19"W
L7	46.74'	S14°53'13"E
L8	60.04'	N62°11'16"W
L9	46.74'	N14°53'13"W
L10	108.46'	N9°15'19"E
L11	75.72'	N9°35'45"W
L12	12.39'	N18°40'59"E
L13	29.13'	N49°20'40"E
L14	80.00'	N50°12'51"E
L15	10.00'	N49°20'40"E
L16	10.00'	S49°20'40"W
L17	50.00'	S50°12'51"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	34.22'	75.00'	17.41'	26°08'32"	33.92'	S67°04'03"W
C2	21.12'	51.00'	10.71'	23°43'38"	20.97'	N37°35'52"W
C3	33.10'	102.50'	16.69'	18°30'03"	32.95'	S27°58'00"W
C4	16.05'	37.50'	8.17'	24°34'44"	15.96'	S24°53'40"W
C5	17.14'	57.50'	8.64'	17°04'59"	17.08'	S4°03'48"W
C6	33.72'	102.50'	17.02'	18°51'03"	33.57'	S0°10'13"E
C7	24.23'	57.50'	12.30'	24°08'31"	24.05'	S2°48'57"E
C8	34.91'	102.50'	17.63'	19°30'55"	34.74'	N5°07'45"W
C9	74.80'	172.50'	38.00'	24°50'41"	74.22'	N17°03'03"E
C10	50.52'	112.50'	25.69'	25°43'52"	50.10'	N17°29'38"E
C11	14.48'	42.50'	7.31'	19°30'55"	14.41'	N5°07'45"W
C12	49.51'	117.50'	25.13'	24°08'31"	49.14'	N2°48'57"W
C13	13.98'	42.50'	7.06'	18°51'03"	13.92'	N0°10'13"E
C14	45.53'	117.50'	23.05'	22°12'02"	45.24'	N1°30'16"E
C15	41.83'	97.50'	21.24'	24°34'44"	41.51'	N24°53'40"E
C16	13.72'	42.50'	6.92'	18°30'03"	13.66'	N27°58'00"E
C17	33.10'	75.00'	16.66'	25°20'06"	32.89'	S31°19'44"W
C18	19.27'	15.00'	11.22'	73°37'02"	17.97'	S18°08'50"E
C19	81.36'	125.00'	42.18'	37°17'42"	79.94'	S36°18'30"E
C20	8.53'	75.00'	4.27'	6°31'03"	8.53'	S20°55'11"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C21	27.88'	15.00'	20.08'	106°28'38"	24.03'	S77°25'01"E
C22	1.90'	125.00'	0.95'	0°52'11"	1.90'	N49°46'45"E
C23	1.14'	75.00'	0.57'	0°52'11"	1.14'	N49°46'45"E
C24	1.90'	125.00'	0.95'	0°52'11"	1.90'	S49°46'45"W
C25	1.14'	75.00'	0.57'	0°52'11"	1.14'	N49°46'45"E
C26	10.95'	15.00'	5.73'	41°50'38"	10.71'	S28°25'20"W
C27	109.52'	51.00'	94.01'	123°02'19"	89.66'	S89°01'10"W
C28	10.67'	15.00'	5.57'	40°44'57"	10.44'	N2°42'49"E
C29	119.65'	125.00'	64.88'	54°50'41"	115.14'	N9°45'41"E
C30	56.57'	175.00'	28.54'	18°31'20"	56.33'	N27°55'22"E
C31	112.23'	125.00'	60.22'	51°26'33"	108.50'	N44°22'57"E
C32	29.43'	15.00'	22.41'	112°24'37"	24.93'	S87°03'34"W
C33	24.97'	75.00'	12.60'	19°04'28"	24.85'	N27°11'53"W
C34	34.93'	125.00'	17.58'	16°00'46"	34.82'	S25°40'02"E
C35	21.73'	15.00'	13.28'	83°01'05"	18.88'	N7°50'07"E
C36	69.02'	35.00'	52.87'	112°59'41"	58.37'	S74°09'30"E
C37	71.79'	75.00'	38.91'	54°50'41"	69.08'	S9°45'41"W
C38	24.88'	225.00'	12.44'	6°19'46"	24.84'	N34°01'09"E
C39	43.46'	51.00'	23.15'	48°49'20"	42.15'	N1°19'23"W

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 10' BUILDING SET BACK LINE
4. VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL 'A')

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT 13 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY

RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

140294

**Project Name:**

Fallbrook Unit 1B Encalve

**Applicant:**

Ian Cude

**Representative:**

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

**Owner:**

Continental Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located at the intersection  
of Oleander Chase and Tulip  
Meadow.

**Tract Size:**

0.480 acres

**Council District:**

ETJ

**Notification:**

Notices mailed August 15, 2014

- to 1 (one) property owner within 200 feet
- No registered neighborhood association within 200 feet.

Internet Agenda Posting August 22, 2014

**REQUEST**

Approval of a minor plat to subdivide a 0.480-acre tract of land to establish **Fallbrook Unit 1B Enclave**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

August 18, 2014

**CASE HISTORY**

Area being replatted was previously platted as Lot 20, Block 12, Lot 9, Block 14, and Lot 19, Block 15; out of County Block 4710, out of the Fallbrook Unit 1, Enclave Subdivision, recorded in Volume 9657, Pages 175 to 178, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **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 August 18, 2014.

This plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 18, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 002-12, Fallbrook, accepted on May 22, 2012

### **B. Notices**

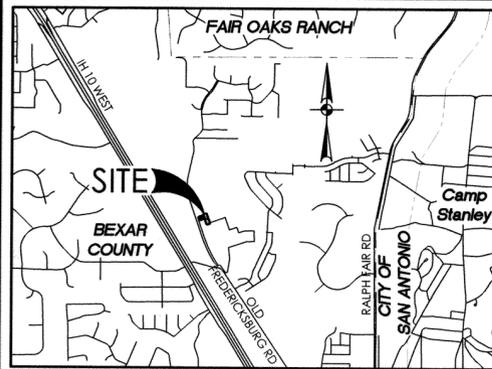
To the present, staff has not received any written responses in opposition from the surrounding property owner.

## **III. RECOMMENDATION**

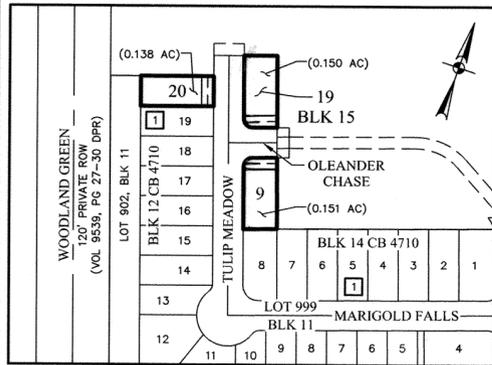
Approval of the proposed **Fallbrook Unit 1B Enclave** Replat and Subdivision.

## **IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP  
NOT-TO-SCALE



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

SCALE: 1"=200'

THE AREA (0.439 ACRES) BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 20, BLK 12, LOT 9, BLK 14, LOT 19, BLK 15 OF THE FALLBROOK UNIT 1 ENCLAVE RECORDED IN VOLUME 9657, PAGES 175-178 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FALLBROOK UNIT 1 ENCLAVE, PLAT NO. 120214 WHICH IS RECORDED IN VOLUME 9657, PAGES 175-178, 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/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY CHEX OF TEXAS INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
211 N. LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF August  
A.D. 2014

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4/14/16

**SURVEYOR'S NOTES:**

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**C.P.S. 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," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.

**EDU NOTE:**

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

**IMPACT FEE PAYMENT NOTE:**

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

**SETBACK NOTE:**

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

**SAWS NOTE:**

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**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 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

**DRAINAGE EASEMENT NOTE:**

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

**FINISHED FLOOR NOTE:**

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

**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 (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES."

**LEGEND**

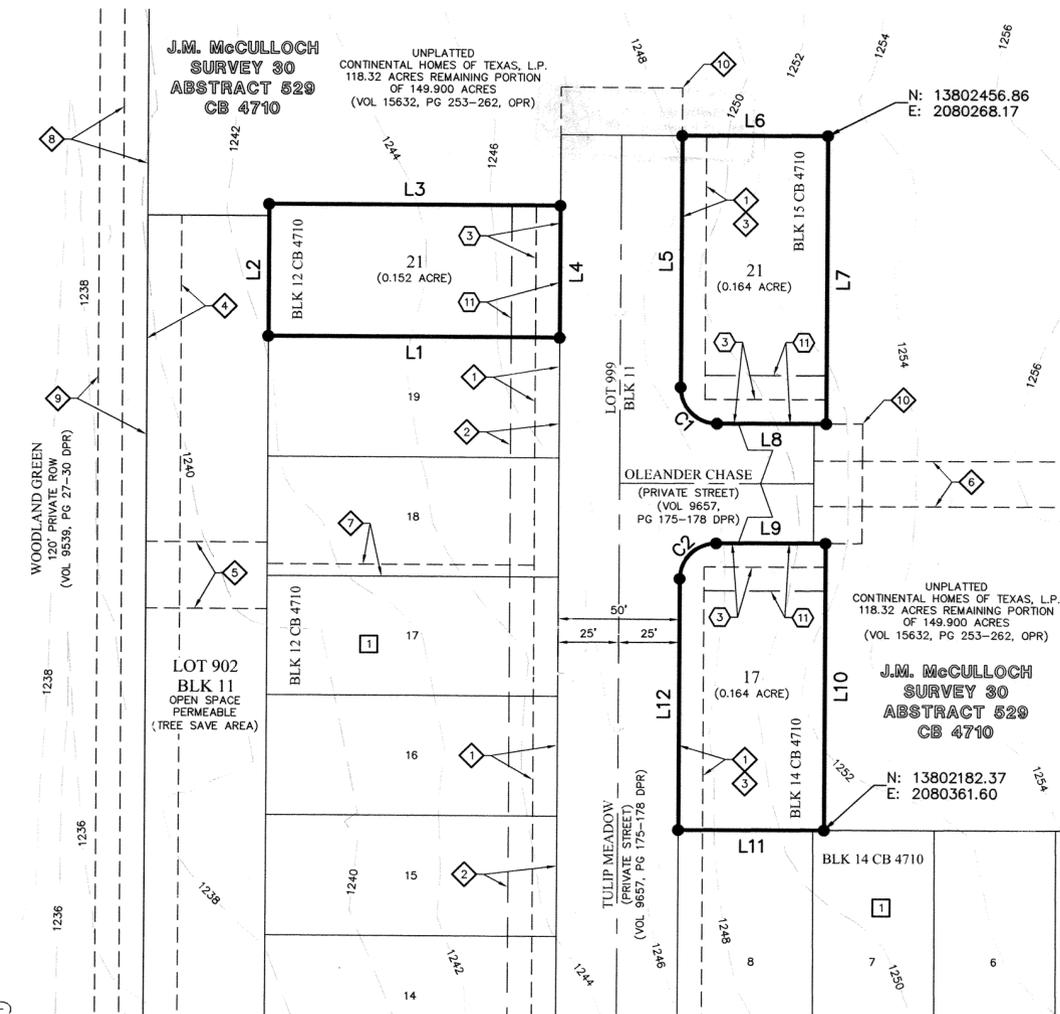
- AC ACRE(S)
- BLK BLOCK
- CB COUNTY BLOCK
- VOL VOLUME
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- " RIGHT-OF-WAY
- ROW REPETITIVE BEARING AND/OR DISTANCE
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 1140 EXISTING CONTOURS
- - - 1140 PROPOSED CONTOURS
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- ⑤ 20' BUILDING SETBACK
- ⑥ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- ⑦ 20' BUILDING SETBACK
- ⑧ 10' BUILDING SETBACK (VOL. 9657, PG. 175-178 DPR)
- ⑨ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- ⑩ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- ⑪ 19' OFF-LOT DRAINAGE CHANNEL EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL. 9657, PG. 175-178 DPR)
- ⑫ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- ⑬ 10-FOOT TELEPHONE EASEMENT (VOL. 2769, PG. 796 OPR)
- ⑭ 20-FOOT WATER EASEMENT (VOL. 4962, PG. 443 OPR)
- ⑮ ENTIRE 50'x20' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL. 9657, PG. 175-178 DPR)
- ⑯ FALLBROOK UNIT 1 ENCLAVE (VOL. 9657, PGS. 175-178 DPR)

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°12'46"	N63°54'09"W	21.25'	23.62'
C2	15.00'	89°47'14"	N26°05'51"E	21.17'	23.51'

**LINE TABLE**

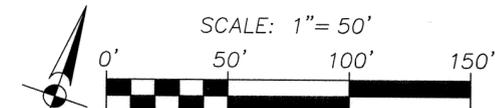
LINE #	BEARING	LENGTH
L1	S71°12'13"W	120.00'
L2	N18°47'47"W	55.00'
L3	N71°12'13"E	120.00'
L4	S18°47'47"E	55.00'
L5	N18°47'47"W	104.95'
L6	N70°59'28"E	60.00'
L7	S18°47'47"E	120.00'
L8	S70°59'28"W	44.94'
L9	N70°59'28"E	45.06'
L10	S18°47'47"E	120.00'
L11	S70°59'28"W	60.00'
L12	N18°47'47"W	105.06'



**PLAT NUMBER 140294**

**REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
FALLBROOK UNIT 1B ENCLAVE**

BEING A TOTAL OF 0.480 ACRES ESTABLISHING LOT 21, BLK 12, LOT 17, BLK 14, LOT 21, BLK 15, CB 4710, BEING A 0.439 ACRE TRACT OF LAND, COMPRISED OF LOT 20, BLK 12, LOT 9, BLK 14, LOT 19, BLK 15 OF FALLBROOK UNIT 1 ENCLAVE RECORDED IN VOLUME 9657, PAGE 175-178 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 0.041 ACRES OUT OF A 149.900 ACRE TRACT RECORDED IN VOLUME 15632, PAGE 253-262 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
L.P., FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: August 11, 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.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY CHEX OF TEXAS INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
211 N. LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN GUYDE 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 August 12, A.D. 2014.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

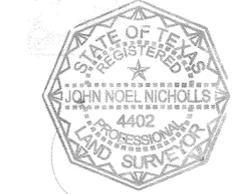
CERTIFICATE OF APPROVAL:  
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 1B ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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



Civil Job No. 7757-01; Survey Job No. 9378-11 FALLBROOK UNIT 1B ENCLAVE



# CITY OF SAN ANTONIO

## TRANSPORTATION AND CAPITAL IMPROVEMENTS

### FLOODPLAIN MANAGEMENT

#### STAFF REPORT

#### AGENDA ITEM NO. 10

#### **Public Hearing:**

Planning Commission  
August 27, 2014

#### **Application/Case Number:**

FPV 14-010  
FPV 14-011  
FPV 14-012

#### **Applicant:**

Susan Wilson  
Parkview Acres, LLC

#### **Representative:**

Susan Landreth, P.E., CFM  
Vickrey & Associates, Inc.

#### **Owner:**

Susan Wilson  
Parkview Acres, LLC

#### **Staff Coordinator:**

Shannon Steele, EIT  
Senior Engineering Associate  
(210) 207-8174  
shannon.steele@sanantonio.gov

#### **Property Address/Location:**

13105 Babcock Road

#### **MAPSCO Map Grid (Ferguson)**

513E8

#### **Tract Size:**

Tract is approximately 10.2 acres

#### **Council District(s):**

8

#### **Notification:**

Internet Agenda Posting August 22,  
2014

#### **REQUEST**

The owner requests approval of three (3) variances to the following portions of the Unified Development Code (UDC), Appendix F, Subdivision C, which pertains to Floodplain Development Permits:

- 1) **FPV 14-010**, Section 35-F125 (a) (7)
- 2) **FPV 14-011**, Section 35-F124 (d)
- 3) **FPV 14-012**, Section 35-F124 (e)

#### **APPLICATION TYPE:**

Floodplain Variance

#### **RECOMMENDED ACTION**

**Approval** of the proposed variances to Appendix F, Subdivision C, Sections 35-F125 (a) (7), 35-F124 (d), and 35-F124 (e).

#### **ALTERNATIVE ACTIONS**

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

#### **DATE FILED**

June 12, 2014

#### **I. SYNOPSIS OF ANALYSIS**

The proposed project is located at 13105 Babcock Road. It involves approximately 10.2 acres of land along Huesta Creek, within the Leon Creek watershed. The **Huesta Creek-13105 Babcock Road Conditional Letter of Map Revision (CLOMR)** was submitted to Transportation of Capital Improvements (TCI) Storm Water Division for review. A Floodplain Development Permit (FPDP) was requested.

The proposed work involves reclamation of land within the effective 1% annual chance floodplain. TCI staff determined that the proposed development was located within an identified floodplain of the City of San Antonio and that proposed work did not comply with Appendix F, Subdivision C, Sections 35-F124 and 35-F125 of the UDC.

This property has had illegal fill activity in the past and the current owner desires to clean up and improve the property. Work proposed for this project includes cut and fill, removal of some of the illegal fill previously placed, and site grading.

Appendix F, Subdivision C, Section 35-F125 (a) (7) limits flood velocities to three (3) fps for reclamation in overbank areas of the 1% Annual Chance (A.C.) floodplain. The hydraulic model submitted with the CLOMR indicates that velocities are over six

(6) fps in the corrective effective, pre- and post-project scenarios and therefore, this requirement cannot be met.

Appendix F, Subdivision C, Section 35-F124 (d) requires that a project account for any increase in discharge due to loss of storage in all reclamation analyses. As a result of reclamation of shallow overbank area within the 1% A.C. floodplain, some loss of storage may occur, but it is being offset by some excavation within the property. Per the engineer of record, this reclamation does not appear to create any significant impact on Huesta Creek and the surrounding properties.

Appendix F, Subdivision C, Section 35-F124 (e) states that “the development will not increase the regulatory 1% A.C. floodplain velocities above six (6) fps”, and that “no increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps.” The hydraulic model submitted with the CLOMR indicates that velocities are over six (6) fps in the corrective effective, pre- and post-project scenarios and therefore, this requirement cannot be met.

### III. RECOMMENDATION

The Director of Transportation of Capital Improvements (TCI) recommends approval of the floodplain variance with the following conditions:

- The engineer of record has shown that the proposed work within the 1% A.C. floodplain will not cause a significant increase in water surface elevations upstream or downstream of the project. Any increase in water surface elevation will require notification of any affected property owner(s).
- The engineer of record has shown that the proposed work within the 1% A.C. floodplain will not cause a significant increase in velocities upstream or downstream of the subject site. However, due to higher velocities being present, soil stabilization will be required for any areas disturbed during this project that are within the floodplain.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to FEMA approval of the CLOMR. Once FEMA approval of the CLOMR has been received a FPDP will be issued for the improvements associated with the CLOMR only.
- Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification are submitted to the TCI Storm Water Division for approval.

The Director of Development Services recommendation for the **Huesta Creek-13105 Babcock Road CLOMR** is **Pending** approval of this variance request.

### IV. ATTACHMENTS

1. Variance Request
2. Variance Response

June 5, 2014

DEVELOPMENT SERVICES  
RECEIVED

2014 JUN 12 AM 2:42

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

Re: Huesta Creek CLOMR/13105 Babcock Rd.  
SWE#19947 13105 Babcock CLOMR  
UDC Chapter 35 Appendix F – Floodplains  
Administrative Exception  
V&A Project No. 2335-001

Dear CoSA DSD:

At this time, Parkview Acres, LLC, the Owner of the property at 13105 Babcock Road desires to complete a Conditional Letter of Map Revision (CLOMR) for Huesta Creek within the Edwards Aquifer Recharge Zone. In order to complete a CLOMR, a floodplain study was performed to model some existing and proposed changes to the property. The existing changes include some fill materials that were placed by another party within the limits of the floodplain of Huesta Creek within the Edwards Aquifer Recharge Zone. The current Owner's goal is to improve the property within the guides of the Unified Development Code (UDC). To continue with clean up and improvements to the property, the Owner is requesting an administrative exception.

In accordance with the UDC, reclamation of shallow flooded areas can be performed if the floodplain modeling can show that the water surface elevations and the velocities are not increased. Reclamation of property in the shallow over bank area and cleanup of the property in accordance with local and state regulations is the reason for the CLOMR.

As stated in the UDC Section 35-F124.d account for increase in discharge due to loss of storage in all reclamation analyses. As a result of reclamation of the shallow over bank area, a minor loss of storage may occur, but the addition of fill is being offset by some excavation on the property. As shown in the model, the flows return to corrected effective model conditions as the flow exits the property so the minor loss of storage area does not appear to create any significant impact on Huesta Creek and the surrounding properties.

In the UDC Section 35-F124.e states that no increase in velocity will be permitted if predevelopment velocities in the floodplain exceed 6 fps. The Effective, Corrective and Proposed Conditions floodplain models of Huesta Creek show that velocities in segments of Huesta Creek exceed the 6 fps. Both the predevelopment and proposed modifications of Huesta Creek have velocities in excess of 6 fps and will not comply with Section 35-F124. To effectively reduce the



June 5, 2014

Page 2

DEVELOPMENT SERVICES  
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2014 JUN 12 AM 2:42

velocities to less than 6 fps would raise the Base Flood Elevation and also expand the floodplain boundary wherein additional lands are flooded. Slope reinforcement will be provided in the areas of Huesta Creek that have velocities that exceed the 6 fps. The use of earth reinforcement that includes installing soil retention blankets of type and shear strength in accordance with TxDOT Specification Item 169 on the embankments will work to stabilize and protect the embankments from erosion thus allowing the floodplain boundary to be maintained or reduced. Allowing this measure will prevent adverse impact to other properties and provide for an effective means for cleaning and improving the property which has been the preference of the neighborhood.

Also in the UDC Section 35-F125.a.7, the Code does not allow 1% annual chance floodplain reclamation in over bank areas where flood velocities are greater than 3 fps. The property has significant area that is within the over bank of Huesta Creek with flooding depth less than or equal to three feet and the velocities vary. Even though the velocity does exceed 3 fps in some areas, the modeling of the fill placed within those areas allowed the proposed conditions model to maintain the base flood elevations and flow characteristics of the corrected effective floodplain model. Allowing reclamation of the over bank areas where the velocities are greater than 3 fps will not create any adverse impacts and allows the proposed clean up and improvements to the property to be implemented in a manner that maintains public safety and welfare.

In my professional opinion, the requested administrative variances remain in harmony with the spirit and intent of the UDC as they will not adversely affect the health, safety or welfare of the public.

Sincerely,

VICKREY & ASSOCIATES, INC.  
TBPE Registration #159 / TBPLS Registration #10004100

  
Susan D. Landreth, P.E., CSM  
Project Manager

PARKVIEW ACRES LLC

  
Susan Wilson

SDL/ksh

Attachment



DEVELOPMENT SERVICES  
RECEIVED

**For Office Use Only:** AEVR #: \_\_\_\_\_ Date Received: 2014 JUN 12 AM 2:42

**DSD – Director Official Action:**

APPROVED

APPROVED W/ COMMENTS

DENIED

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_





CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**

August 4, 2014

Ms. Susan Wilson  
Parkview Acres, LLC  
P.O. Box 90145  
San Antonio, TX 78209

**Re: Floodplain Variance**  
**SWE# 19947 13105 Babcock Road CLOMR**  
**FPV# 14-010, FPV#14-011, FPV#14-012**

Dear Ms. Wilson,

The Transportation & Capital Improvements Department (TCI) Storm Water Division has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to 13105 Babcock Road, along Huesta Creek. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
  - Appendix F, Subdivision C, Section 35-F124 (d) requires that a project account for any increase in discharge due to loss of storage in all reclamation analyses (FPV#14-011).
  - Appendix F, Subdivision C, Section 35-F124 (e) requires that the development not increase the regulatory 1% A.C. floodplain velocities above six (6) fps, and that no increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps (FPV#14-012).
  - Appendix F, Section 35-F125 (a) (7) limits flood velocities to three (3) fps for reclamation in overbank areas of the 1% Annual Chance (A.C.) floodplain (FPV#14-010).
2. A variance to each of the above UDC requirements will be required prior to TCI Storm Water Division approval of the CLOMR and issuance of the FEMA MT-2 Form.
3. The engineer of record has provided the following information to assist with the review of the variances to the above UDC requirements:
  - A detailed Drainage Report with supporting Hydrologic and Hydraulic Analyses.
  - Variance Request Applications: FPV#14-010, FPV#14-011, FPV#14-012.
4. TCI Storm Water Division will support these variances to the above UDC requirements with the following conditions:

- The engineer of record has shown that the proposed work within the 1% A.C. floodplain will not cause a significant increase in water surface elevations upstream or downstream of the project. Any increase in water surface elevation will require notification of any affected property owner(s).
- The engineer of record has shown that the proposed work within the 1% A.C. floodplain will not cause a significant increase in velocities upstream or downstream of the subject site. However, due to higher velocities being present, soil stabilization will be required for any areas disturbed during this project that are within the floodplain.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to FEMA approval of the CLOMR. Once FEMA approval of the CLOMR has been received a FPDP will be issued for the improvements associated with the CLOMR only.
- Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification are submitted to the TCI Storm Water Division for approval.

If the variances are approved by the Planning Commission, TCI Storm Water Division will issue a floodplain development permit once the above conditions are met. If you have further questions or require any additional assistance and/or information, please contact Shannon Steele at (210) 207-8174 or via email at [shannon.steele@sanantonio.gov](mailto:shannon.steele@sanantonio.gov).

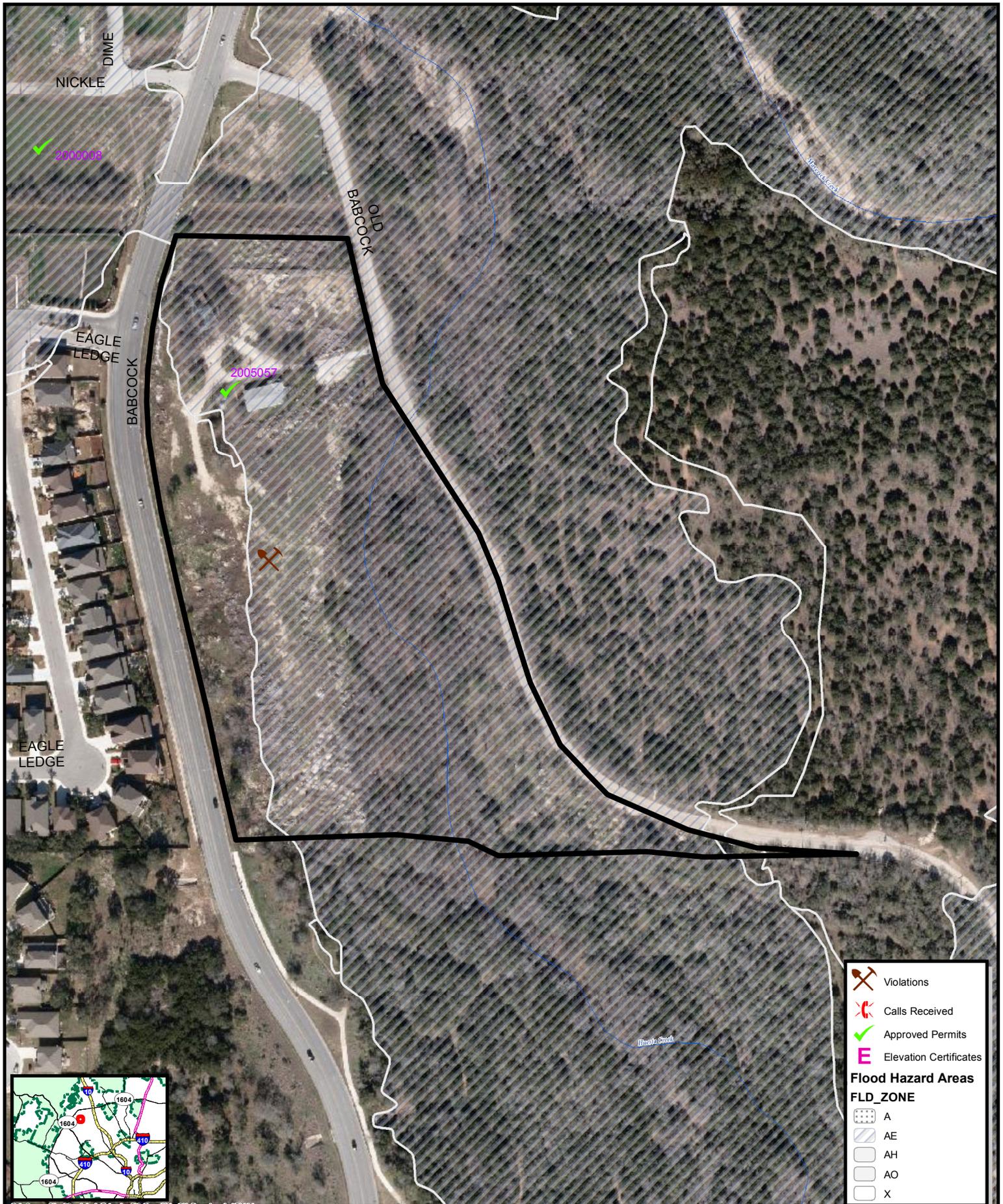
Sincerely,



Arthur E. Reinhardt IV, PE, CFM  
Assistant Director, Storm Water Division  
Transportation & Capital Improvements Department

Atts.: Vicinity Map  
FPV#14-010  
FPV#14-011  
FPV#14-012

cc: Susan Landreth, PE, CFM, Vickrey & Associates, Inc.  
City of San Antonio, Planning Commission



Data Source: City of San Antonio Enterprise GIS | Bexar Metro 9114 Bexar Appraisal District

This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. \*Please contact the responsible City of San Antonio Department for specific determinations.\*  
 Map Last Edited: Friday, August 01, 2014  
 Map Created by: 134003  
 PDF Filename: \\fsc\common\misc\23\SW\_Engineering\PDFs\_JPEGs\0Current\Exhibits\1408134003\_00.pdf

City of San Antonio  
 FPDP Exhibit  
 13105 Babcock Road

1 inch = 200 feet



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

S14-004

**Project Name:**

Cantrell Drive (Felix Trevino Way)

**Applicant:**

Park South Village, Inc.

**Representative:**

Jose Castillo, Jr.

**Owner:**

Park South Village, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Between S. Zarzamora Street and  
Delight Street

**Street Segment Size:**

Approximately 1,271 linear feet

**Council District:**

4

**Notification:**

- Notices mailed August 13, 2014, to 3 property owners abutting the segment of the street proposed for a name change.
- No registered neighborhood association within the segment of the street proposed for a name change
- Development Services  
Department Website Posting  
August 11, 2014
- Internet Agenda Posting August 22, 2014

**REQUEST**

A resolution recommending approval of a street name change request to change the name of “Cantrell Drive” to “Felix Trevino Way” between S. Zarzamora Street and Delight Street in City Council District 4.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

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

## **I. ANALYSIS**

The segment of the street consists of approximately one thousand two hundred seventy-one (1,271) linear feet. (**Attachment 1**) A total of three (3) properties abut this segment, which consist of apartment buildings.

### **A. Inter-jurisdictional Review**

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

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

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

The fees associated with the request total \$1,842.22, which the applicant has paid. The fees apply to \$1000.00 application fee, \$13.50 notification fee, and an estimated cost of \$828.72 signage manufacturing and installation for two signs. Public notice was sent out to the 3 affected property owners however, there are approximately 200 addresses that will need to be changed due to the street name change.

### **B. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Evaluation Criteria**

In accordance with Section 6-672(d)(7) of the City Code, change of a street’s existing name should be done for a significant reason and requested by an owner of property abutting the street. A significant reason includes, but is not limited to, to honor a person, place institution, group, entity, or event. According to the applicant, to memorialize Felix B. Trevino who served for more than 50 years on the Board of Directors of the Park South Village, Inc. In reviewing the project it was noted that there are three (3) segments of Cantrell Drive that exist and the renaming of this segment will eliminate any safety concerns (**ATTACHMENT 3**).

### **B. Notices**

To the present, staff has received no written response from the adjacent property owners.

## **III. RECOMMENDATION**

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “Cantrell Drive” to “Felix Trevino Way” between S. Zarzamora Street and Delight Street in City Council District 4.

**IV. ATTACHMENTS**

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

Attachment 1  
Location Aerial Map



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

**Street Name Change S14-004**

Between Zarzamora  
and Delight, South of IH 35 S  
Existing Name: Cantrell  
Proposed Name: Felix Trevino Way  
City Council District 4

Legend

■ ■ ■ Subject Street Segment (Cantrell)



DEVELOPMENT SERVICES  
RECEIVED

2014 JUL -3 PM 2: 33



December 20, 2013

Ms. Rosie Juanosta  
Park South Village Apartments  
1642 Cantrell Dr  
San Antonio TX 78224-1500

Re: Request to rename a portion of Cantrell Dr

Dear Ms. Juanosta,

With reference to your street name request dated December 10, 2013 to rename the 1600 and 1700 block of Cantrell Dr, located between Delight St and S Zarzamora St in San Antonio, TX 78224 ZIP Code, please see the enclosed document.

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

AVE BLVD CT DR LN RD ST TRL

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

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

Sincerely,



Cynthia Guerrero  
Product Information Quality Analyst

Enclosure

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

Delivery Growth Coordinator  
SA Police Information Systems

1 Post Office Dr  
SAN ANTONIO TX 78284-9321  
(210) 368-8559  
FAX: (651) 994-3207

DEVELOPMENT SERVICES  
RECEIVED

2014 JUL -3 PM 2: 33

ADDRESS MANAGEMENT SYSTEMS  
RIO GRANDE DISTRICT



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: December 20, 2013

Requestor: Property Manager, Park South Village Apartments

Re: Renaming a portion of Cantrell Dr

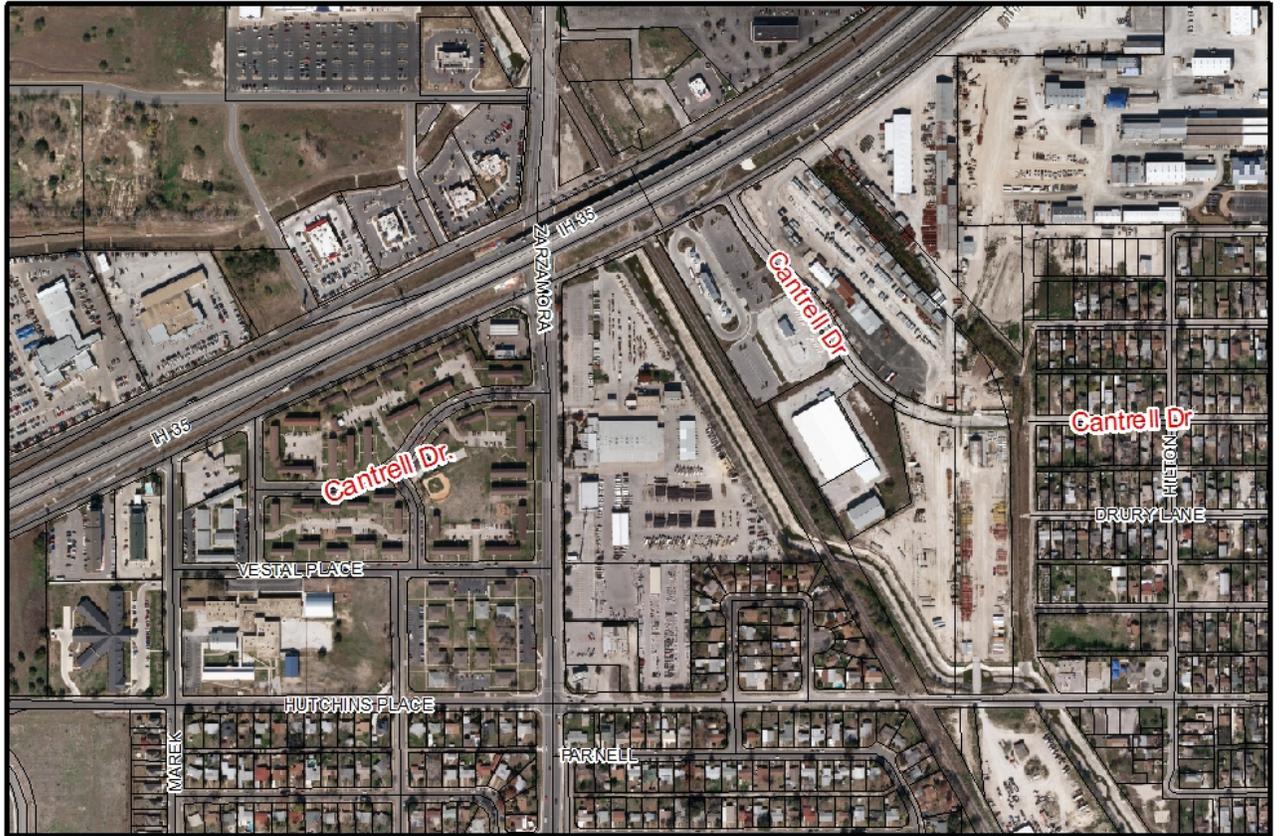
ZIP Code: 78224

County: Bexar

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

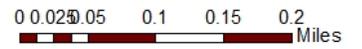
<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Felix Trevino Way	Approved	

Attachment 3  
3 segments of Cantrell Dr.



Street Name Change S14-004

Three segments of Cantrell Dr. exist today.





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
August 27, 2014

**Application/Case Number:**

S14-005

**Project Name:**

“unnamed alley” (Papa Bear Ln)

**Applicant:**

Dr. Sylvester Perez, Superintendent

**Representative:**

John Prather

**Owner:**

San Antonio, ISD

**Staff Coordinator:**

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

**Property Address/Location:**

Between Fresno and Santa Monica

**Street Segment Size:**

Approximately 904 linear feet

**Council District:**

1

**Notification:**

- Notices mailed August 13, 2014, to 11 property owners abutting the segment of the street proposed for a name change.
- Notice sent to the Edison Neighborhood Association
- Development Services Department Website Posting August 11, 2014
- Internet Agenda Posting August 22, 2014

**REQUEST**

A resolution recommending approval of naming an unnamed alley to “Papa Bear Ln” between Fresno and Santa Monica in City Council District 1.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

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

## **I. ANALYSIS**

The segment of the street consists of approximately nine hundred four (904) linear feet. (**Attachment 1**) A total of eleven (11) properties abut this segment, which consists of a high school, Plumbing Company, Construction office, Upholstery Shop, Tire Shop, Auto Repair Shop and telephone sales.

### **A. Inter-jurisdictional Review**

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

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

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on May 29, 2014, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code (“UDC”) (**ATTACHMENT 2**).

The fees associated with the request total \$1,669.96, which the applicant has paid. The fees apply to \$1000.00 application fee, \$63.00 notification fee, and an estimated cost of \$606.96 signage manufacturing and installation for two signs. Public notice was sent out to the 11 affected property owners however, no properties will require a change of address as this is an alley behind and between the properties.

### **B. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Evaluation Criteria**

In accordance with Section 6-672(d)(7) of the City Code, change of a street’s existing name should be done for a significant reason and requested by an owner of property abutting the street. A significant reason includes, but is not limited to, to honor a person, place institution, group, entity, or event. According to the applicant, it was considered as a lasting memorial to bequeath to Edison High School.

### **B. Notices**

To the present, staff has received no written response from the adjacent property owners.

## **III. RECOMMENDATION**

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to name the “unnamed alley” as “Papa Bear Ln” between Fresno and Santa Monica in City Council District 1.

## **IV. ATTACHMENTS**

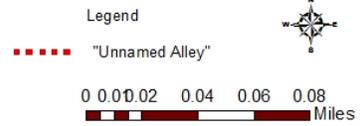
1. Location Aerial Map
2. USPS Approval Letter dated May 29, 2014

**Attachment 1  
Location Aerial Map**



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

**Street Name Change S14-005**  
Between Fresno  
and Santa Monica  
Existing Name: "Unnamed" Alley  
Proposed Name: Papa Bear Lane  
City Council District 1



**Attachment 2  
USPS Approval Letter**

ADDRESS MANAGEMENT SYSTEMS  
RIO GRANDE DISTRICT



May 29, 2014

Laura Furst  
Office of Councilman Diego M Bernal  
City of San Antonio  
1310 Vance Jackson Rd  
San Antonio TX 78201-2219

**Re: Public Right of Way**

Dear Ms Furst,

With reference to your street name request dated May 8, 2014 for the public right of way located between Fresno Rd and Santa Monica, east of Blanco Rd in Bexar County within San Antonio, TX 78212, please see the enclosed document for the list of approved and disapproved street names.

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

**AVE BLVD CT DR LN RD ST TRL**

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

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

Sincerely,

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

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

Enclosure

cc: Bexar Metro 9-1-1 Network District  
CPS Energy  
Delivery Growth Coordinator  
SA Police Information Systems

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

DEVELOPMENT SERVICES  
DEPARTMENT  
2014 MAY 30 A 9:24  
DIRECTOR'S OFFICE

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



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: May 29, 2014

Requestor: City of San Antonio

Re: Public Right of Way

ZIP Code: 78212

County: Bexar

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

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Papa Bear Ln	Approved	
Golden Bear Ln	Disapproved	*Possible conflict with Golden Bear in 78248



# CITY OF SAN ANTONIO

OFFICE OF EASTPOINT & REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
August 27, 2014

**Special Project Number:**

S.P. 1824

**Petitioner:**

Bexar County

**Staff Coordinator:**

Jesse Quesada, Management  
Analyst 210 207-6971  
jesse.quesada@sanantonio.gov

**Property Address/Location:**

An improved portion S. Main Street bounded by Dolorosa Street to the north and E. Nueva and W. Nueva Street to the south located between the Bexar County Courthouse and the Cadena-Reeves Justice Center

**Council District (s)**

1

**Notification:**

- 1.) Posted two signs to notify public of the proposed closure
- 2.) Mailed 29 notices to property owners within a 500-foot radius of the proposed closure

**REQUEST**

Request of a Resolution authorizing the closure, vacation, and abandonment of an improved portion of S. Main Street Public Right of Way adjacent to NCB 100, bounded by Dolorosa Street to the north and E. Nueva and W. Nueva Street to the south.

**RECOMMENDATION ACTION**

Staff recommends approval of this request to close, vacate and abandon an improved portion of S. Main Street Public Right of Way.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of an improved portion of S. Main Street will allow Petitioner to incorporate the public right of way with its adjacent property to address multiple existing security challenges posed by the court system operations as well as possible future challenges resulting from the location of a federal courthouse which will be constructed nearby on the former Police Department Headquarters site on W. Nueva Street in the near future. Disapproval of this request would disallow Petitioner from incorporating the proposed closure with its adjacent property for security reasons.

## **I. BACKGROUND**

Bexar County (Petitioner) is requesting the closure, vacation and abandonment of an improved portion of S. Main Street in City Council District 1, as shown on attached Exhibit "A." The proposed closure is bounded by Dolorosa Street to the north and E. Nueva and W. Nueva Street to the south. Specifically, the proposed closure is located between the Bexar County Courthouse and the Cadena-Reeves Justice Center. Petitioner's purpose for this closure is to address multiple existing security challenges posed by the court system operations as well as possible future challenges resulting from the location of a federal courthouse which will be constructed nearby on the former Police Department Headquarters site on W. Nueva Street in the near future. Issues addressed include the efficient and effective transfer of inmates to and from court. This includes ensuring the safety of court personnel and citizens. Petitioner will allow emergency services to have unobstructed access to proposed closure. Bexar County has indicated that increased access to sally ports in the area would benefit the entirety of county operations by allowing fluid access between three major county buildings.

## **II. SUPPLEMENTAL INFORMATION**

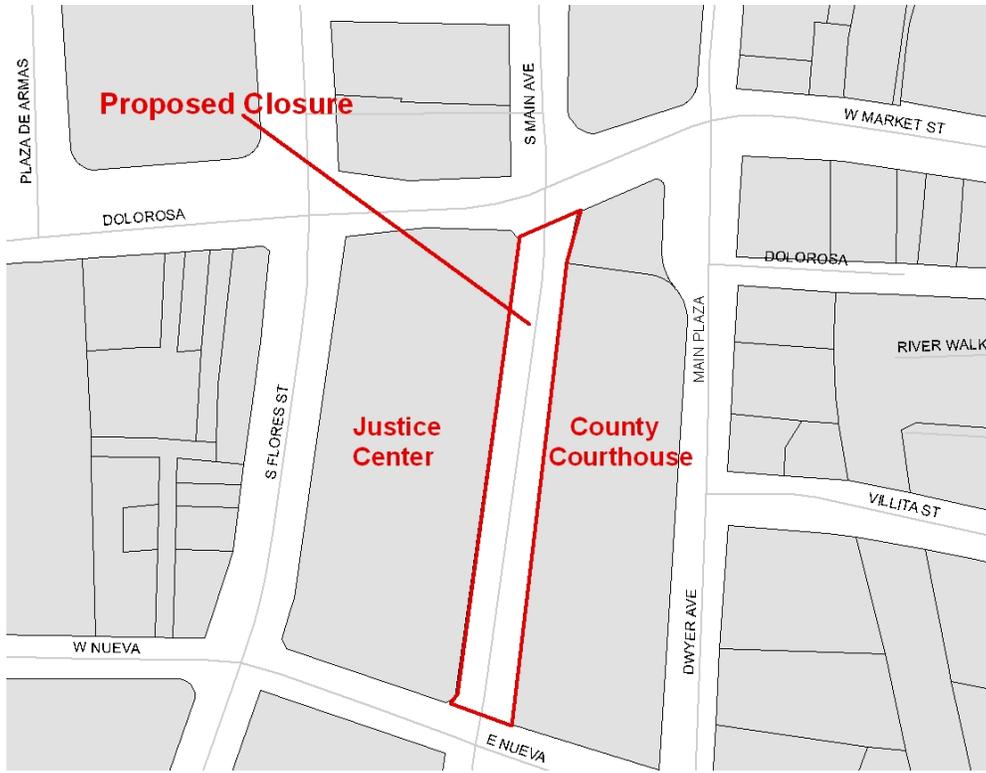
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

## **III. RECOMMENDATION**

Staff recommends approval of this request to close, vacate and abandon an improved portion of an improved portion of S. Main Street. This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

## **IV. ATTACHMENTS**

1. Exhibit "A"
2. Resolution



Map of Property



Aerial Map of Property

# Exhibit "A"

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CLOSURE, VACATION AND ABANDONMENT OF AN IMPROVED PORTION OF S. MAIN STREET PUBLIC RIGHT OF WAY ADJACENT TO NCB 100, BOUNDED BY DOLOROSA STREET TO THE NORTH AND E. NUEVA AND W. NUEVA STREET TO THE SOUTH, AS REQUESTED BY BEXAR COUNTY.**

\* \* \* \* \*

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, The City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, Bexar County filed an application requesting the closure of an improved portion of S. Main Street as identified in Exhibit A; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking the closure of an improved portion of S. Main Street.

**SIGNED this 27<sup>th</sup> day of August, 2014.**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chair**

Attest:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission



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

**STAFF REPORT**

**AGENDA ITEM NO. 14**

**Public Hearing:**

Planning Commission  
August 27, 2014

**Case Number:**

PA 14071

**Applicant:**

Patricia Gomez Monroy Living Trust

**Representative:**

Patricia Gomez Monroy, Trustee

**Owner:**

Patricia Gomez Monroy Living Trust

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 0.1397 of an acre of land being Lot 6, Block 13, out of NCB 1695 located at 2222 North Interstate Highway 35.

**Legal Description:**

0.1397 of an acre of being Lot 6, Block, NCB 1695

**Tract Size:**

0.1397 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial Recorder 8/8/2014

Notices Mailed 8/14/2014

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

Internet Agenda Posting 8/22//2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Government Hill Neighborhood Plan future land use classification from Neighborhood Commercial to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Government Hill Neighborhood Plan to change the future land use classification of the subject property from Neighborhood Commercial to Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Government Hill Neighborhood 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 along a major arterial and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with the Community Commercial land use, make it appropriate for the Community Commercial land use classification.

**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 additional demand generated by the requested land use change.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>		
<b>Comprehensive Plan Component:</b> Government Hill Neighborhood Plan		
<b>Plan Adoption Date:</b> September 20, 2001		<b>Update History:</b> November 4, 2010
<b>Goal 2: Redevelop and revitalize the neighborhood.</b>		
<b>Objective 1: To encourage and support any revitalization and redevelopment efforts consistent with this plan.</b>		
<ul style="list-style-type: none"> <li>• <b>Market vacant parcels of land to prospective homeowners and businesses.</b></li> <li>• <b>Recruit desired businesses and the expansion of existing businesses in the Neighborhood.</b></li> </ul>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<p><b>Neighborhood Commercial:</b> Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian’s office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas.</p>		NC, C-1, O-1,
<p><b>Community Commercial:</b> Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Community Commercial uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial uses should be located along arterials or higher order roadways near intersections, or in established commercial areas. Community Commercial is an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>		NC, C-1, C-2, C-2P, O-1, O-1.5, MXD, TOD, Commercial Retrofit Use Pattern
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Neighborhood Commercial	Vacant Lot
North	UZROW	Right-of-Way-IH-35 Access Road
East	Neighborhood Commercial	Single-Family Homes
South	Light Industrial	Single-Family Homes
West	Neighborhood Commercial	Commercial Uses

**Land Use:** The subject property consists of a vacant lot and the applicant requests this plan amendment and associated zoning change in order to construct a community scale commercial development on the subject property. The subject property’s location along a major arterial and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with the Community Commercial land use, make it appropriate for the Community Commercial land use classification. The proposed Community Commercial land use classification supports the goals of the Government Hill Neighborhood Plan of the revitalization and redevelopment of vacant parcels of land in an effort to encourage economic growth in the plan area.

**Transportation:** The City's Major Thoroughfare Plan identified IH-35 as a freeway. New Braunfels Avenue is a Primary Arterial Type B. Osburn Street and Benton Street are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop on the north side of the subject property along the IH-35 access road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** Wheatley Middle School and Pershing Elementary School are in close proximity. The requested land use change should not create any additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

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

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

**Corresponding Zoning Case:** Z2014214

**Zoning Commission Public Hearing Date:** September 02, 2014

## **III. RECOMMENDATION**

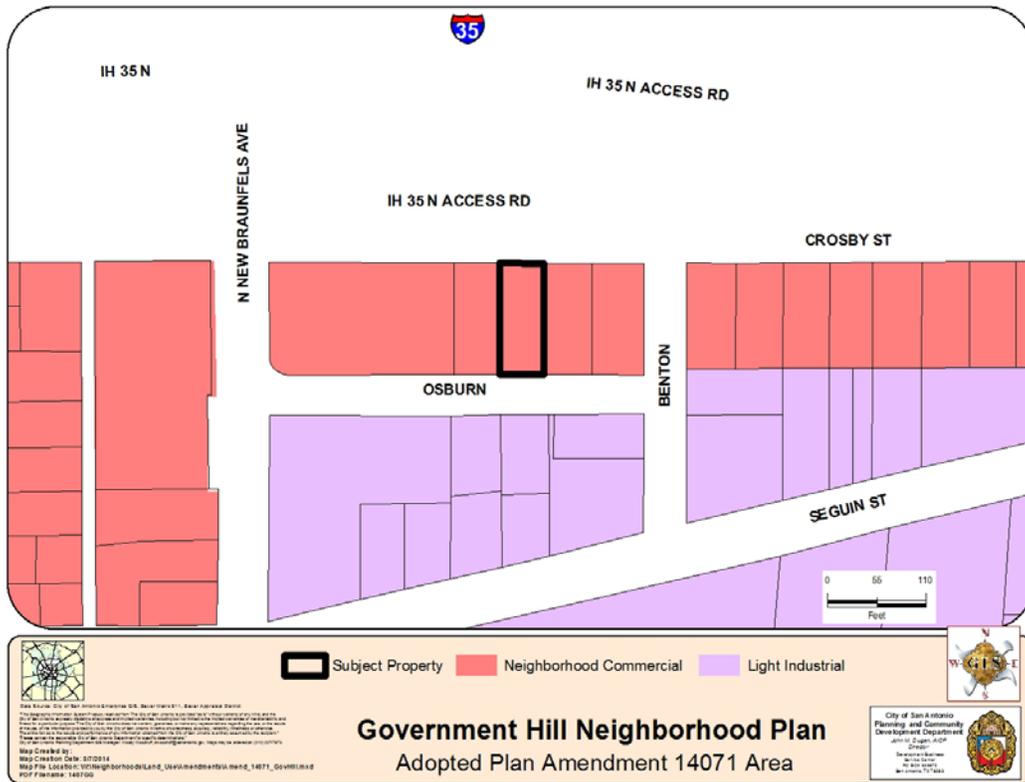
The subject property's location along a major arterial and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with the Community Commercial land use, make it appropriate for the Community Commercial land use classification. The proposed Community Commercial land use classification supports the goals of the Government Hill Neighborhood Plan of the revitalization and redevelopment of vacant parcels of land in an effort to encourage economic growth in the plan area.

## **IV. ATTACHMENTS**

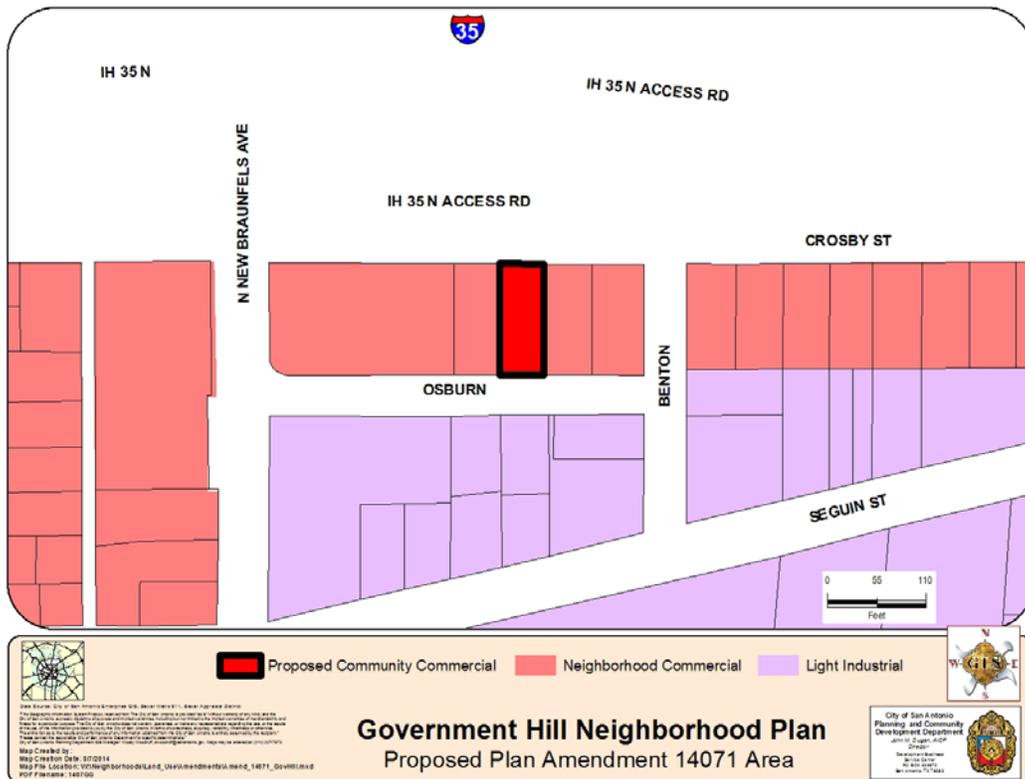
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





2013 Aerial

Data Source: City of San Antonio Enterprise GIS, Geac Metro 911, Geac Appraisal District  
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 City of San Antonio Planning Department GIS Manager: (202) 352-0000/sanantonio.gov. Maps may be obtained at (210) 352-1275.

Map Created by:  
 Map Creation Date: 9/7/2014  
 Map File Location: V:\Neighborhoods\Land\_Use\Amendments\Amend\_14071\_GovHill.mxd  
 PDF Filename: 1407GG

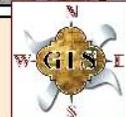
 Subject Property



VIA Bus Stops



VIA Bus Routes



# Government Hill Neighborhood Plan

## Proposed Plan Amendment 14071 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, AICP  
 Director  
 Development Business  
 Service Center  
 PO BOX 688875  
 San Antonio, TX 78268



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GOVERNMENT HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1397 OF AN ACRE OF LAND BEING LOT 6, BLOCK 13, NCB 1695 LOCATED AT 2222 NORTH INTERSTATE HIGHWAY 35.**

**WHEREAS**, City Council approved the Government Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 20, 2001 and updated on November 4, 2010; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on August 27, 2014 and **APPROVED** the amendment on August 27, 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 Government Hill Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27<sup>th</sup> 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. 15**

**Public Hearing:**

Planning Commission  
August 27, 2014

**Case Number:**

PA 14072

**Applicant:**

Daniel Termure

**Representative:**

Daniel Termure

**Owner:**

Daniel Termure and Estera Termure;  
and Ion Luca Termure and Estera  
Ionela Termure.

**Staff Coordinator:**

Ernest Brown, Planner  
(210) 207-5017  
[ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov)

**Property Address/Location:**

6850 Oxford Trace

**Legal Description:**

1.645 acres out of tract 7, Block K,  
NCB 14663

**Tract Size:**

1.645 acres

**Council District(s):**

District 7

**Notification:**

Published in Daily Commercial  
Recorder 8/7/2014  
Notices Mailed 8/7/2014

- 17 to property owners within 200 feet
  - No registered neighborhood association within 200 feet
  - 18 to planning team members
- Internet Agenda Posting 8/22/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Huebner/Leon Creeks Community Plan future land use classification for the property subject to this application from Low Density Residential Estate to Low Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Huebner/Leon Creeks Community Plan to change the future land use classification of the subject property from Low Density Residential Estate to Low Density Residential.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment will promote and maintain large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses.

**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**

<b>Comprehensive Plan Analysis</b>		
<b>Comprehensive Plan Component: Huebner/Leon Creeks Community Plan</b>		
<b>Plan Adoption Date:</b> August 21, 2003		<b>Update History:</b> August 20, 2009
<p><b>Goal 1 - Community Character and Quality of Life</b>  <b>Preserve the character and quality of life of the Huebner/Leon Creeks Community.</b></p> <p><b>Objective 1.1: Growth Management:</b> Promote new commercial and residential development that is respectful of the primarily residential character of the area.</p> <p><b>Objective 1.3: Low Density:</b> Maintain the low density development pattern.</p>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<p><b>Residential Estate Development</b> includes large lot Single Family Residential Development with individual lots no less than one acre. The plan acknowledges that there are existing parcels that are between 20,000 sq ft and one acre and these should be allowed to remain. 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>		RE, & RP
<p><b>Low-Density Residential</b> is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed, however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools.</p> <p>This development should be oriented toward the center of the neighborhood and away from traffic arterials.</p>		R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential Estate	Single Family Residential
North	Low Density Residential	Single Family Residential
East	Low Density Residential Estate	Single Family Residential
South	Low Density Residential Estate	Single Family Residential
West	Low Density Residential Estate	Single Family Residential

**Land Use:** The subject property is located at the southeast corner of Oxford Trace and Rochelle Road intersection with frontage on both streets. The applicant’s request is to change the land use classification to Low Density Residential for the purpose of creating three single family lots approximately 24,000 square feet each.

There are various types of residential uses that exist in the surrounding area. Low Density Residential uses are found to border the large estate lots of the subject property to the north and can be found in the interior of the surrounding area. Low Density Residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools.

The proposed amendment from Low Density Estate to Low Density residential will promote and maintain large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses. The proposed amendment to the Huebner/Leon Creeks Community Plan is respectful of the primarily residential character of the area and maintains the low density development pattern.

**Transportation:** The Huebner/Leon Creeks Community Plan area is bound by Bandera Road to the west, Prue Road to the north, Babcock Road to the east, and Huebner Road to the south. Major Thoroughfare Plan identifies Bandera Road and Huebner Road as a Primary Arterials Type A; and Prue Road and Babcock Road as a Secondary Arterial Type A. The subject property is nestled within the center of the major thoroughfare grid and fronts Oxford Trace, a residential local street and Rochelle Road that appears to serve as a residential collector. Oxford Trace has no direct access to either of the major thoroughfares. Oxford Traces does intersect with Abe Lincoln Road which serves as a residential collector and has access to Eckhert Road, identified by the Major Thoroughfare as a Secondary Arterial Type A that connects to Huebner Road. The nearest VIA bus stops are located on Bandera Road, Babcock and Huebner Road. There are no nearby transit systems operating in the area of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** The subject property is in the North Side Independent School District. In the general vicinity is John Marshall High School, Thornton Elementary School, and Earl Rudder Elementary School. Other nearby facilities includes the Leon Creek Greenway Linear Park. The requested land use change should not create any additional demand for community facilities.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "RE"

**Proposed Zoning:** "R-20"

**Corresponding Zoning Case:** No associated zoning case currently

**Zoning Commission Public Hearing Date:** NA

## III. RECOMMENDATION

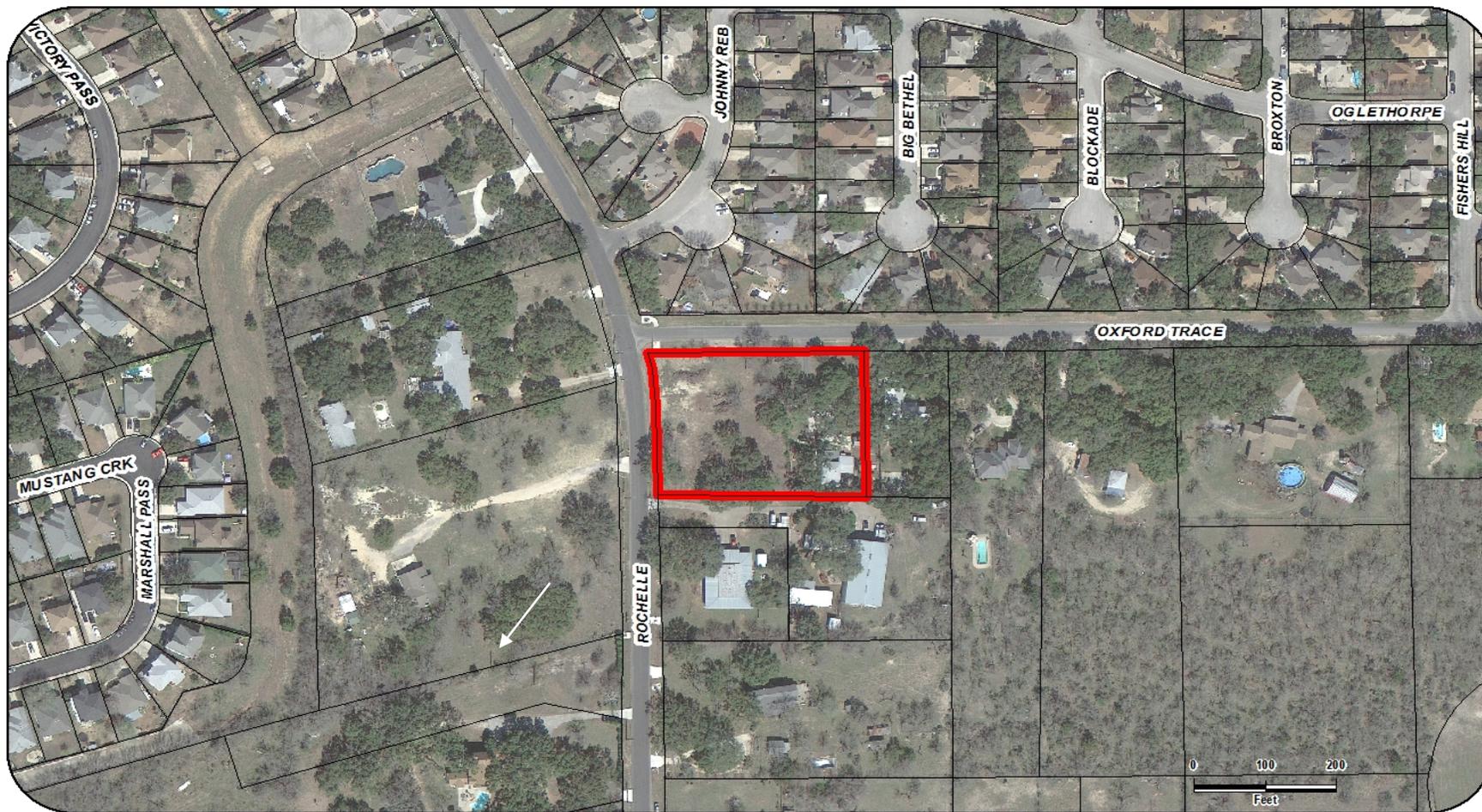
The proposed amendment to Low Density Residential will maintain the large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses.

**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map



Attachment 2



2013 Aerial

 Subject Property



Data Source: City of San Antonio Enterprise GIS, Secar Metro 911, Secar Appraisal District  
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 City of San Antonio Planning Department GIS Manager: Tanya Vlasov(t.vlasov@sanantonio.gov). Maps may be created at (210) 207-7475.  
 Map © created by: © us to us via Google maps  
 Map Creation Date: 8/8/2014  
 Map File Location: W:\neighborhoods\GIS\_Use\Amendments\Amend\_14072\_HuebnerLeonCreek.mxd  
 PDF File name: 140409

## Huebner/ Leon Creeks Community Plan

### Proposed Plan Amendment 14072 Area

City of San Antonio  
 Planning and Community  
 Development  
 John M. Dugan, AICP  
 Director  
 City of San Antonio  
 Planning and Community  
 Development  
 200 San Antonio  
 Administration Center  
 San Antonio, TX 78205

**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE HUEBNER/LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL ESTATE TO LOW DENSITY RESIDENTIAL FOR APPROXIMATELY 1.645 ACRES LOCATED 6850 OXFORD TRACE.**

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

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

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the 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 27, 2014 and recommended **Approval** of the proposed amendment on August 27, 2014; and

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

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

SECTION 1: The amendment to the Huebner/Leon Creeks Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **Approval** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27<sup>th</sup> 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. 16**

**Public Hearing:**

Planning Commission  
August 27, 2014

**Case Number:**

PA 14073

**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@sanantonio.gov](mailto:ernest.brown@sanantonio.gov)

**Property Address/Location:**

8010 Aeromedical Road

**Legal Description:**

13.46 acres out of NCB 10879

**Tract Size:**

13.46 acres

**Council District(s):**

District 3

**Notification:**

Published in Daily Commercial  
Recorder 8/7/2014

Notices Mailed 8/7/2014

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

Internet Agenda Posting 8/22/2014

**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**

**Land Use:**

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**

<b>Comprehensive Plan Analysis</b>		
<b>Comprehensive Plan Component:</b> Stinson Airport Vicinity Land Use Plan		
<b>Plan Adoption Date:</b> April 2, 2009		<b>Update History:</b> None
<b>Objective 1.1 Protect integrity of existing residential neighborhoods</b> <b>Objective 1.2 Discourage developments of incompatible uses on vacant land</b>		
<p>A High Density Residential classification at this location is consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land</p>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<b>Regional Commercial:</b> 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, and 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,
<b>High Density Residential:</b> High Density Residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.		MF-25, MF-33, UD
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Regional Commercial	Vacant Structures
North	Regional Commercial	Vacant
East	Regional Commercial	Seidel Learning Center; Vacant Structure
South	Regional Commercial	Gymnasium
West	Regional Commercial	Vacant; Texas Engineering Extension Service

**Land Use:** The subject property is bordered by Junkin Drive and the nearby Sidney Brooks on the north side; Gurst Loop on the east side; Louis Bauer Drive on the south and addressed at 8010 Aeromedical Road on the west side. The subject property is classified as Regional Commercial in the Stinson Airport Vicinity Community Plan, as are most of the surrounding properties with the exception of a portion of property north of Sidney Brooks being High Density Residential.

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. 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 identified Southeast Military Drive, located north of the subject property, as a Primary Arterial Type A roadway. New Braunfels Avenue east of the subject property and South Presa west of the subject property are both identified by the Major Thoroughfare Plan as Secondary Arterials Type A. The nearest VIA bus stops are located nearby on Southeast Military Drive and is served by route 36, 242, 550, and 551 that operates along Southeast Military Drive. South Presa is served by VIA route 36. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The subject property will have access on all four sides from local residential streets.

**Community Facilities:** The subject property is nearby the Seidel Learning Center, Texas Engineering Extension Service, and a community gym. It is in proximity to the Acequia, Espada, 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

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

**Corresponding Zoning Case:** Z2014197

**Zoning Commission Public Hearing Date:** September 2, 2014

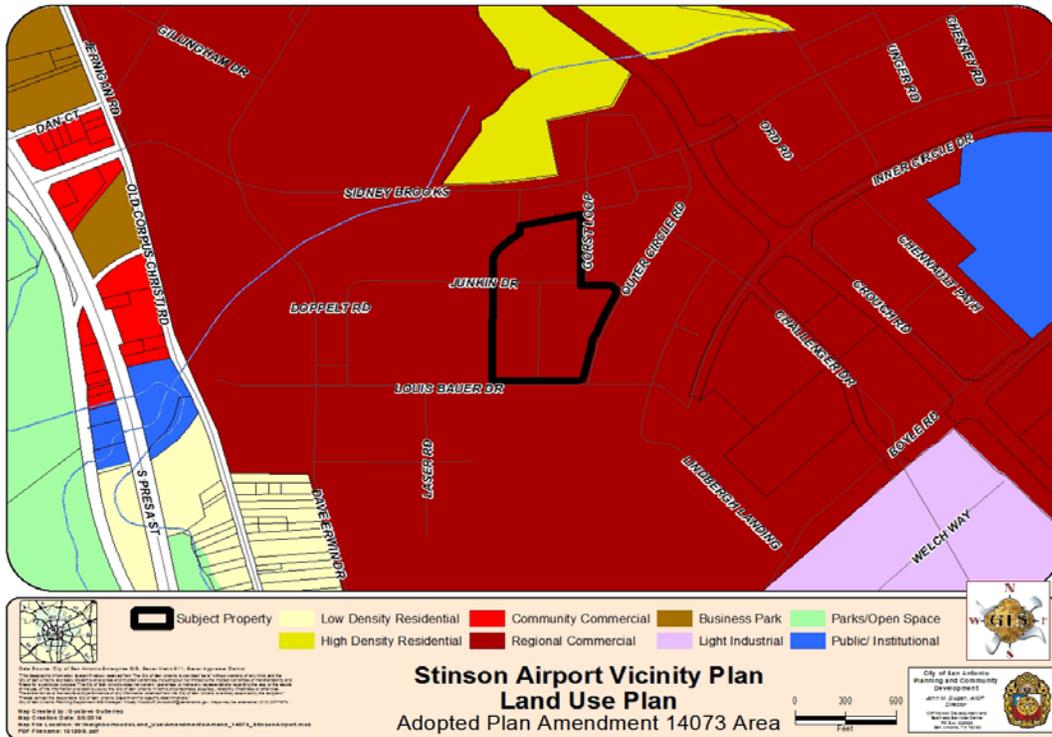
## III. RECOMMENDATION

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.

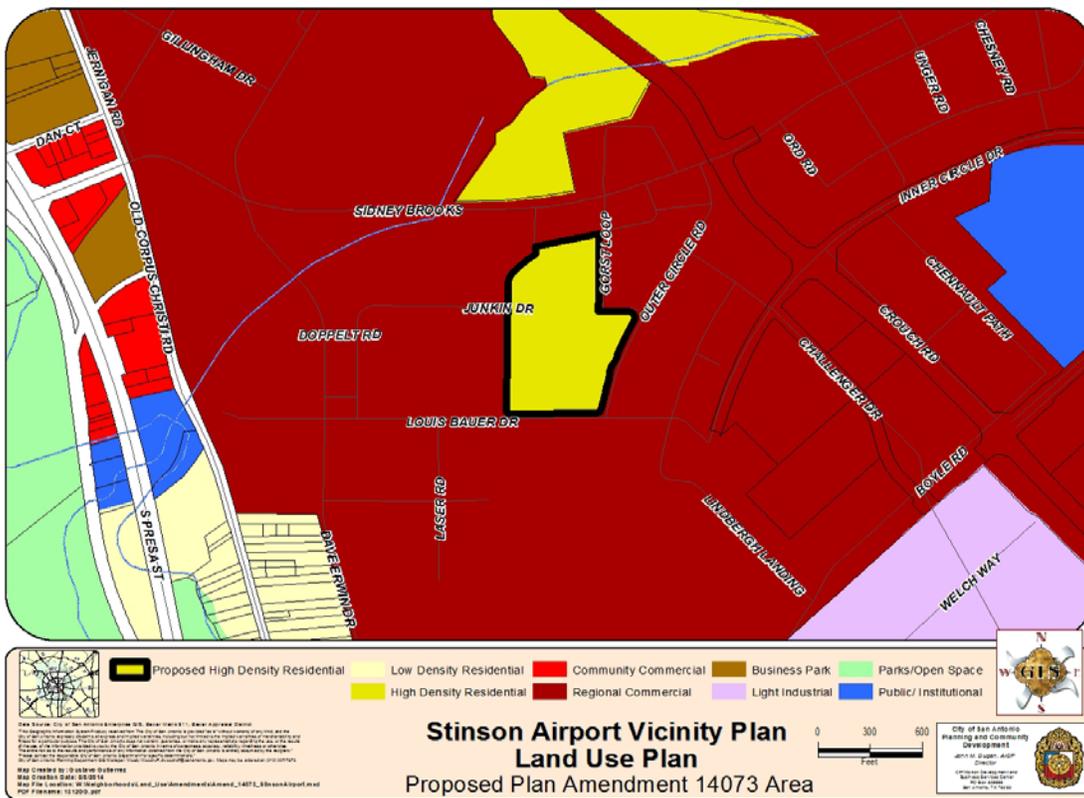
## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:





2013 Aerial

Subject Property



VIA Bus Stops

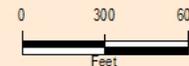


VIA Bus Routes



Data Source: City of San Antonio Enterprise GIS, Sector Maps 911, Sector Appraisal District  
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 City of San Antonio Planning Department GIS Manager: Tracy Trosch, trrosch@sanantonio.gov. Maps may be accessed at: (210) 373-7373  
 Map Created by: Gustavo Gutierrez  
 Map Creation Date: 8/8/2014  
 Map File Location: W:\Neighborhoods\SLand\_Use\Amendments\Amend\_14073\_StinsonAirport.mxd  
 PDF Filename: 141209.pdf

# Stinson Airport Vicinity Plan Land Use Plan Proposed Plan Amendment 14073 Area



City of San Antonio  
 Planning and Community  
 Development

John M. Dugan, AICP  
 Director

City of San Antonio  
 Planning and Community  
 Development  
 200 East San Antonio  
 San 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 LAND USE TO HIGH DENSITY LAND USE FOR APPROXIMATELY 13.46 ACRES LOCATED 8010 AEROMEDICAL ROAD.**

**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 27, 2014 and recommended **Approval** of the proposed amendment on August 27, 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 27<sup>th</sup> 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. 17**

**Public Hearing:**

Planning Commission  
August 27, 2014

**Case Number:**

PA 14074

**Applicant:**

Brooks Development Authority (by  
Roland Lozano, COO)

**Representative:**

Andrew C. Guerrero

**Owner:**

Brooks Development Authority (by  
Roland Lozano, COO)

**Staff Coordinator:**

Ernest Brown, Planner  
(210) 207-5017  
[ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov)

**Property Address/Location:**

A portion of the 7800 Block of South  
New Braunfels Avenue

**Legal Description:**

9.365 acres out of NCB 10879

**Tract Size:**

9.365 acres

**Council District(s):**

District 3

**Notification:**

Published in Daily Commercial  
Recorder 8/7/2014

Notices Mailed 8/14/2014

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

Internet Agenda Posting 8/22/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Stinson Airport Vicinity Land Use Plan future land use classification for the property subject to this application from High Density Residential to Regional 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 High Density Residential to Regional 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 Regional Commercial classification at this location would be consistent with the recommended criteria for commercial land uses on major arterials and near a commercial node as recommended in the Stinson Airport Vicinity Land Use Plan. The subject property having frontage on a major thoroughfare that intersects a major thoroughfare is not expected to significantly increase vehicular traffic to the adjacent areas and could handle the additional capacity that could potentially result from a commercial land use development.

**Transportation:**

There are many surrounding arterials and adequate access to the Interstate Highway 37. The existing transportation infrastructure could support 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**

<b>Comprehensive Plan Analysis</b>		
<b>Comprehensive Plan Component:</b> Stinson Airport Vicinity Land Use Plan		
<b>Plan Adoption Date:</b> April 2, 2009		<b>Update History:</b> None
<b>Goal II: Encourage economic growth that enhances airport operations and development</b> <b>Objective 2.2 Encourage commercial development that respects the integrity of existing residential development</b>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<b>High Density Residential:</b> High Density Residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.		MF-25, MF-33, UD
<b>Regional Commercial:</b> 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,
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	High Density Residential	Vacant
North	Regional Commercial	Vacant
East	Regional Commercial	Duplexes
South	Regional Commercial	Vacant
West	High Density Residential	Apartments

**Land Use:** The subject property is a vacant property fronting on New Braunfels Avenue, identified by the Major Thoroughfare as a Secondary Arterial Type A. Most of the surrounding properties are classified as Regional Commercial in the Stinson Airport Vicinity Land Use Plan. The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as a Hotel. A Regional Commercial classification at this location would be consistent with the recommended criteria for commercial land uses on major arterials and near a commercial node as recommended in the Stinson Airport Vicinity Land Use Plan. The subject property having frontage on a major thoroughfare that intersects a major thoroughfare is not expected to significantly increase vehicular traffic to the adjacent areas and could handle the additional capacity that could potentially result from a commercial land use development.

**Transportation:** The City’s Major Thoroughfare Plan identified Southeast Military Drive, located north of the subject property, as a Primary Arterial Type A roadway. The subject property fronts New

Braunfels Avenue is identified by the Major Thoroughfare as Secondary Arterials Type A that intersects Southeast Military Drive. The nearest VIA bus stops are located nearby on Southeast Military Drive and is served by route 36, 242, 550, and 551 that operates along Southeast Military Drive. 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.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "MR AHOD" Military Reservation Airport Hazard Overlay District

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

**Corresponding Zoning Case:** Z2014228

**Zoning Commission Public Hearing Date:** September 2, 2014

## **III. RECOMMENDATION**

A Regional Commercial classification at this location would be consistent with the recommended criteria for commercial land uses on major arterials and near a commercial node as recommended in the Stinson Airport Vicinity Land Use Plan. The subject property having frontage on a major thoroughfare that intersects a major thoroughfare is not expected to significantly increase vehicular traffic to the adjacent areas and could handle the additional capacity that could potentially result from a commercial land use development.

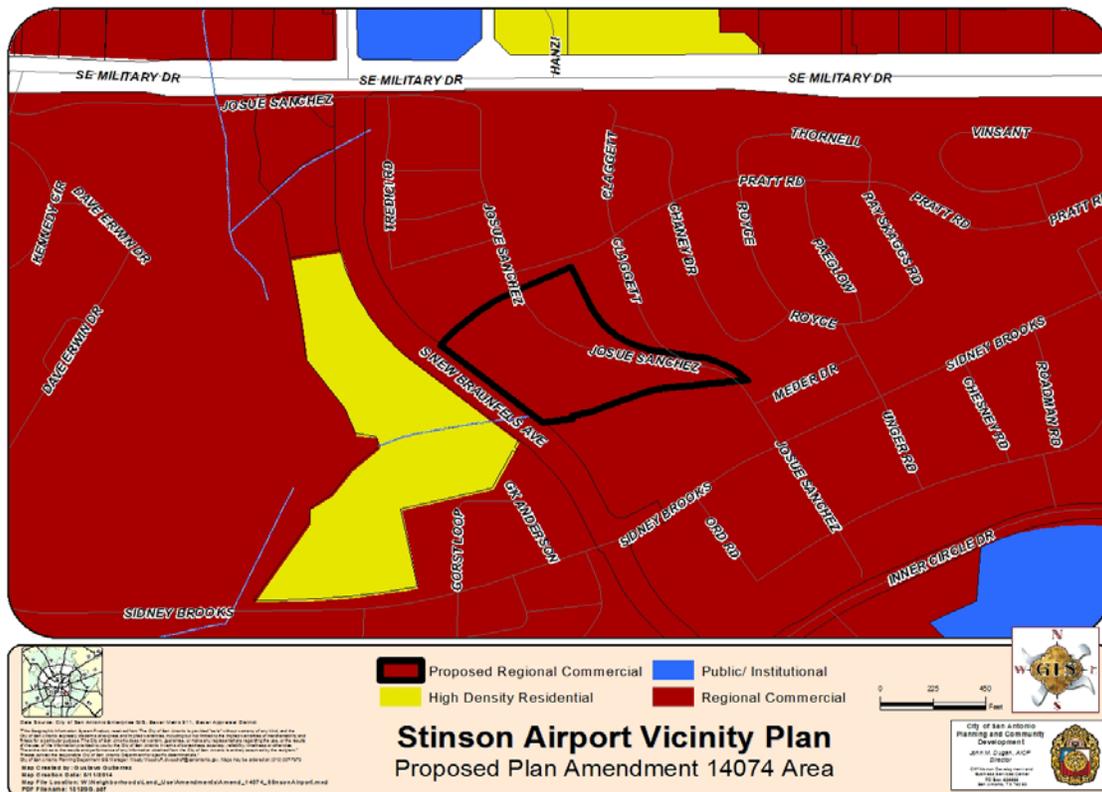
## **IV. ATTACHMENTS**

- 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 HIGH DENSITY RESIDENTIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR APPROXIMATELY 9.365 ACRES LOCATED ON A PORTION OF THE 7800 BLOCK OF SOUTH NEW BRAUNFELS AVENUE.**

**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 27, 2014 and recommended **Approval** of the proposed amendment on August 27, 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 27<sup>th</sup> DAY OF August 2014.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

Roberto R. Rodriguez, Chair  
San Antonio Planning Commission