



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

**PLANNING COMMISSION AGENDA**  
**☞ December 17, 2014 ☜**  
**9:00 A.M.**

Marcello Diego Martinez, *Chair*  
George Peck, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Michael Garcia Jr.  
Aaron Seaman

Bradley Carson  
Angela Rinehart  
George McNair

**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.*

**8:30 A.M.** - Work Session, Tobin Room

- A. Agenda items may be discussed (Development Services Department)
- B. Briefing on Amendment to the Medina County Interlocal Agreement (Development Services Department)

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

**9:00 A.M.** - Call to Order, Board Room

Roll Call  
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**

1. **140142:** Request by Milestone Potranco Development, LTD., for approval of a major plat to vacate, resubdivide, and subdivide a 4.00 acre tract of land to establish **American Lotus U-2B** Subdivision, generally located south of the intersection of Madrona and Yellow Birch. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
2. **140224:** Request by Alamo Junction Rail Park, LLC, for approval of a major plat to replat and subdivide a 17.215 acre tract of land to establish **Alamo Junction Rail Park Unit-1 (Enclave)** Subdivision, generally located east of Richter Road and south of Old Corpus Christi Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
3. **140329:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 12.83 acre tract of land to establish **Arcadia Ridge Phase 1, Unit 5A-1** Subdivision, generally located south of Potranco Road, west of Arcadia Path. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
4. **140359:** Request by Rosillo Creek Dev. Ltd., for approval of a major plat to subdivide a 11.235-acre tract of land to establish **Rosillo Creek Commercial Unit 1** Subdivision, generally located south of Interstate Highway 10, west of Foster Road. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
5. **140558:** Request by Gil Canales, for approval of a minor plat to replat and subdivide a 1.096 acre tract of land to establish **Gil Canales** Subdivision, generally located northwest of the intersection of Stutts Drive and Eastgate Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

**Plat Deferral**

6. **150060:** Request by Monastery of St. Michael the Archangel, for approval of a minor plat to subdivide a 33.19-acre tract of land to establish the **Green Mountain 11 & 12** Subdivision, generally located southwest of the intersection of N. Loop 1604 E and N Green Mountain Road. **Staff recommends Approval.** (Juanita B. Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Street Name Change**

7. **S15-002:** A resolution recommending approval of a street name change request to for “Old Hwy 90” to “Enrique M Barrera Pkwy” between U.S. Hwy 90 and Commerce Street. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov), Development Services Department)

### **Tree Preservation Variance**

8. **TPV#15-001:** Request by Mark Padilla, MP Studio on behalf of Eduardo Cadena, R/A Dominion Development Properties, LLC. for Dominion Hills Subdivision (PUD) Unit 1 Office Buildings for approval of a variance request from the Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” With 45% tree stand preservation in the environmentally sensitive area, mitigation to the required 80% will be met by planting 134.5 inches on the office portion of the proposed development to meet tree mitigation requirements. Project is proposed along Dominion Hills Drive approximately 600 ft South of Dominion Dr. **Staff recommends Approval.** (Justin R. Krobot, Assistant City Arborist, (210) 207-6042, [justin.krobot@sanantonio.gov](mailto:justin.krobot@sanantonio.gov), Development Services, Land Development – Environmental Division)

### **Land Transactions**

9. **S.P. 1851 A-D:** Consideration of a request to declare as surplus, dispose and gift the following real property: (Tract A) 526 Erlene Avenue - approximately .1148 acres of property with the legal description of Lot 7, Block 2, New City Block 9262; (Tract B) 211 Coopwood Avenue - approximately .0717 acres with the legal description of Lot 36, Block 14, New City Block 8996; (Tract C) 526 Laverne Avenue - approximately .0918 acres with the legal description of Lot 7, Block 20, New City Block 9280; (Tract D) 507 Moselle Avenue - approximately .0918 acres with the legal description of Lot 12, Block 20, New City Block 9820, as requested by the Alamo Area Mutual Housing Association, Inc., a Texas Non-Profit Corporation. **Staff Recommends Approval.** (Jesse Quesada, (210) 207-6971, [Jesse.Quesada@sanantonio.gov](mailto:Jesse.Quesada@sanantonio.gov), EastPoint and Real Estate Services)

### **Comprehensive Master Plan Amendments**

10. **PA 15001:** *(Continued from December 3, 2014)* A request by The Tobin Endowment, (by J. Bruce Bugg Jr), for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan** a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 45.642 acres of land out of NCB 12164, NCB 17273 and NCB 17306 generally located at 3316 Oakwell Court from “Low Density Residential” land use to “Mixed Use” land use. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)

### **Other Items**

11. Amendment to the 2011 Medina County Interlocal Agreement (ILA) for Platting in the Extraterritorial Jurisdiction (ETJ) (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, [Elizabeth.Carol@sanantonio.gov](mailto:Elizabeth.Carol@sanantonio.gov), Development Services Department)
12. Approval of the minutes for the December 3, 2014, Planning Commission meeting.
13. Director’s report - City Council Action Update (Planning Commission items sent to Council)
14. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 1

**Public Hearing:**

Planning Commission  
December 17, 2014

**Application/Case Number:**

140142

**Project Name:**

American Lotus

**Applicant:**

Chesley I. Swann III, Agent

**Representative:**

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

**Owner:**

Gabriel Franco

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Madrona and Yellow  
Birch.

**Tract Size:**

4.000 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting  
December 12, 2014

**REQUEST**

Approval of a minor plat to vacate, resubdivide, and subdivide a  
4.00-acre tract of land to establish **American Lotus** Subdivision

**APPLICATION TYPE**

Vacate, Resubdivision, and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 8, 2014

**CASE HISTORY**

The area being vacated through a vacating declaration was  
previously platted as a 1.42 acre being a portion of the American  
Lotus 60' right of way that had been previously platted on plat  
number 100192 known as American Lotus Subdivision, Unit-2A,  
recorded in Volume 9631, page 39 of the deed and plat records.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of two thousand two hundred forty-five (**2,245**) 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 October 31, 2014.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 13-00023, Grosenbacher Ranch, accepted May 20, 2014

**III. RECOMMENDATION**

Approval of the proposed **American Lotus** Subdivision Plat

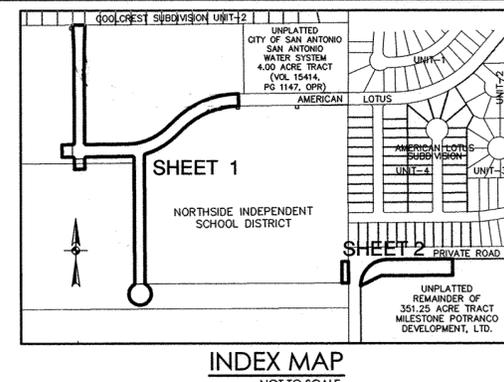
**IV. ATTACHMENT**

1. Proposed plat

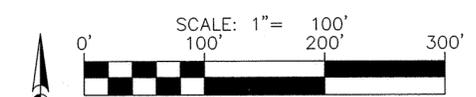
# PLAT NUMBER 140142

## VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING AMERICAN LOTUS SUBDIVISION UNIT-2B

BEING A TOTAL OF 4.00 ACRES OUT OF A 47.28 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10183, PAGES 1947-1951, OUT OF A 47.41 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12366, PAGES 1164-1169, OUT OF AN 18.86 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16187, PAGES 1296-1314, AND OUT OF A 351.25 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9894, PAGE 35 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE ANTONIO VAQUEZ SURVEY NUMBER 200 1/7, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, AND THE SAN ANTONIO DITCH COMPANY, SURVEY No. 64, ABSTRACT 871, COUNTY BLOCK 4335, BEXAR COUNTY, TEXAS.



**NOTE:**  
FOR CURVE TABLE AND LINE TABLE.  
SEE SHEET 2 OF 2



DATE OF PRINT: November 6, 2014

THIS PLAT OF AMERICAN LOTUS SUBDIVISION UNIT-2B 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.

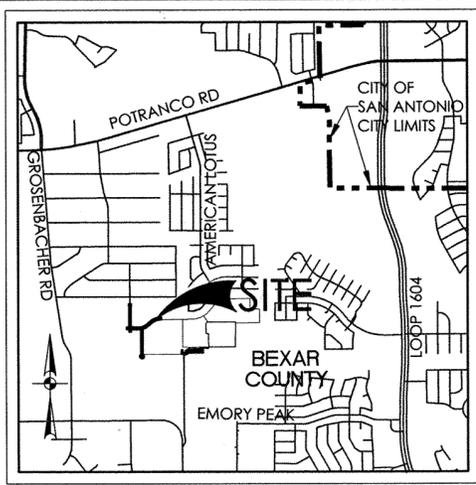
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

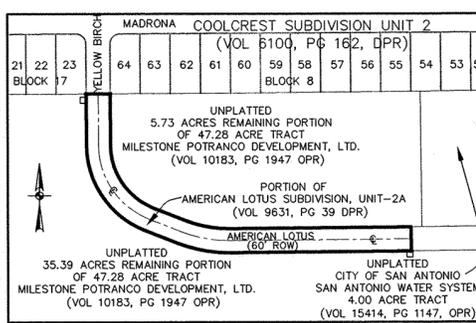
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

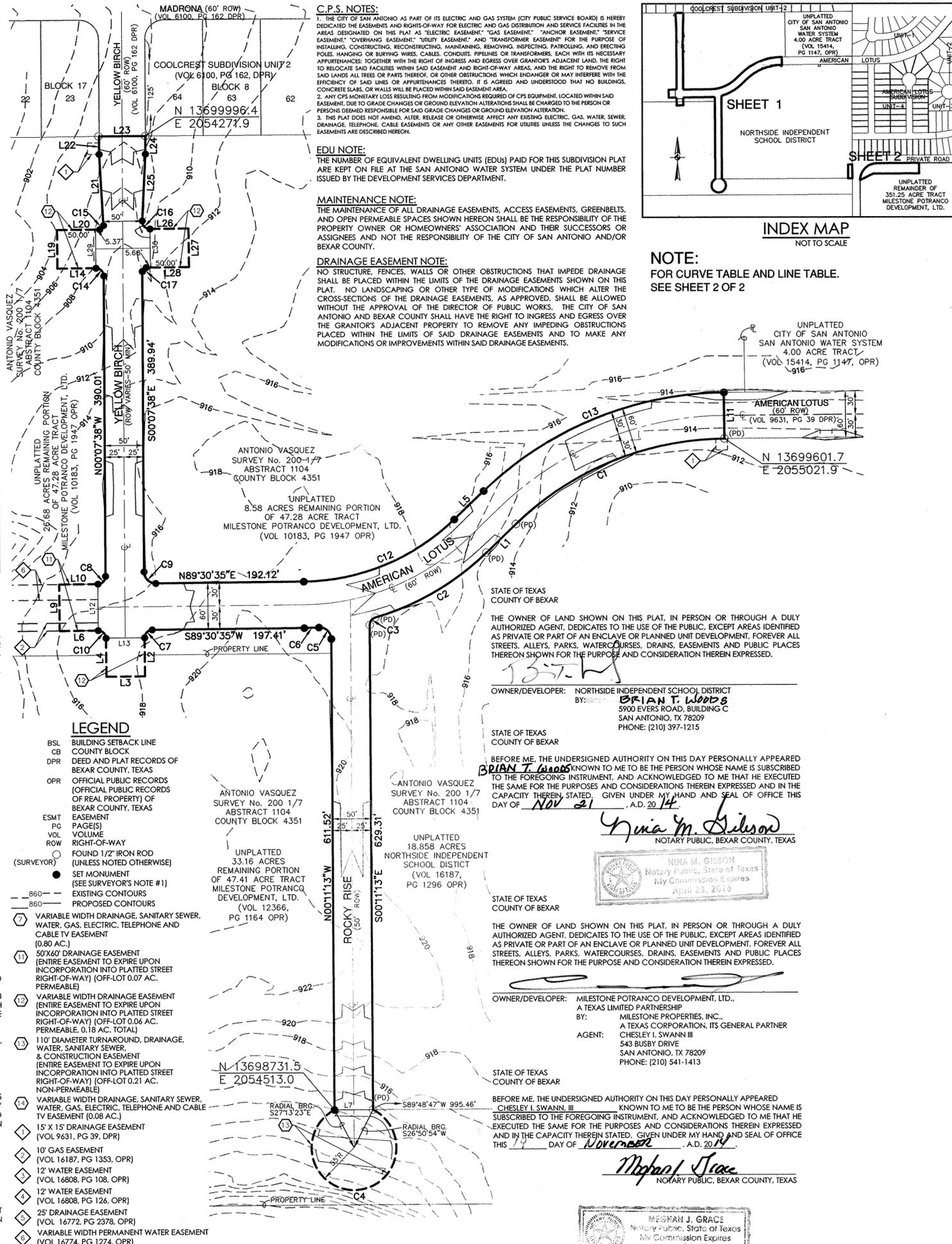


**LOCATION MAP**  
SCALE: 1" = 3,000'



**AREA BEING VACATED THROUGH  
A VACATING DECLARATION**  
SCALE: 1" = 300'

THE 1.42 ACRE AREA BEING RESUBDIVIDED IS A PORTION OF THE AMERICAN LOTUS 60' RIGHT OF WAY THAT HAD BEEN PREVIOUSLY PLATTED ON PLAT NUMBER 100192 KNOWN AS AMERICAN LOTUS SUBDIVISION, UNIT-2A SUBDIVISION WHICH IS RECORDED IN VOLUME 9631, PAGE 39 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.



**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**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.

**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.

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

### LEGEND

- BSL BUILDING SETBACK LINE
- 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 PAGE(S)
- VOL VOLUME
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET MONUMENT (SEE SURVEYOR'S NOTE #1)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.80 AC.)
- 50'X60' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (OFF-LOT 0.07 AC. PERMEABLE)
- VARIABLE WIDTH DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (OFF-LOT 0.06 AC. PERMEABLE, 0.18 AC. TOTAL)
- 110' DIAMETER TURNAROUND, DRAINAGE, WATER, SANITARY SEWER, & CONSTRUCTION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) (OFF-LOT 0.21 AC. NON-PERMEABLE)
- VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.08 AC.)
- 15' X 15' DRAINAGE EASEMENT (VOL 9631, PG 39, DPR)
- 10' GAS EASEMENT (VOL 16187, PG 1353, OPR)
- 12' WATER EASEMENT (VOL 16808, PG 108, OPR)
- 12' WATER EASEMENT (VOL 16808, PG 126, OPR)
- 25' DRAINAGE EASEMENT (VOL 16772, PG 2378, OPR)
- VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL 16774, PG 1274, OPR)

**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.

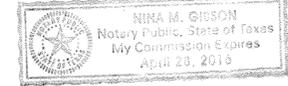
*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT  
BY: *Brian T. Woods*  
5900 EVERS ROAD, BUILDING C  
SAN ANTONIO, TX 78209  
PHONE: (210) 397-1215

STATE OF TEXAS  
COUNTY OF BEXAR  
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 DAY OF Nov 21, A.D. 2014.

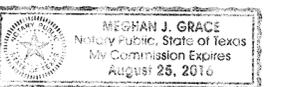


STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS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

OWNER/DEVELOPER: 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

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 14 DAY OF November, A.D. 2014.

*Michael Isaac*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NUMBER 140142

VACATE, RESUBDIVISION AND SUBDIVISION PLAT ESTABLISHING AMERICAN LOTUS SUBDIVISION UNIT-2B

BEING A TOTAL OF 4.00 ACRES OUT OF A 47.28 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10183, PAGES 1947-1951, OUT OF A 47.41 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12366, PAGES 1164-1169, OUT OF AN 18.86 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16187, PAGES 1296-1314, AND OUT OF A 351.25 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9894, PAGE 35 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE ANTONIO VAQUEZ SURVEY NUMBER 200 1/7, ABSTRACT NUMBER 1104, COUNTY BLOCK 4351, AND THE SAN ANTONIO DITCH COMPANY, SURVEY No. 64, ABSTRACT 871, COUNTY BLOCK 4335, BEXAR COUNTY, TEXAS.

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

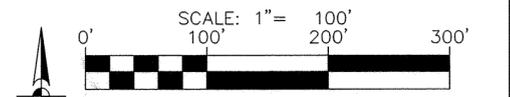
STATE OF TEXAS COUNTY OF BEXAR

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: NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY: BRIANT WOODS 5900 EVERS ROAD, BUILDING C SAN ANTONIO, TX 78209 PHONE: (210) 397-1215

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIANT 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 DAY OF 21st Nov, A.D. 2014.

Nina M. Gibson Notary Public, Bexar County, Texas My Commission Expires April 26, 2016



DATE OF PRINT: November 6, 2014

THIS PLAT OF AMERICAN LOTUS SUBDIVISION UNIT-2B 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

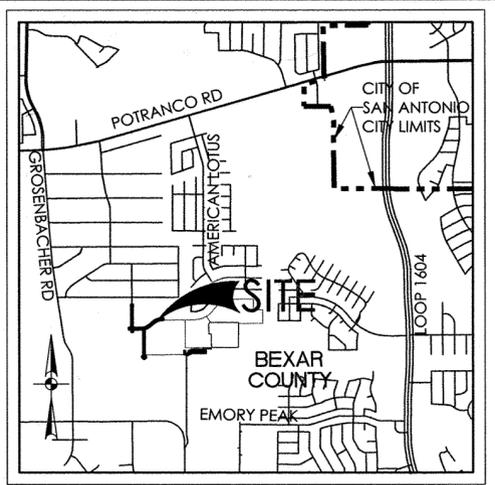
BY: DEPUTY

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 to C17.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 to L30.

- LEGEND: BSL BUILDING SETBACK LINE, CB COUNTY BLOCK, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ESMT EASEMENT PAGE(S), VOL VOLUME, ROW RIGHT-OF-WAY, FOUND 1/2" IRON ROD, SET MONUMENT, EXISTING CONTOURS, PROPOSED CONTOURS, VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.80 AC.), 50X60' DRAINAGE EASEMENT, 110' DIAMETER TURNAROUND, 10' GAS EASEMENT, 12' WATER EASEMENT, 15' X 15' DRAINAGE EASEMENT, 10' GAS EASEMENT, 12' WATER EASEMENT, 25' DRAINAGE EASEMENT, VARIABLE WIDTH PERMANENT WATER EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LOCATION MAP

SCALE: 1" = 3,000'

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: MILESTONE POTRANCO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY: MILESTONE PROPERTIES, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER AGENT: CHESLEY I. SWANN III P.O. BOX 6862 SAN ANTONIO, TX 78209 PHONE: (210) 541-1413

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 DAY OF November, A.D. 2014.

Meghan J. Grace Notary Public, Bexar County, Texas My Commission Expires August 26, 2016

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH 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 AREA.

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 1994) 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

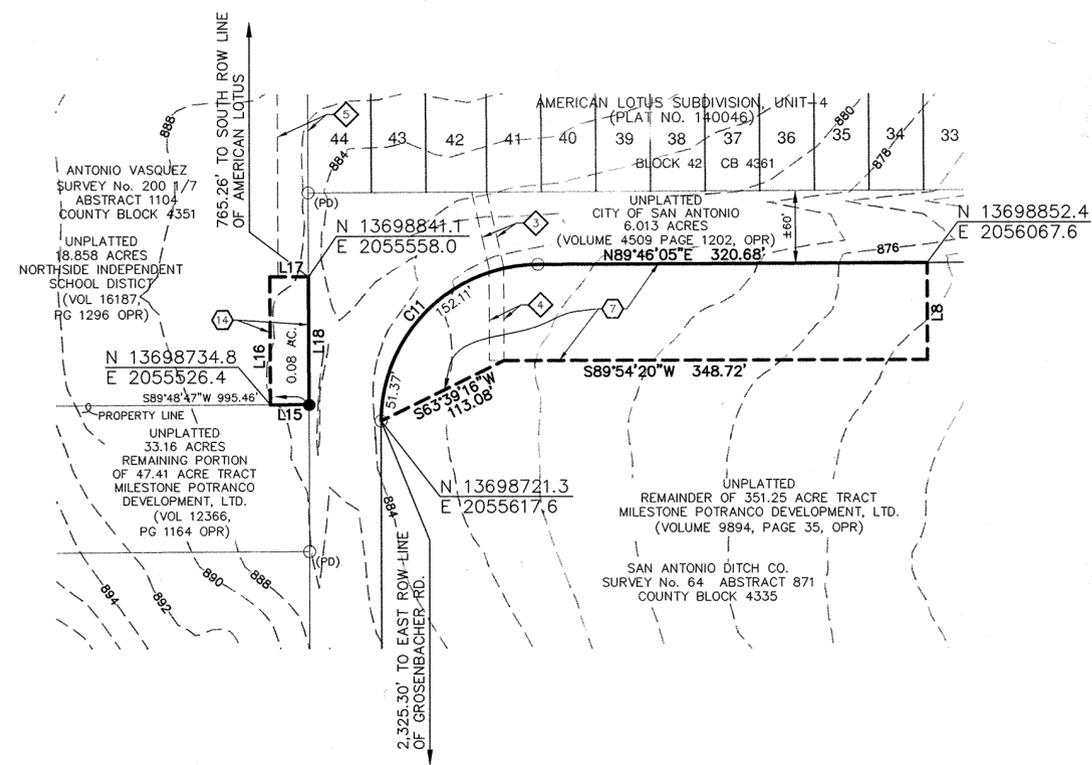
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 2

**Public Hearing:**

Planning Commission  
November 12, 2014

**Application/Case Number:**

140224

**Project Name:**

Alamo Junction Rail Park, Unit-1  
(Enclave)

**Applicant:**

Brian Banerdt

**Representative:**

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

**Owner:**

Univar Oil, Gas, and Mining

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of Richter  
Road, south of Old Corpus Christi  
Road.

**Tract Size:**

17.215 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting December  
12, 2014

**REQUEST**

Approval of a major plat to replat and subdivide a 17.215-acre tract of land to establish **Alamo Junction Rail Park, Unit-1 (Enclave)** Subdivision.

**APPLICATION TYPE**

Replat & Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 8, 2014

**CASE HISTORY**

Area being replatted was previously platted as a 2.635 portion of Lot 2 of the Alamo Junction Rail Park Subdivision plat, in the City of Elmendorf Extra Territorial Jurisdiction (ETJ), recorded in Volume 9600, Pages 201-203, of the deed and plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of approximately one thousand six hundred fifty (**1,650**) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

City of Elmendorf Water and Septic Facility

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on October 7, 2014.

**E. Interdepartmental Review**

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

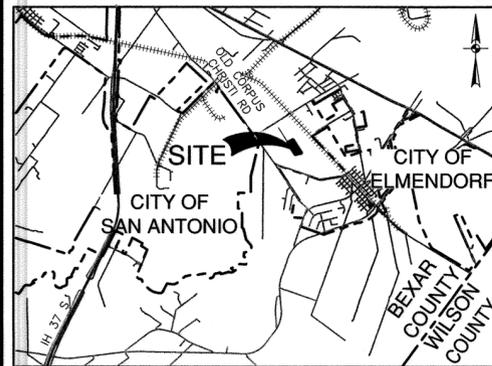
**II. RECOMMENDATION**

Approval of the proposed **Alamo Junction Rail Park, Unit-1 (Enclave)** Subdivision.

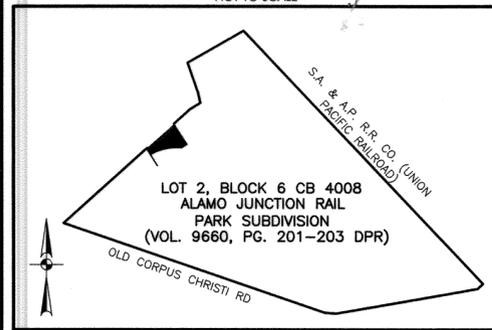
**III. ATTACHMENT**

1. Proposed Plat

REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO JUNCTION RAIL PARK, UNIT-1 (ENCLAVE)



LOCATION MAP MAPSCO MAP GRID: 719F4 NOT-TO-SCALE



AREA BEING REPLATTED

SCALE: N.T.S. 2.635 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2 OF THE ALAMO JUNCTION RAIL PARK IN THE CITY OF ELMENDORF EXTRA TERRITORIAL JURISDICTION (ETJ) RECORDED IN VOLUME 9600, PAGES 201-203 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DR DEED RECORDS OF BEAR COUNTY, TEXAS
ESMT EASEMENT
ETJ EXTRATERRITORIAL JURISDICTION
VOL VOLUME
PG PAGE(S)
-1140- EXISTING CONTOURS
COSA/ELMENDORF ETJ LINE
11 14' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
12 20' BUILDING SETBACK
13 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.679 ACRES OFF-LOT)
14 INGRESS/EGRESS RAIL EASEMENT (0.5497 ACRES OFF-LOT)
15 3' DEDICATION FOR ROAD RIGHT-OF-WAY (0.006 ACRES)
16 60' PRIVATE STREET, INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, SANITARY SEWER, WATER, FIREMAIN AND FIRE EASEMENT TO BENEFIT LOT 6 AND FUTURE DEVELOPMENT 20x12' WATER EASEMENT
17 VARIABLE WIDTH WATER EASEMENT
18 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
19 16' WATER EASEMENT (0.444 ACRES OFF-LOT)

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE 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 BEAR

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

Paul T. Pape REGISTERED PROFESSIONAL LAND SURVEYOR

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 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.
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.

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

ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(f)(3).

SEPTIC NOTE:

SANITARY SEWER SERVICE TO BE PROVIDED BY ONSITE SEPTIC FACILITIES.

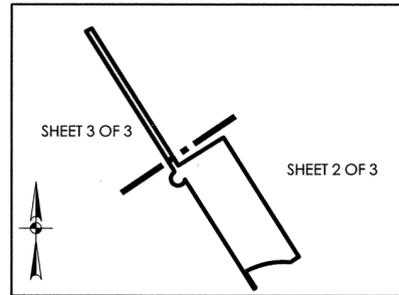
EDU NOTE:

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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



INDEX MAP N.T.S.

SETBACK NOTE:

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

MAINTENANCE NOTE:

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

REGIONAL STORM WATER MANAGEMENT DEVELOPMENT AGREEMENT NOTE:

THE PROPERTY CONTAINED WITHIN THIS PLAT IS SUBJECT TO A REGIONAL STORM WATER MANAGEMENT DEVELOPMENT AGREEMENT BETWEEN ALAMO JUNCTION RAIL PARK, LLC AND THE CITY OF SAN ANTONIO, SUCH AGREEMENT RECORDED IN VOLUME PAGE OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS. SUCH AGREEMENT OUTLINES THE TERMS OF COMPLIANCE FOR THE TRACT WITH THE CITY'S DRAINAGE ORDINANCE REQUIREMENTS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE TERMS OF THE DEVELOPMENT AGREEMENT HAVE BEEN SATISFIED OR FILE HAS BEEN PAID.

Table with 6 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 14 rows of curve data.

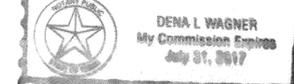
Table with 3 columns: LINE #, LENGTH, BEARING. Contains 8 rows of line data.

STATE OF TEXAS COUNTY OF BEAR

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

OWNER/DEVELOPER: BRIAN BANERDT UNIVAR OIL, GAS, AND MINING 10235 W. LITTLE YORK RD, SUITE 350 HOUSTON, TX 77040 (713)589-6291

LOT 6, BLOCK 6 (1/2 ACRES)



STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BANERDT 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 10 DAY OF October, A.D. 2014.

Signature of Dena L. Wagner

NOTARY PUBLIC, BEAR COUNTY, TEXAS

A TOTAL OF 17.215 ACRES, BEING 14.67 ACRES ESTABLISHING LOT 6 AND 2.545 ACRES ESTABLISHING LOT 901 LOCATED IN JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEAR COUNTY, TEXAS AND BEING A PORTION OF LOT 2 ALAMO JUNCTION RAIL PARK, LLC RECORDED IN VOLUME 9660, PAGE 201-203 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A PORTION OF 57,8748 ACRES TO ALAMO JUNCTION RAIL PARK, LLC RECORDED IN VOLUME 16309, PAGE 2422 AND A 1.498 AND A PORTION OF 1.496 ACRE TRACTS TO ALAMO JUNCTION RAIL PARK, LLC RECORDED IN VOLUME 16446, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



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

DATE OF PRINT: October 08, 2014

STATE OF TEXAS COUNTY OF HARRIS

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.

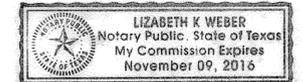
OWNER/DEVELOPER: MICHAEL J. PLANK ALAMO JUNCTION RAIL PARK, LLC 3330 S. SAM HOUSTON PKWY. E. HOUSTON, TX. 77047 (713) 578-1234

60' PRIVATE STREET, INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, SANITARY SEWER, WATER, FIREMAIN AND FIRE EASEMENT (2.54 ACRES OFF LOT) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.681 ACRES OFF LOT) INGRESS/EGRESS EASEMENT (1.445 ACRES OFF LOT) VARIABLE WIDTH WATER EASEMENT (0.0078 ACRES OFF LOT)

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL J. PLANK 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 10 DAY OF October, A.D. 2014.

Signature of Notary Public, My Commission Expires November 09, 2016



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

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEAR

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

BY: DEPUTY

STATE OF TEXAS COUNTY OF BEAR

THIS PLAT ESTABLISHING ALAMO JUNCTION RAIL PARK, BEAR COUNTY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF ELMENDORF, TEXAS AND IS HEREBY APPROVED.

DATED THIS 24 DAY OF October, A.D., 2014.

BY: Evelyn Lykins

MAYOR: EVELYN LYKINS

BY: Cody Dailey

ADMINISTRATOR: CODY DAILEY

CERTIFICATE BY THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELMENDORF, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

Signature of Garry D. Moore, 24-oct-14, CITY ENGINEER



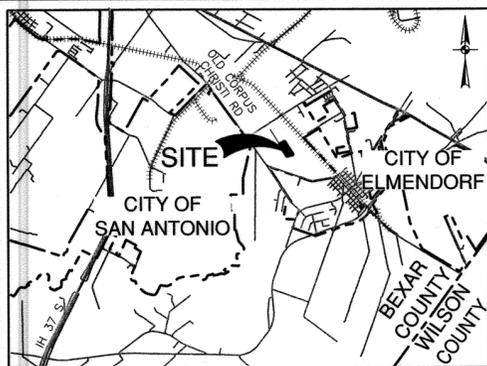
CERTIFICATE OF APPROVAL

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

COUNTY CLERK, BEAR COUNTY, TEXAS



**LOCATION MAP**  
MAPSCO MAP GRID: 719F4  
NOT-TO-SCALE

**LEGEND**

- |        |   |     |   |
|--------|---|-----|---|
| AC     | ACRE(S)   | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK    | BLOCK   |     |   |
| CB     | COUNTY BLOCK  |     |   |
| DOC    | DOCUMENT NUMBER   |     |   |
| DPR    | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) | ●   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| DR     | DEED RECORDS OF BEXAR COUNTY, TEXAS (TYPE I, II OR III) | ○   | FOUND 1/2" IRON ROD (PD)  |
| ESMT   | EASEMENT  | ■   | FOUND TxDOT MONUMENTATION   |
| ETJ    | EXTRATERRITORIAL JURISDICTION                           |     |   |
| VOL    | VOLUME  |     |   |
| PG     | PAGE(S)   |     |   |
| -1140- | EXISTING CONTOURS                                       |     |   |
| - - -  | COSA/ELMENDORF ETJ LINE                                 |     |   |
- 11 14' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
  - 12 20' BUILDING SETBACK
  - 13 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.679 ACRES OFF-LOT)
  - 14 INGRESS/EGRESS RAIL EASEMENT (0.5497 ACRES OFF-LOT)
  - 15 3' DEDICATION FOR ROAD RIGHT-OF-WAY (0.006 ACRES)
  - 16 60' PRIVATE STREET, INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, SANITARY SEWER, WATER, FIREMAIN AND FIRE EASEMENT TO BENEFIT LOT 6 AND FUTURE DEVELOPMENT
  - 17 20'x12' WATER EASEMENT
  - 18 VARIABLE WIDTH WATER EASEMENT
  - 19 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
  - 20 16' WATER EASEMENT (0.444 ACRES OFF-LOT)

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: BRIAN BANERDT  
UNIVAR OIL, GAS, AND MINING  
10235 W. LITTLE YORK RD, SUITE 350  
HOUSTON, TX 77040  
(713)589-6291

OWNER: ALAMO JUNCTION RAIL PARK, LLC.  
57.8748 ACRES  
(VOL 16309 PG 2422 OPR)

LOT 6, BLOCK 6 (12 ACRES)

**DENA L WAGNER**  
City Commissioner Expires July 29, 2017

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRIAN BANERDT** 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 10 DAY OF October, A.D. 2014.

*Brian Banerdt*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

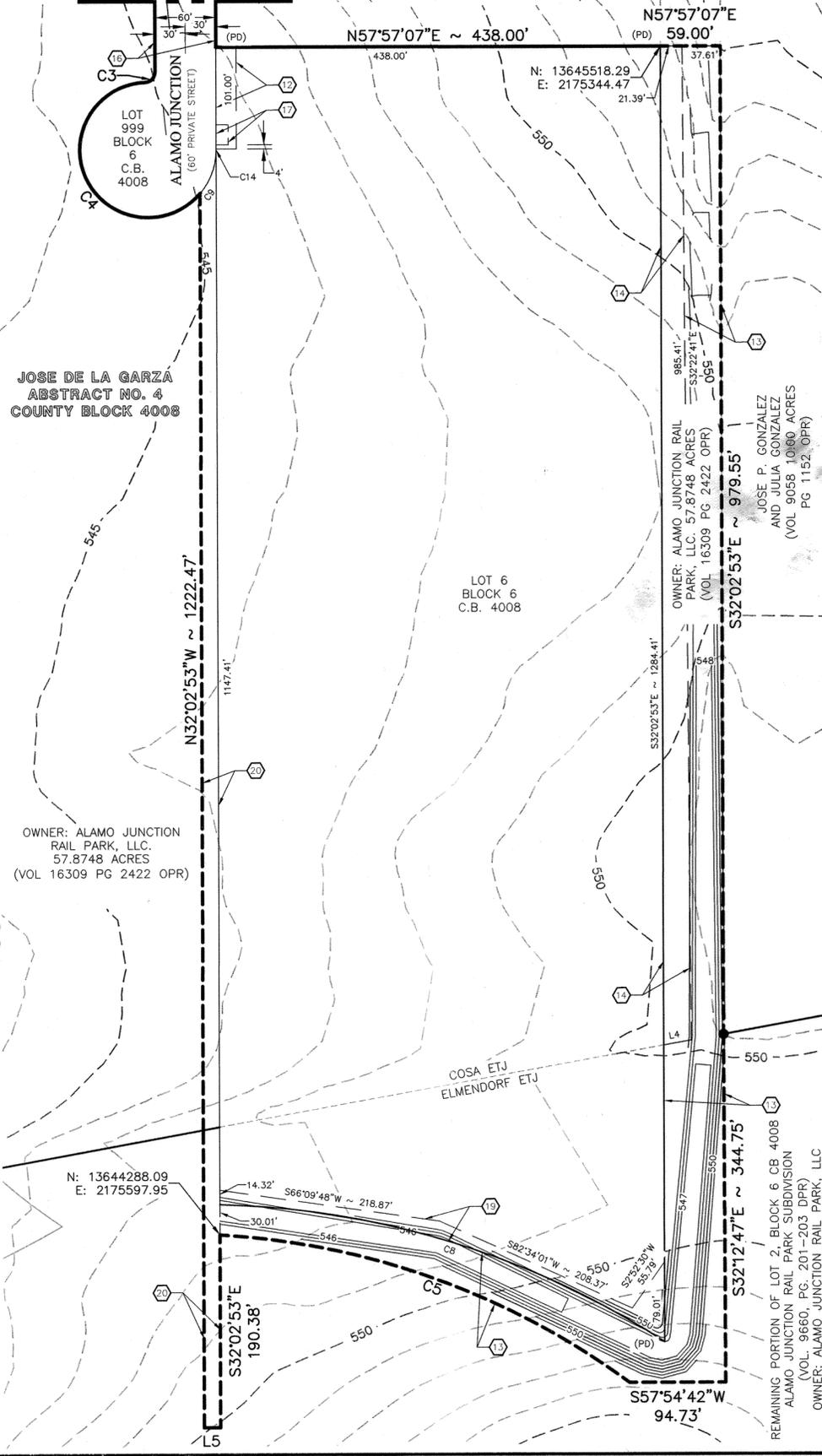
STATE OF TEXAS  
COUNTY OF BEXAR

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.

*Paul T. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

MATCHLINE "A" - SEE SHEET 3 OF 3



OWNER: ALAMO JUNCTION RAIL PARK, LLC. 57.8748 ACRES (VOL 16309 PG 2422-2428 OPR)

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

THIS PLAT ESTABLISHING ALAMO JUNCTION RAIL PARK, BEXAR COUNTY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF ELMENDORF, TEXAS AND IS HEREBY APPROVED.

DATED THIS 24 DAY OF October, A.D., 2014  
BY: *Evelyn M. Lykins*  
MAYOR: EVELYN LYKINS  
BY: *Cody Dailey*  
ADMINISTRATOR: CODY DAILEY

CERTIFICATE BY THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELMENDORF, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

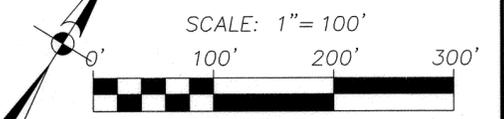


*Garry D. Montgomery* 24-05-14  
CITY ENGINEER

**PLAT NUMBER 140224**

**REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO JUNCTION RAIL PARK, UNIT-1 (ENCLAVE)**

A TOTAL OF 17.215 ACRES, BEING 14.67 ACRES ESTABLISHING LOT 6 AND 2.545 ACRES ESTABLISHING LOT 901 LOCATED IN JOSE DE LA GARZA SURVEY, ABSTRACT 4, COUNTY BLOCK 4008, BEXAR COUNTY, TEXAS AND BEING A PORTION OF LOT 2 ALAMO JUNCTION RAIL PARK, LLC RECORDED IN VOLUME 9660, PAGE 201-203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF 57.8748 ACRES TO ALAMO JUNCTION RAIL PARK, LLC RECORDED IN VOLUME 16309, PAGE 2422 AND A 1.498 AND A PORTION OF 1.496 ACRE TRACTS TO ALAMO JUNCTION RAIL PARK, LLC RECORDED IN VOLUME 16446, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 08, 2014

STATE OF TEXAS  
COUNTY OF HARRIS

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: MICHAEL J. PLANK  
ALAMO JUNCTION RAIL PARK, LLC  
3330 S. SAM HOUSTON PKWY, E.  
HOUSTON, TX 77047  
(713) 578-1234

60' PRIVATE STREET, INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, SANITARY SEWER, WATER, FIREMAIN AND FIRE EASEMENT (2.54 ACRES OFF LOT) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.681 ACRES OFF LOT) INGRESS/EGRESS EASEMENT (1.445 ACRES OFF LOT) VARIABLE WIDTH WATER EASEMENT (0.0078 ACRES OFF LOT)

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MICHAEL J. PLANK** 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 10 DAY OF October, A.D. 2014.

*Lizbeth K. Weber*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

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

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

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

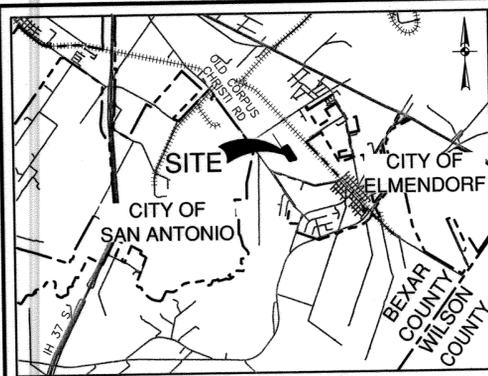
STATE OF TEXAS  
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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





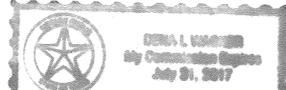
LOCATION MAP  
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STATE OF TEXAS  
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OWNER/DEVELOPER: BRIAN BANERDT  
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10235 W. LITTLE YORK RD, SUITE 350  
HOUSTON, TX 77040  
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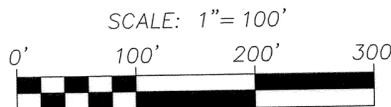
LOT 6, BLOCK 6 (12 ACRES)



STATE OF TEXAS  
COUNTY OF BEXAR

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*Brian Banerdt*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NUMBER 140224

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
ALAMO JUNCTION RAIL PARK,  
UNIT-1 (ENCLAVE)

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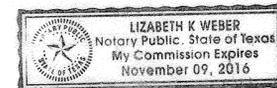
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

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

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

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

**LEGEND**

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK		
CB	COUNTY BLOCK		
DOC	DOCUMENT NUMBER		
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ESMT	EASEMENT	FOUND XDOT MONUMENTATION	
ETJ	EXTRATERRITORIAL JURISDICTION		
VOL	VOLUME		
PG	PAGE(S)		
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*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.

*Paul T. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT ESTABLISHING ALAMO JUNCTION RAIL PARK, BEXAR COUNTY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF ELMENDORF, TEXAS AND IS HEREBY APPROVED.

DATED THIS 24 DAY OF October, A.D. 2014

BY: *Evelyn E. Lykins*  
MAYOR: EVELYN LYKINS

BY: *Cody Dailey*  
ADMINISTRATOR: CODY DAILEY

CERTIFICATE BY THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF ELMENDORF, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

*Garrett D. Montgomery* 24-Oct-14  
CITY ENGINEER

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

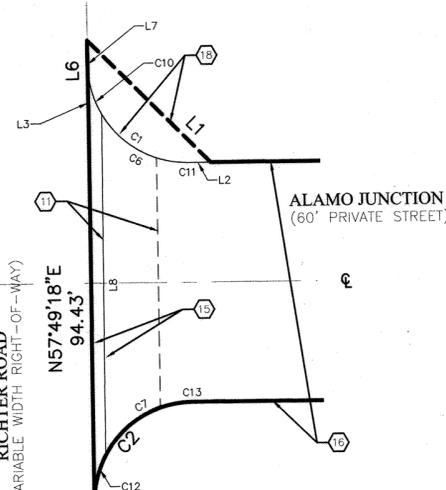
MATCHLINE "B" -  
SEE THIS SHEET

MATCHLINE "B" -  
SEE THIS SHEET

MATCHLINE "B" -  
SEE THIS SHEET

MATCHLINE "A" -  
SEE SHEET 2 OF 3

RICHTER ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)



DETAIL "A"  
SCALE: 1"=30'



ALAMO JUNCTION RAIL PARK UNIT-1

Civil Job No. 8177-04; Survey Job No. 8177-01

Printed: Oct 08, 2014, 1:50pm User: D:\Commissions File: PAPE\7704\DESIGN\Civil\PLAT\PLAT17704.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 3

**Public Hearing:**

Planning Commission  
December 17, 2014

**Application/Case Number:**

140329

**Project Name:**

Arcadia Ridge Phase 1 Unit 5A-1

**Applicant:**

Charles Marsh

**Representative:**

KFW Engineers, Inc.  
c/o Blain P. Lopez, P.E.

**Owner:**

Pulte Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of Potranco  
Road west of Arcadia Path

**Tract Size:**

12.83-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting December  
12, 2014

**REQUEST**

Approval of a major plat to subdivide a 12.83-acre tract of land to establish **Arcadia Ridge Phase 1, Unit 5A-1** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 8, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of sixty-four (**64**) single-family residential lots, one (**1**) non-single family lot, and two thousand five hundred seven (**2,507**) 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 December 8, 2014

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 8, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 13-00009, Arcadia Ridge, accepted January 28, 2014

**III. RECOMMENDATION**

Approval of the proposed **Arcadia Ridge Phase 1 Unit 5A-1** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE I, UNIT 5A-1

BEING A TOTAL OF 12.83 ACRES TRACT OF LAND OUT OF A 20.929 ACRES TRACT, CALLED AS TRACT 2, OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, CONVEYED TO PULTE HOMES OF TEXAS, L.P. RECORD IN VOLUME 16678 PAGES 1448 - 1465 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



14603 HUEBNER RD. BLDG. 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441

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: PULTE HOMES OF TEXAS, L.P.

JOHN ADKINS  
Notary Public, State of Texas  
My Commission Expires  
June 19, 2017

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Adkins 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 17th DAY OF November A.D. 2014

Notary Public BEXAR COUNTY TEXAS

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 ARCADIA RIDGE PHASE I, UNIT 5A-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

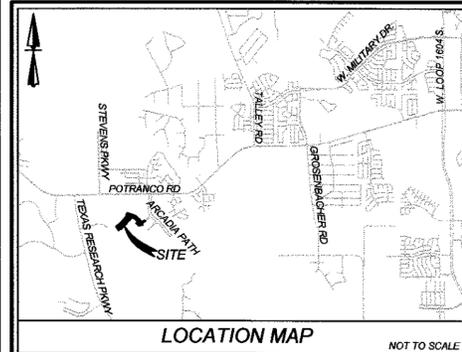
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

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



KEY NOTES

- 1 8" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 2 10" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 3 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 4 VARIABLE WIDTH SANITARY SEWER & DRAINAGE EASEMENT (0.08 AC. NON-PERMEABLE)
- 5 10' BUILDING SETBACK LINE
- 6 20' BUILDING SETBACK LINE
- 7 VARIABLE WIDTH CLEAR VISION EASEMENT
- 8 VARIABLE WIDTH DRAINAGE AND GRADING EASEMENT
- 9 16" SANITARY SEWER EASEMENT (PLAT NO. 140235)
- 10 1' VEHICULAR NON-ACCESS EASEMENT.

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 2. FINISH FLOOR ELEVATIONS MUST BE MINIMUM 8 INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)(P5-4))
- 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

BUILDING SETBACK LINE:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APM 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(6).

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
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- F.F. MIN. = FINISH FLOOR MINIMUM ELEVATION AS REQUIRED FOR FLOODPLAIN

C.P.S. NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS TELEPHONE EASEMENT, "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS 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 BELOW.
- 4. CONCRETE DRIVEWAY APPROACHES AND STEPS 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.

MINIMUM FINISHED FLOOR ELEVATION FOR LOTS ABUTTING THE FLOOD PLAIN. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOOD PLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100 YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

WASTE WATER EDITION:

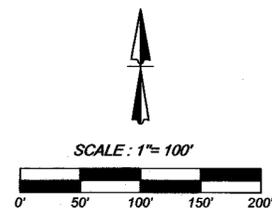
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.

IMPACT FEE PAYMENT DUE:

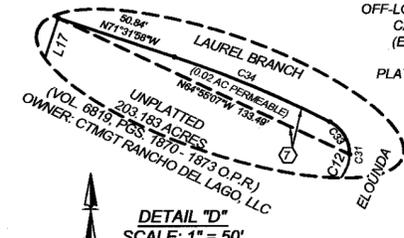
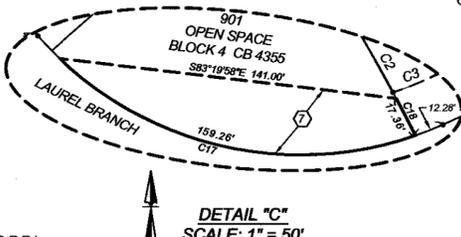
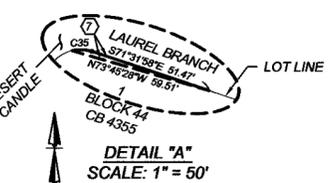
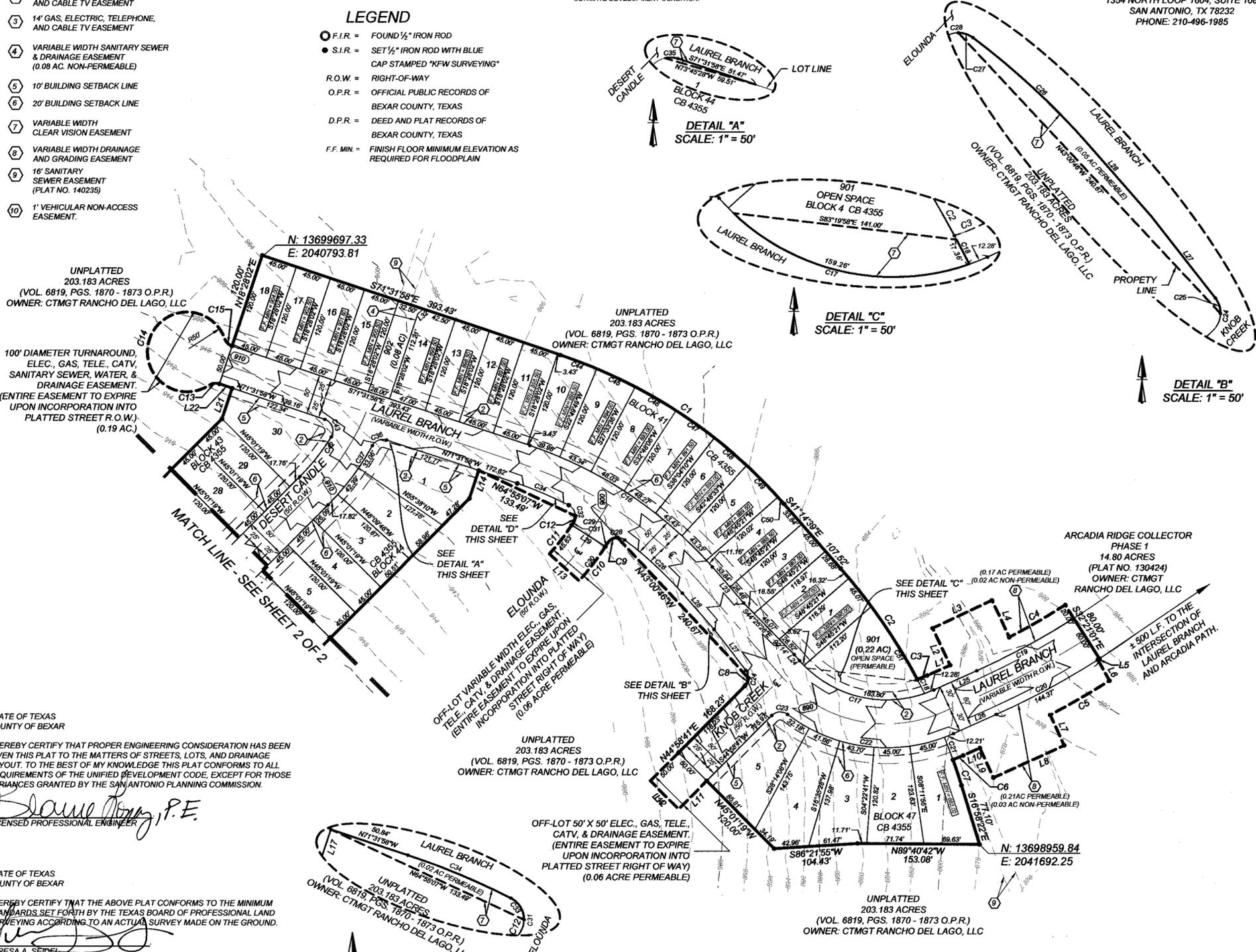
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SURVEYOR NOTES:

- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4924, NORTH AMERICAN DATUM (NAD) OF 1983.
- 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 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 545 OF '75, COMMUNITY PANEL NO. 48026C0345F, DATED SEPTEMBER 29, 2010.
- 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).



OWNER/DEVELOPER:  
PULTE HOMES OF TEXAS, L.P.  
1354 NORTH LOOP 1604, SUITE 108  
SAN ANTONIO, TX 78232  
PHONE: 210-496-1985



NOTE:  
FOR LINE AND CURVE DATA  
SEE SHEET 2 OF 2.

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.  
Blaine R. Lopez, P.E.  
LICENSED PROFESSIONAL ENGINEER

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



**PLAT NUMBER 140329**

**SUBDIVISION PLAT ESTABLISHING  
ARCADIA RIDGE PHASE I, UNIT 5A-1**

BEING A TOTAL OF 12.83 ACRES TRACT OF LAND OUT OF A 20.929 ACRES TRACT, CALLED AS TRACT 2, OUT OF THE JOHANN PFEIFFER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4349, CONVEYED TO PULTE HOMES OF TEXAS, L.P. RECORD IN VOLUME 16678 PAGES 1448 - 1465 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

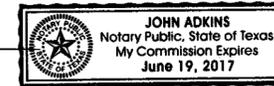
14603 HUEBNER RD. BLDG. 40  
SAN ANTONIO, TEXAS 78230  
PHONE (210) 979-8444  
FAX (210) 979-8441



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: PULTE HOMES OF TEXAS, L.P.



DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh, 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 17<sup>th</sup> DAY OF November A.D. 2014

John Adkins  
NOTARY PUBLIC BEXAR COUNTY TEXAS

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 ARCADIA RIDGE PHASE I, UNIT 5A-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

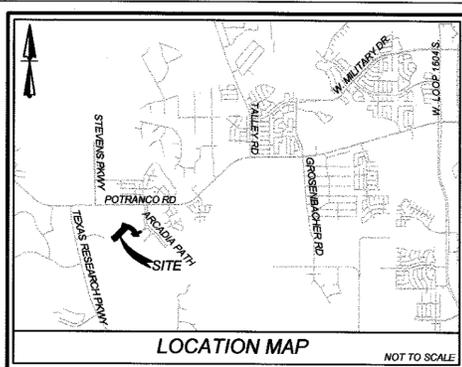
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO

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\_\_

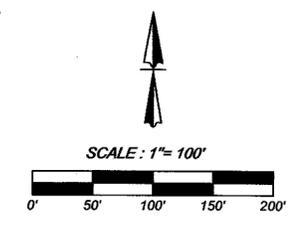
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY



- NOTES:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FINISH FLOOR ELEVATIONS MUST BE MINIMUM 9 INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(2)(P5-40)
  - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- BUILDING SETBACK LINE:**  
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.
- TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APN 1883141) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-4710.

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN 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.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOTS ADJUTING THE FLOOD PLAIN:**  
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOOD PLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100 YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

- WASTE WATER/EDEU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.
- IMPACT FEE PAYMENT DUE:**  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 42M, NORTH AMERICAN DATUM (NAD) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 48028C0345F, DATED SEPTEMBER 29, 2010.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).



OWNER/DEVELOPER:  
PULTE HOMES OF TEXAS, L.P.  
1354 NORTH LOOP 1604, SUITE 108  
SAN ANTONIO, TX 78232  
PHONE: 210-496-1985

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- F.F. MIN. = FINISH FLOOR MINIMUM ELEVATION AS REQUIRED FOR FLOODPLAIN

**KEY NOTES**

- 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- VARIABLE WIDTH SANITARY SEWER & DRAINAGE EASEMENT (0.06 AC. NON-PERMEABLE)
- 10' BUILDING SETBACK LINE
- 20' BUILDING SETBACK LINE
- VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAILS SHEET 1 OF 2)
- VARIABLE WIDTH DRAINAGE AND GRADING EASEMENT
- 16' SANITARY SEWER EASEMENT (PLAT NO. 140235)
- 1' VEHICULAR NON-ACCESS EASEMENT.

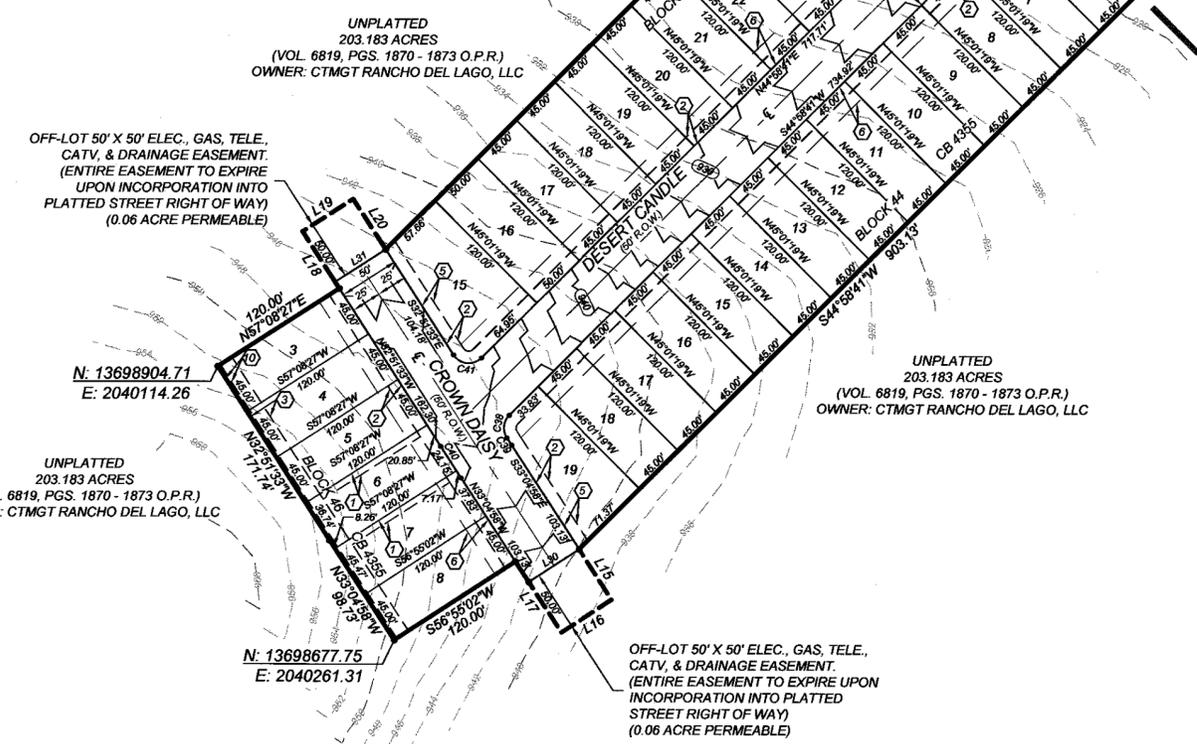
CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	340.97'	645.00'	174.57'	30°17'19"	337.02'	S56°23'18"E
C2	169.16'	740.00'	84.95'	13°05'51"	168.79'	S34°41'43"E
C3	13.42'	125.00'	6.71'	6°08'58"	13.41'	N68°53'06"E
C4	80.82'	950.00'	40.44'	4°52'28"	80.80'	N60°05'13"E
C5	85.59'	1060.00'	42.82'	4°37'36"	85.57'	S60°11'25"W
C6	14.01'	235.00'	7.01'	3°24'56"	14.01'	S67°31'05"W
C7	33.91'	740.00'	16.96'	2°37'32"	33.91'	S18°17'08"E
C8	11.31'	15.00'	5.94'	43°11'46"	11.04'	N23°22'49"E
C9	15.12'	15.00'	8.27'	57°44'33"	14.49'	S80°42'16"W
C10	59.17'	325.00'	29.67'	10°25'51"	59.09'	S37°02'55"W
C11	50.15'	275.00'	25.14'	10°26'55"	50.08'	N37°02'23"E
C12	8.17'	15.00'	4.19'	31°12'33"	8.07'	N16°12'39"E
C13	13.62'	15.00'	7.32'	52°01'12"	13.16'	S82°27'26"W
C14	247.87'	50.00'	39.04'	284°02'25"	61.54'	N18°28'02"E
C15	13.62'	15.00'	7.32'	52°01'14"	13.16'	S45°31'23"E
C16	277.54'	525.00'	142.09'	30°17'19"	274.31'	S56°23'18"E
C17	184.61'	145.00'	107.19'	72°58'44"	172.39'	S77°43'01"E
C18	20.23'	740.00'	10.12'	1°33'59"	20.23'	N27°21'48"W
C19	138.16'	970.00'	69.20'	8°09'38"	138.04'	N61°43'48"E
C20	146.70'	1030.00'	73.48'	8°09'38"	146.58'	S61°43'48"W
C21	30.00'	740.00'	15.00'	2°19'23"	30.00'	N20°45'35"W
C22	219.78'	205.00'	121.77'	61°25'13"	208.38'	N83°28'46"W
C23	21.53'	15.00'	13.10'	82°15'08"	19.73'	S86°08'16"W
C24	21.74'	15.00'	13.28'	83°02'33"	19.89'	N03°27'25"E
C25	10.43'	15.00'	5.44'	39°50'47"	10.22'	S18°08'28"E
C26	98.45'	475.00'	49.40'	11°52'33"	98.28'	N47°10'55"W
C27	9.77'	15.00'	5.06'	37°16'16"	9.59'	S71°46'20"E
C28	24.88'	15.00'	16.38'	95°02'49"	22.13'	S79°21'24"W
C29	5.00'	325.00'	2.50'	0°52'53"	5.00'	S32°16'26"W
C30	54.17'	325.00'	27.15'	9°32'57"	54.10'	S37°29'22"W
C31	4.32'	275.00'	2.16'	0°53'58"	4.32'	N32°15'54"E
C32	24.85'	15.00'	16.34'	94°54'44"	22.10'	N15°38'27"W
C33	16.68'	15.00'	9.32'	63°42'11"	15.83'	S31°14'44"E
C34	69.94'	475.00'	35.03'	8°26'08"	69.87'	N67°18'54"W
C35	8.44'	15.00'	4.33'	32°13'24"	8.33'	S87°38'40"E
C36	20.93'	15.00'	12.57'	79°55'56"	19.27'	S68°30'04"W
C37	93.27'	325.00'	48.96'	16°26'35"	92.95'	S36°45'24"W
C38	20.42'	15.00'	12.15'	78°00'29"	18.88'	S05°58'27"W
C39	7.37'	7975.00'	3.69'	0°03'11"	7.37'	S33°03'23"E
C40	31.32'	8025.00'	15.66'	0°13'25"	31.32'	N32°58'16"W
C41	26.75'	15.00'	18.58'	102°09'45"	23.34'	S83°58'26"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.39'	N65°53'59"E
L2	51.27'	N25°12'08"W
L3	82.22'	N64°47'52"E
L4	51.11'	S25°12'08"E
L5	2.33'	S57°42'53"W
L6	30.05'	S26°46'57"E
L7	42.17'	S24°29'18"E
L8	97.47'	S65°30'42"W
L9	40.91'	N24°29'18"W
L10	22.82'	S65°48'37"W
L11	50.00'	S44°58'41"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	50.00'	N45°01'19"W
L13	50.00'	N47°44'10"W
L14	37.28'	S18°28'02"W
L15	50.00'	S33°04'58"E
L16	50.00'	S56°55'02"W
L17	70.30'	N33°04'58"W
L18	56.45'	N32°51'33"W
L19	50.00'	N57°08'27"E
L20	50.00'	S32°51'33"E
L21	40.64'	N18°28'02"E
L22	16.82'	N71°31'58"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L23	60.33'	S41°14'39"E
L24	10.00'	S41°14'39"E
L25	58.14'	N65°48'37"E
L26	58.14'	S65°48'37"W
L27	64.91'	N38°03'51"W
L28	60.33'	N41°14'39"W
L29	50.00'	N57°17'07"W
L30	50.00'	S56°55'02"W
L31	50.00'	N57°08'27"E
L32	9.00'	S48°28'02"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C42	63.82'	275.00'	32.05'	13°17'48"	63.67'	N38°19'48"E
C43	27.02'	15.00'	18.93'	103°12'54"	23.51'	N19°55'31"W
C44	49.12'	645.00'	24.57'	4°21'47"	49.11'	N69°21'04"W
C45	53.24'	645.00'	26.64'	4°43'47"	53.23'	N64°48'17"W
C46	59.01'	645.00'	29.52'	5°14'30"	58.98'	N58°49'08"W
C47	59.30'	645.00'	29.67'	5°16'04"	59.28'	N54°33'52"W
C48	53.36'	645.00'	26.69'	4°44'24"	53.34'	N49°33'39"W
C49	55.79'	645.00'	27.91'	4°57'20"	55.77'	N44°42'47"W
C50	11.16'	645.00'	5.58'	0°59'28"	11.16'	N41°44'23"W
C51	107.77'	740.00'	53.98'	8°20'39"	107.67'	N32°19'07"W



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.

Blaine P. Lopez  
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.

Theresa 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

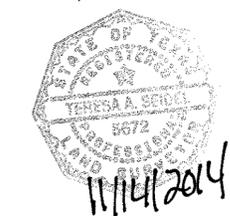
UNPLATTED  
203.183 ACRES  
(VOL. 6819, PGS. 1870 - 1873 O.P.R.)  
OWNER: CTMGT RANCHO DEL LAGO, LLC

N: 13698904.71  
E: 2040114.26

N: 13698677.75  
E: 2040261.31

UNPLATTED  
203.183 ACRES  
(VOL. 6819, PGS. 1870 - 1873 O.P.R.)  
OWNER: CTMGT RANCHO DEL LAGO, LLC

OFF-LOT 50' X 50' ELEC., GAS, TELE., CATV, & DRAINAGE EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY) (0.06 ACRE PERMEABLE)





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 4

**Public Hearing:**

Planning Commission  
December 17, 2014

**Application/Case Number:**

140359

**Project Name:**

Rosillo Creek

**Applicant:**

Jaime Arechiga

**Representative:**

Mendez Engineering  
c/o Ray Mendez, P.E.

**Owner:**

Rosillo Creek Dev. Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of Interstate  
Highway 10, west of Foster Road

**Tract Size:**

11.235-acres

**Council District:**

2

**Notification:**

Internet Agenda posting December  
12, 2014

**REQUEST**

Approval of a major plat to subdivide a 11.235-acre tract of land  
to establish **Rosillo Creek Commercial Unit 1** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 8, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of nine (9) non-single family residential lots and six hundred (600) linear feet of public streets.

### **B. Zoning**

“L AHOD” Light Industrial Airport Hazard Overlay District

### **C. Services Available**

SAWS Water and Sewer

### **D. Major Thoroughfare**

Interstate Highway 10 is a Freeway 250' - 500'

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 11, 2014

### **F. Interdepartmental Review**

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

## **II. RECOMMENDATION**

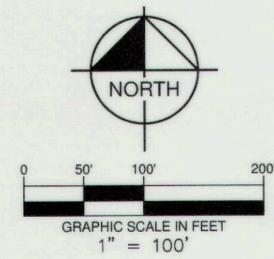
Approval of the proposed **Rosillo Creek Commercial** Subdivision Plat

## **III. ATTACHMENT**

1. Proposed plat

SUBDIVISION PLAT ESTABLISHING  
**ROSILLO CREEK  
COMMERCIAL UNIT 1**

BEING 11.235 ACRES OF LAND LOCATED IN THE CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743, N.C.B. 17993, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 701.078 ACRES TRACT AS CONVEYED TO ROSILLO CREEK DEVELOPMENT, LTD., AND DESCRIBED IN VOLUME 9955, PAGE 2109, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.  
MAY 10, 2014



**MENDEZ ENGINEERING**  
Registration # F-14070  
2342 Mountain Fall  
San Antonio, Texas 78258  
Office: 830-438-0337  
www.MendezEngineering.com

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  
  
DULY AUTHORIZED AGENT  
ROSILLO CREEK DEV. LTD  
1616 CALLE DEL NORTE, APT 48  
LAREDO, TX 78041-6001  
PH: (956)237-0191

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

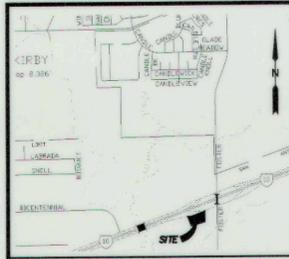
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ROSILLO CREEK COMMERCIAL UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 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 \_\_\_\_\_, 2014 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY  
Sheet No. 1 OF 1



- C.P.S. NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY OPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

- NOTES:
- 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.
  - AT DATE OF THE PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C 0430Q, EFFECTIVE DATE: SEPTEMBER 29, 2010, THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
  - BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
  - ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDS 35-506 (d)(5).
  - OWNER SHALL PROVIDE SHARED ACROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-605 (j)(3).

- SAWS NOTES:
- IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
  - EDU NOTE: THE NUMBER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  - FIRE NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE, THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
  - THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
  - 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.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	35.00'	54.98'	N65°13'00"W	49.50'
C2	90°00'00"	35.00'	54.98'	S24°47'00"W	49.50'
C3	49°52'33"	15.00'	13.06'	N04°42'26"E	12.65'
C4	49°52'33"	15.00'	13.06'	S45°10'08"E	12.65'
C5	139°52'33"	75.00'	183.10'	S40°17'34"E	140.90'
C6	139°52'33"	75.00'	183.10'	N00°10'08"W	140.90'
C19	102°01'01"	25.00'	44.51'	N51°28'31"W	38.86'
C20	82°16'01"	20.00'	28.72'	S61°21'01"E	26.31'
C21	25°30'42"	35.00'	15.58'	N32°58'21"W	15.46'
C22	25°31'51"	35.00'	15.60'	S07°27'05"E	15.47'
C23	11°30'26"	35.00'	7.03'	N51°28'55"W	7.02'
C24	11°31'38"	35.00'	7.04'	S11°04'40"W	7.03'
C25	97°43'59"	20.00'	34.12'	N28°38'59"E	30.13'
C26	97°43'59"	20.00'	34.12'	S28°38'59"W	30.13'

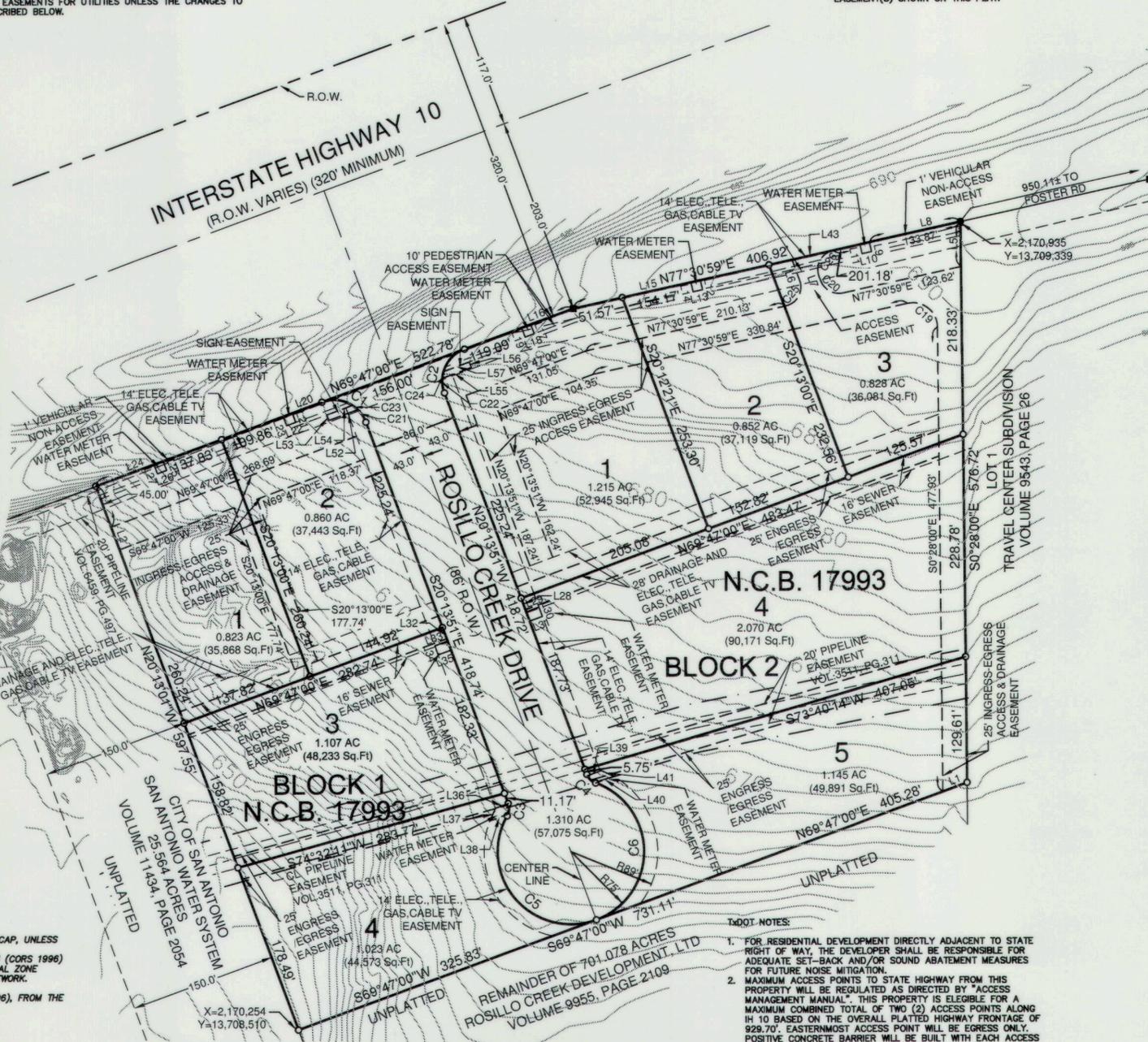
LEGEND

- ELEC. ELECTRICAL
- TELE. TELEPHONE
- 1/2" IRF IRON ROD FOUND
- CONCRETE RIGHT OF WAY MONUMENT
- IRSC 5/8" IRON ROD W/ "KHA" CAP SET
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT OF WAY
- N.C.B. NEW CITY BLOCK
- VOL. VOLUME
- PG. PAGE(S)
- ROW RIGHT OF WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS

- SURVEYORS NOTES:
- PROPERTY CORNERS ARE MONUMENTED WITH 5/8" IRON ROD "KHA" MARKED CAP, 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 THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SIGHTLINE SURVEYING UNDER MY SUPERVISION.  
*James W. Russell* 11/25/14  
JAMES W. RUSSELL, R.P.L.S. (4230)  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
*Ray Mendez* 11/26/14  
RAY MENDEZ  
REGISTERED PROFESSIONAL ENGINEER TBPE NO. 94180



LINE TABLE

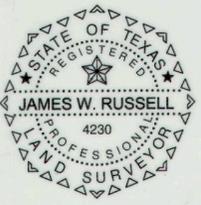
NO.	BEARING	LENGTH
L1	S69°47'00"W	26.56'
L2	N20°13'01"W	25.00'
L5	N00°28'00"W	46.00'
L6	S20°13'00"E	22.51'
L7	S20°13'00"E	5.04'
L8	N77°30'59"E	95.59'
L9	S12°29'01"E	10.00'
L10	N77°30'59"E	10.00'
L11	S12°29'01"E	10.00'

L12	S12°29'01"E	10.00'	L23	S20°13'00"E	10.00'
L13	N77°30'59"E	10.00'	L24	S69°47'00"W	63.91'
L14	S12°29'01"E	10.00'	L25	S20°13'00"E	10.00'
L15	S77°30'59"W	72.09'	L26	N69°47'00"E	10.00'
L16	N69°47'00"E	46.50'	L27	S20°13'00"E	10.00'
L17	S20°13'00"E	10.00'	L28	S20°13'51"E	14.97'
L18	N69°47'00"E	10.00'	L29	N69°46'09"E	14.00'
L19	S20°13'00"E	10.00'	L30	S20°13'51"E	10.00'
L20	N69°47'00"E	32.44'	L31	N69°46'09"E	14.00'
L21	S20°13'00"E	10.00'	L32	N20°13'51"W	14.99'
L22	N69°47'00"E	10.00'	L33	S69°46'09"W	14.00'

L34	N20°13'51"W	10.00'
L35	S69°46'09"W	14.00'
L36	S69°47'00"W	14.00'
L37	N24°09'48"E	13.99'
L38	S69°47'00"W	19.97'
L39	S69°47'00"W	15.11'
L40	S69°47'00"W	19.73'
L41	S64°52'30"E	14.06'
L43	S77°30'59"W	43.08'

LINE TABLE

NO.	BEARING	LENGTH
L52	N69°45'30"E	31.58'
L53	S20°14'30"E	6.00'
L54	N69°45'30"E	27.94'
L55	S69°45'30"W	31.59'
L56	S20°14'30"E	6.00'
L57	S69°45'30"W	27.94'





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
December 17, 2014

**Application/Case Number:**

140558

**Project Name:**

Gil Canales

**Applicant:**

Gil Canales

**Representative:**

Briones Engineering  
c/o Brian A. Crowell, P.E.

**Owner:**

Gil Canales

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the intersection of Stutts Drive and Eastgate Drive

**Tract Size:**

1.096-acres

**Council District:**

2

**Notification:**

Published in Daily Commercial Recorder December 5, 2014  
Notices Mailed December 1, 2014

- Fifteen (15) notices were sent to property owners within 200 feet

Internet Agenda posting December 12, 2014

**REQUEST**

Approval of a minor plat to subdivide a 1.096-acre tract of land to establish **Gil Canales** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

November 26, 2014

**CASE HISTORY**

The area being replatted are lots 2 through 5 and a portion of lot 33, Block 2, N.C.B 12872; out of Eastgate Subdivision recorded in Volume 2575, Page 248, of the deed and plat records of Bexar County, Texas

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“C-3NA” General Commercial Nonalcoholic Sales District

“R-6” Residential Single Family District

**C. Services Available**

SAWS Water and Sewer

**D. Major Thoroughfare**

Loop 410 is a Freeway 250' - 500'

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on October 10, 2014

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 24, 2014.

**II. RECOMMENDATION**

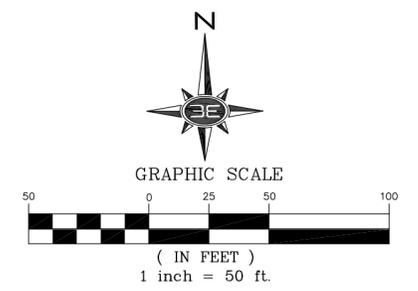
Approval of the proposed **Gil Canales** Subdivision Plat

**III. ATTACHMENT**

1. Proposed plat

REPLAT  
ESTABLISHING  
GIL CANALES  
SUBDIVISION

BEING 1.096 ACRES, ESTABLISHING LOT 37, BLOCK 2, N.C.B. 12872, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**BRIONES**  
CONSULTING & ENGINEERING LTD.  
8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax  
TBPE FIRM REG. NO. F-5028

**BLS**  
BARRERA LAND SURVEYING  
TBPLS FIRM No. 161830-00  
1319 MARCH AVE., SUITE 102  
SAN ANTONIO, TEXAS 78214  
(210) 444-9023 OFFICE  
(210) 444-9479 FAX  
(210) 837-4328 CELL  
info.barrerasurveying@gmail.com

COUNTY OF BEXAR  
STATE OF TEXAS  
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: GIL CANALES

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL CANALES 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 \_\_\_\_\_, 20\_\_\_\_.

JOSE R. GONZALEZ  
MY COMMISSION EXPIRES:  
NOVEMBER 29, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:  
GIL CANALES  
2233 CLINTON DR.  
GALENA PARK, TEXAS  
TELEPHONE: (713) 828-8383  
FAX: (713) 675-8927

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

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

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

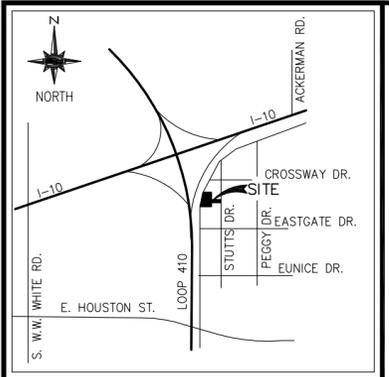
- NOTES**
- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, F.L.D. AY 0950.
  - 3.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
  - 4.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
  - 5.) CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.

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

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

- TXDOT NOTES:**
- 1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - 2.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG BH 410 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 202.84'.

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



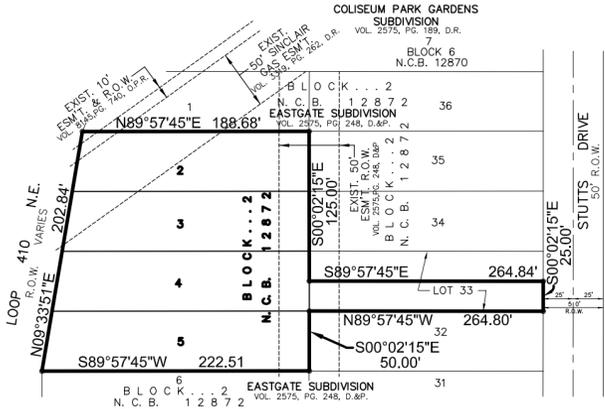
**LOCATION MAP**  
NOT TO SCALE

- LEGEND**
- D.&P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - G.E.T.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
  - 680- = EXISTING CONTOUR
  - Z = LAND HOOK
  - G.W.D. = GENERAL WARRANTY DEED
  - R.O.W. = RIGHT-OF-WAY
  - ESM'T. = EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT \_\_\_\_\_ EASTGATE SUBDIVISION WHICH IS RECORDED IN VOLUME 2575, PAGE 248, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

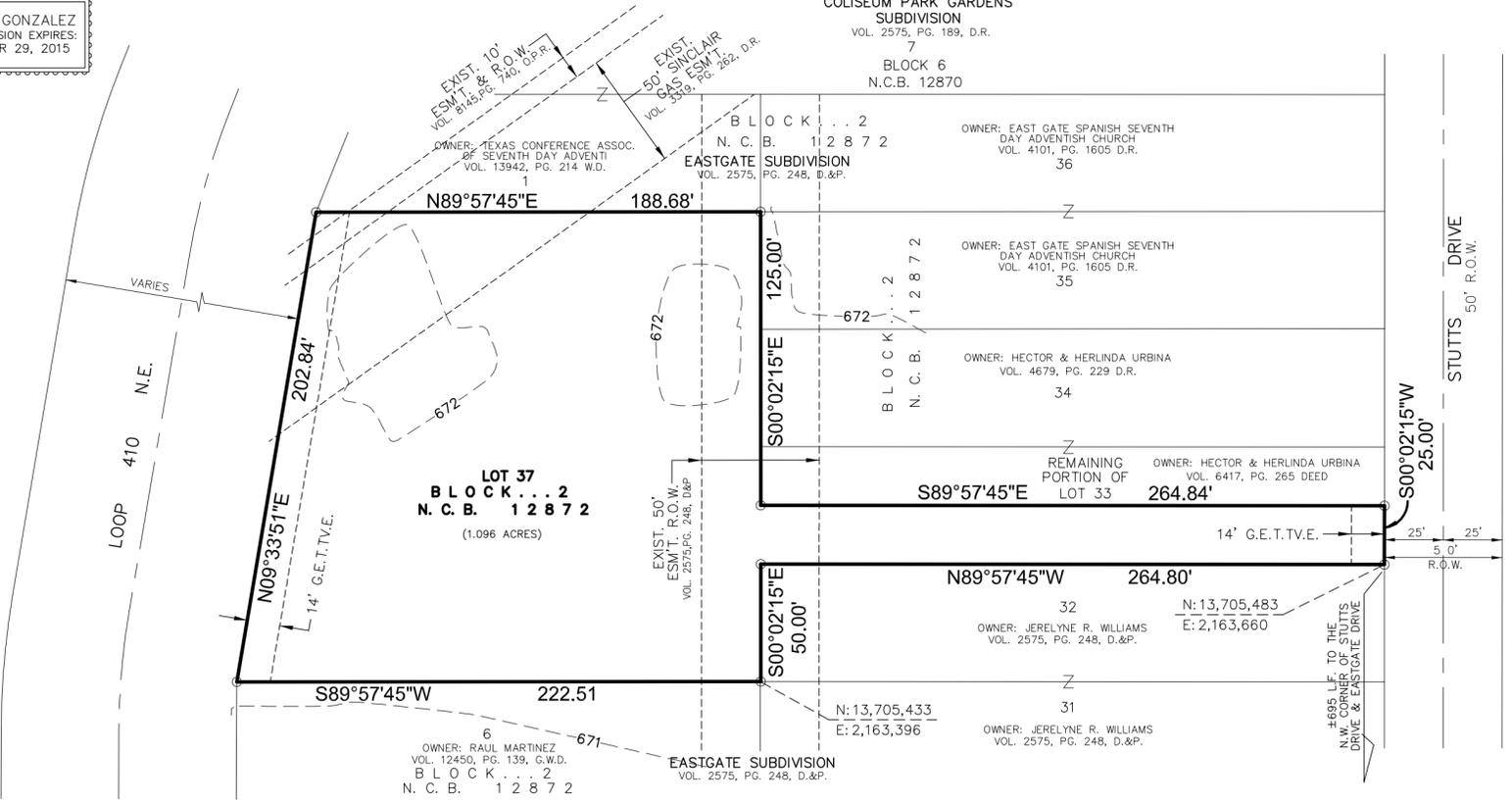
OWNER: GIL CANALES  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
JOSE R. GONZALEZ  
MY COMMISSION EXPIRES:  
NOVEMBER 29, 2015



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

THE AREA BEING REPLATTED IS LOTS 2, 3, 4 AND 5 AND A PORTION OF LOT 33, BLOCK 2, N.C.B. 12872, EASTGATE SUBDIVISION AS RECORDED IN VOLUME 2575, PAGE 248, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, 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.  
BRIAN A. CROWELL  
82619  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DAVID BARRERA, R.P.L.S.  
DAVID BARRERA  
5286  
REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

December 17, 2014

**Application/Case Number:**

150060

**Project Name:**

Green Mountain 11 & 12

**Applicant:**

Sister Grace Marie

**Representative:**

Vickrey & Associates, Inc.  
Lee Wright

**Owner:**

Monastery of St. Michael the  
Archangel

**Staff Coordinator:**

Juanita B. Romero, Planner  
(210) 207-8264  
Juanita.Romero@sanantonio.gov

**Property Address/Location:**

Generally located southeast of the  
intersection of N. Loop 1604 E and N.  
Green Mountain Road

**Tract Size:**

33.19-acres

**Council District(s):**

10

**Notification:**

Internet Agenda Posting December  
12, 2014

**REQUEST**

The applicant is requesting a plat deferral to allow for temporary utility service and/or building permits prior to plat approval and recordation of the **Green Mountain 11 & 12** Subdivision for two (2) non-single-family residential lots

**APPLICATION TYPE**

Subdivision Plat Deferral

**ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of two (2) non-single-family residential lots

**B. Zoning**

“I1” Industrial

**C. Services Available**

SAWS Water and On Site Sewer Facility

**D. Interdepartmental Review**

Request for reviews were approved by TCI Storm water, DSD TIA, and Environmental divisions.

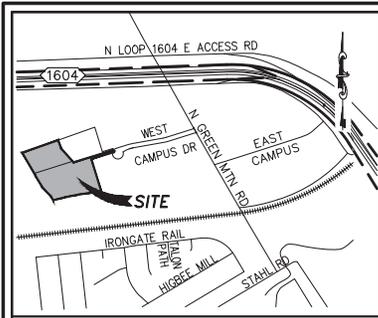
**RECOMMENDATION**

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

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

**ATTACHMENTS**

1. Proposed Subdivision Plat
2. Request Letter



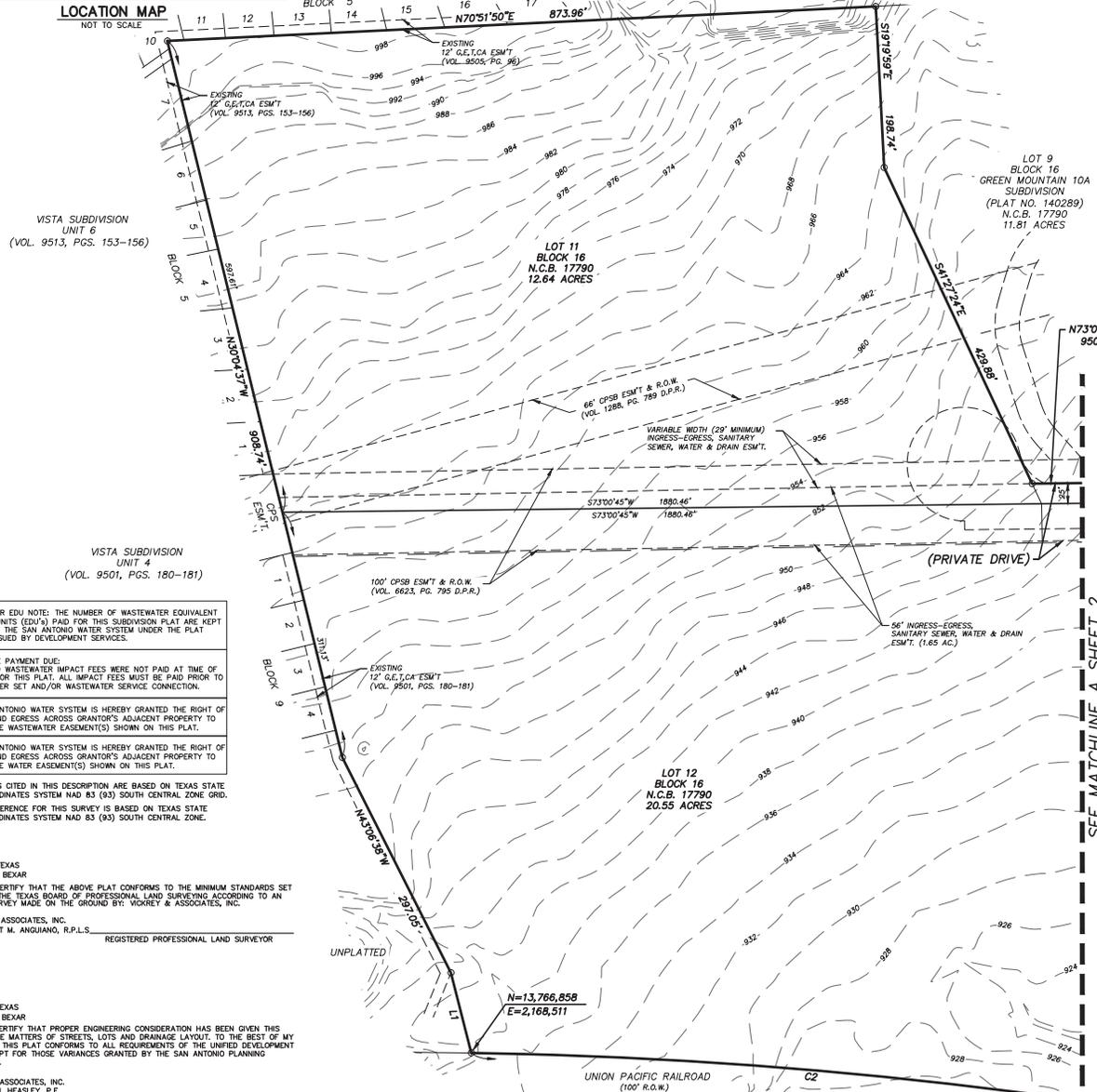
**LEGEND**

- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- 1030 EXISTING CONTOURS
- VOL. VOLUME
- PG. PAGE
- PGS. PAGES
- R.O.W. RIGHT-OF-WAY
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T
- VNAE VEHICULAR NON-ACCESS ESM'T
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- EK EXISTING
- N.C.B. NEW CITY BLOCK
- AC. ACRES

UNPLATTED  
JMPS LLC  
(VOL. 13828, PG. 0571 D.P.R.)

VISTA SUBDIVISION  
UNIT 5  
(VOL. 9505, PG. 96)

LOCATION MAP  
NOT TO SCALE



VISTA SUBDIVISION  
UNIT 6  
(VOL. 9513, PGS. 153-156)

VISTA SUBDIVISION  
UNIT 4  
(VOL. 9501, PGS. 180-181)

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.

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

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.

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

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 (83) SOUTH CENTRAL ZONE GRID. BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 (83) SOUTH CENTRAL ZONE.

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.  
BY: ROBERT M. ANGUIANO, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

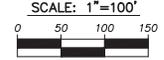
VICKREY & ASSOCIATES, INC.  
BY: KARA J. HEASLEY, P.E.  
LICENSED PROFESSIONAL ENGINEER

**CPS NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**PLAT NO. 15060**  
**SUBDIVISION PLAT ESTABLISHING**  
**GREEN MOUNTAIN 11 & 12**

BEING AN 33.19 ACRE TRACT OF LAND ESTABLISHING LOT 9, BLOCK 16, AND LOT 10, BLOCK 16, N.C.B. 17790, OUT OF A REMAINING PORTION OF A 108.863 ACRE TRACT IN THE W.A. ARTHUR SURVEY NO. 86, RECORDED IN VOL. 6398, PAGE 85, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



**VICKREY & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
12940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)349-3271  
Firm Registration No.: F-159

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
GREEN MOUNTAIN ASSOCIATES  
17303 GREEN MOUNTAIN RD #100  
SAN ANTONIO, TEXAS 78247  
(210) 559-1345

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

OWNER/DEVELOPER  
CHEREKA A. HELENFELDT  
PRESIDENT  
MONASTERY OF ST. MICHAEL THE ARCHANGEL  
17303 LA CANTERA PKWY, SUITE 104-508  
SAN ANTONIO, TEXAS 78257-8207

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ GREEN MOUNTAIN 11 & 12 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

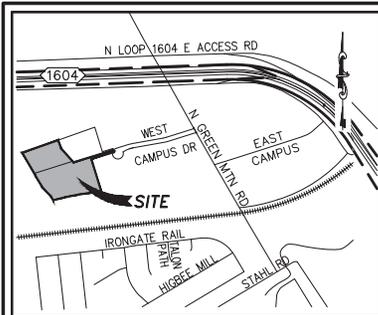
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M.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

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

SEE MATCHLINE A SHEET 2

SHEET 1 OF 2





**LOCATION MAP**  
NOT TO SCALE  
MAPSCO GRID NO. 519 D40

**LEGEND**

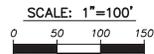
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- EXISTING CONTOURS
- VOL. VOLUME
- PG. PAGE
- POS. PAGES
- R.O.W. RIGHT-OF-WAY
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV ESM'T
- VNAE VEHICULAR NON-ACCESS ESM'T
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- ESM'T EASEMENT
- EX. EXISTING
- N.C.B. NEW CITY BLOCK
- A.C. ACRES

**CPS NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**PLAT NO. 15060**  
**SUBDIVISION PLAT ESTABLISHING**  
**GREEN MOUNTAIN 11 & 12**

BEING AN 33.19 ACRE TRACT OF LAND ESTABLISHING LOT 8, BLOCK 16, AND LOT 12, BLOCK 16, N.C.B. 17790, OUT OF A REMAINING PORTION OF A 108.863 ACRE TRACT IN THE W.A. ARTHUR SURVEY NO. 86, RECORDED IN VOL. 6398, PAGE 85, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
12940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)548-3271  
Firm Registration No.: F-159

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

OWNER/DEVELOPER

GREEN MOUNTAIN ASSOCIATES  
17303 GREEN MOUNTAIN RD #100  
SAN ANTONIO, TEXAS 78247  
(210) 558-1345

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

OWNER/DEVELOPER

CHERIE A. IHLENFELDT  
PRESIDENT  
MONASTERY OF ST. MICHAEL THE ARCHANGEL  
17503 LA CANTERA PKWY. SUITE 104-505  
SAN ANTONIO, TEXAS 78257-8207

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF **GREEN MOUNTAIN 11 & 12** HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

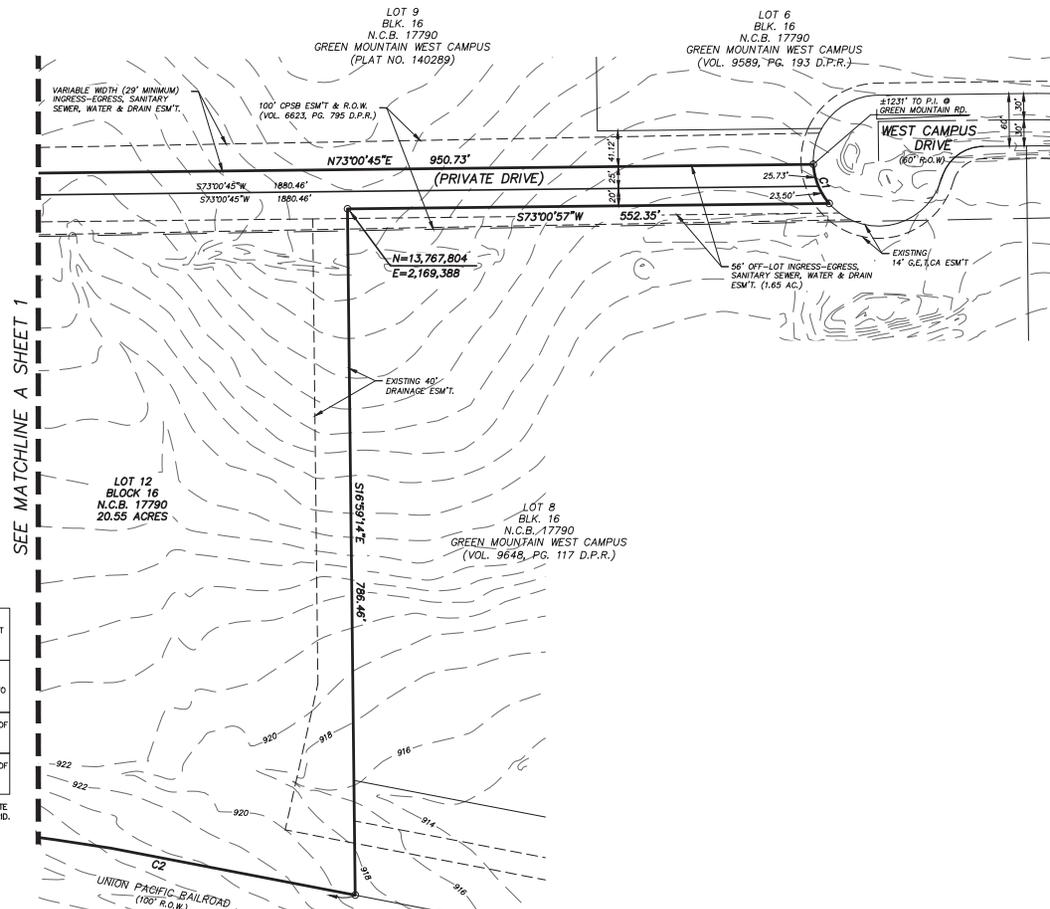
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

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

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



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.

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

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.

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

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 (83) SOUTH CENTRAL ZONE GRID. BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 (83) SOUTH CENTRAL ZONE.

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: VICKREY & ASSOCIATES, INC.

WOKREY & ASSOCIATES, INC.  
BY: ROBERT M. ANGUIANO, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	37°36'23"	75.00'	49.23'	25.54'	S38°26'05"E	48.35'
C2	8°00'09"	6018.31'	840.59'	420.98'	S78°32'22"W	839.90'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N30°38'26"W	101.75'

STATE OF TEXAS  
COUNTY OF BEXAR

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

WOKREY & ASSOCIATES, INC.  
BY: KARA J. HEASLEY, P.E.  
LICENSED PROFESSIONAL ENGINEER



## VICKREY &amp; ASSOCIATES, Inc.

CONSULTING ENGINEERS

November 6, 2014

DEVELOPMENT SERVICES  
RECEIVED

2014 NOV -6 PM 3:05

Ms. Elizabeth Carol  
City of San Antonio  
Development Services  
1901 S. Alamo, 1<sup>st</sup> Floor  
San Antonio, Texas 78204

Re: Green Mountain Buildings 10, 11 and 12  
Request for Plat Deferral  
V&A Job No. 1977-024-051

Dear Ms. Carol,

This letter is provided to inform you that Vickrey & Associates, Inc. (V&A) has been retained to prepare a subdivision plat for the Project Owner, Sr. AA Grace Marie, President, Monastery of St. Michael the Archangel. The project consists of the construction of two industrial warehouse buildings on the subject property west of West Campus Drive. The subject property is located within the Green Mountain Business Park in northeast San Antonio and is not platted, therefore a subdivision plat will be required in order for the proposed buildings to be constructed.

All existing industrial space within Green Mountain Business Park is currently occupied. A new potential tenant has entered into contract for purchase of the property, but is under a short time frame to acquire the space. Approval of this plat deferral would allow construction of the proposed buildings to begin more quickly, and allow both the Owner and potential Tenant to grow their businesses. If this plat deferral is not approved, this will harm the Owner's ability to serve the tenant, and will harm the potential tenant due to the lack of available industrial space. We respectfully request that this plat deferral request be approved as soon as possible.

Vickrey & Associates appreciates your consideration of this request. If you have questions or require further information, please contact us.

Sincerely,

VICKREY & ASSOCIATES, INC.

TBPE Registration #159 / TBPLS Registration #10004100

  
Kara J. Heasley, P.E., LEED® AP

Associate/Project Manager

KJH/ksh





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
December 17, 2014

**Application/Case Number:**

S15-002

**Project Name:**

“Old Hwy 90” to “Enrique M Barrera  
Pkwy

**Applicant:**

City Council District 6

**Representative:**

Councilman Ray Lopez

**Owner:**

City of San Antonio

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located between U.S. Hwy  
90 and Commerce St.

**Street Segment Size:**

Approximately 22,158 Linear feet

**Council District:**

6

**Notification:**

- Notices mailed December 3, 2014, to 229 property owners abutting the segment of the street proposed for a name change.
- Notice sent to the Cable Westwood and Los Jardines Neighborhood Associations
- Notice was also sent to the Community Workers Council
- Development Services Department Website Posting December 3, 2014
- Internet Agenda Posting December 12, 2014

**REQUEST**

A resolution recommending approval of a street name change request to change the name of “Old Hwy 90” to “Enrique M Barrera Pkwy” between U.S. Hwy 90 and Commerce Street.

**RECOMMENDED ACTION**

Approval

**ALTERNATIVE ACTIONS**

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

## **I. ANALYSIS:**

### **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 February 8, 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 \$68,320.00.. The fees apply to \$1000.00 application fee, \$1,017.00 notification fee, and an estimated cost of \$20,000.00 City and \$46,303.00 TXDOT signage manufacturing and installation for 28 signs. Public notice was sent out to the 226 affected property owners however, 175 properties will require a change of address.

### **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. To recognize Enrique M. Barrera for his service on the Edgewood School Board as Trustee for 12 years and City Council for 5 years.

### **B. Notices**

To the present, staff has received one (1) written response from the adjacent property owners.

## **ATTACHMENTS**

1. Location Aerial Map
2. USPS Approval Letter dated February 8, 2013



**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>

### **Old Highway 90 Proposed Street Name Change**

Between Hwy 90 and Commerce St  
Existing Name: Old Hwy 90  
Proposed Name: Enrique M Barrera Pkwy  
City Council District 6



ADDRESS MANAGEMENT SYSTEMS  
RIO GRANDE DISTRICT



DEVELOPMENT SERVICES  
DEPARTMENT

2013 FEB 11 A 11:39

POSTOR'S OFFICE

February 8, 2013

John P Jacks  
City of San Antonio  
Development Services  
1901 S Alamo St  
San Antonio TX 78204-1605

**Re: Rename W Old US Highway 90**

Dear Mr. Jacks,

With reference to your street name request dated January 22, 2013 for the renaming of W Old US Highway 90 from W Commerce St to W US Highway 90 in Bexar County within San Antonio, TX 78237 and 78227, please see the enclosed document for the list of approved and disapproved street names.

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

AVE BLVD CT DR LN RD ST TRL

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

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

Sincerely,

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

Enclosure

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

Delivery Growth Coordinator  
SA Police Information Systems

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



STREET NAME APPROVALS / DISAPPROVALS

Effective Date: February 8, 2013

Requestor: City of San Antonio

Re: Rename W Old US Highway 90

ZIP Code: 78237, 78227

County: Bexar

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

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Barrera Mem Dr	Approved	
Barrera Mem Pkwy	Approved	*Exception to 14 character limit
Barrera Pkwy	Approved	
E M Barrera Dr	Approved	
E M Barrera Pkwy	Approved	*Exception to 14 character limit
Enrique M Barrera Pkwy	Approved	*Exception to 14 character limit

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE “OLD HWY 90” TO “ENRIQUE M BARRERA PKWY” BETWEEN US HWY 90 AND COMMERCE STREET IN CITY COUNCIL DISTRICT 6, SAN ANTONIO, TEXAS.**

**WHEREAS**, the City Council District 6 has initiated an application to change the street name Of “Old Hwy 90” to Enrique M Barrera Pkwy, between US Hwy 90 and Commerce Street; and

**WHEREAS**, To recognize Enrique M. Barrera for his service on the Edgewood School Board as Trustee for 12 years and City Council for 5 years; and

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

**WHEREAS**, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of San Antonio, Texas, notified all of the two hundred twenty six (226) abutting property owners of real property along the segment of the street proposed for the name change; however, approximate 180 property owners will be required to change their address; and

**WHEREAS**, the Planning Commission of the City of San Antonio held a public hearing on December 17, 2014, where they reviewed evidence and received public testimony regarding the proposed street name change;

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

**SECTION 1:** The Planning Commission of the City of San Antonio recommends **APPROVAL** of the proposed street name change from “Old Hwy 90” to “Enrique M Barrera Pkwy”, between US Hwy 90 and Commerce Street in City Council District 6 (**Exhibit “A”**).

SIGNED this 17th day of December, 2014.

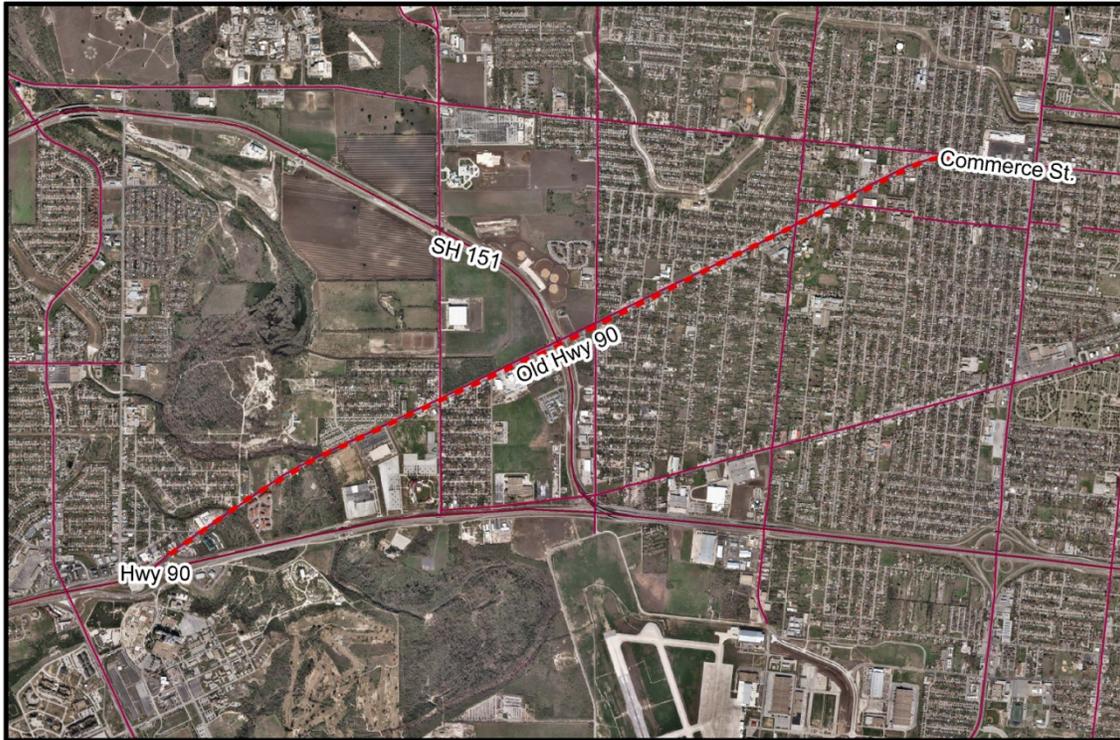
Attest:

Approved:

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

\_\_\_\_\_  
Marcello Diego Martinez, Chair  
City of San Antonio Planning Commission

**“EXHIBIT A”**



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

**Old Highway 90 Proposed Street Name Change**

Between Hwy 90 and Commerce St  
Existing Name: Old Hwy 90  
Proposed Name: Enrique M Barrera Pkwy  
City Council District 6





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND DEVELOPMENT SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
December 17, 2014

**Application/Case Number:**

TPV# 15-001

**Project Name:**

Dominion Hills Subdivision Phase I  
(PUD)

**Applicant:**

R/A Dominion Development  
Properties, LLC.

**Representative:**

Mark V. Padilla, MP Studio  
Landscape Architecture, LLC.

**Owner:**

Dimitri Hadjopoulos

**Staff Coordinator:**

Justin R. Krobot, Assistant City  
Arborist (210)207-6042  
[justin.krobot@sanantonio.gov](mailto:justin.krobot@sanantonio.gov)

**Property Address/Location:**

Project is proposed along Dominion  
Hills Drive approximately 600 ft  
South of Dominion Dr.

**Tract Size:**

17.579-acres

**Council District(s):**

8

**Notification:**

Internet Agenda Posting December  
12, 2014

**REQUEST**

Request by Mark Padilla, MP Studio on behalf of Eduardo Cadena, R/A Dominion Development Properties, LLC. For Plat No 130662 Dominion Hills Subdivision Phase 1 (PUD) Office Buildings for approval of a variance request from the Unified Development Code 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas." With 45% tree stand preservation in the environmentally sensitive area, mitigation to the required 80% will be met by planting 134.5 inches on the office portion of the proposed development to meet tree mitigation requirements.

**APPLICATION TYPE**

Environmental Variance from UDC 35-523 (h)

**RECOMMENDED ACTION**

**Approval**

**ANALYSIS:**

The Development Services Department (DSD) has reviewed the information presented in Mr. Mark V. Padilla's letter submitted November 26, 2014. The proposed Dominion Hills Subdivision (PUD) Phase I project includes single family residential construction of 71 new houses and a non-residential lot proposing three office buildings providing approximately 25,767 sqft of new office space (Building 1 - 9,684 sqft, Building 2 - 10,645 sqft, and Building 3 - 5,438 sqft).

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas states that, "Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas."

The applicant wishes to remove significant tree stand in excess of the 80% minimum preservation requirements for environmentally sensitive areas. DSD staff does agree with the applicant's request to mitigate for below 80% preservation in the environmentally sensitive areas for the following reasons:

1. Under the 2010 Tree Preservation Ordinance, "mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission." The proposed development requires 133" of mitigation for removal of significant tree stand in the environmentally sensitive area. Mitigation is to be met by planting 51 trees ranging in size from 2 – 4" caliper for a total

of 134.5 inches of newly-planted landscape trees on the office portion of the development.

2. TCEQ requirements for the proposed development in the Edwards Aquifer Contributing Zone necessitated construction of two water filtration basins on the office side of the development. The construction of the water filtration basins in addition with the proposed office development will require removal of significant tree stand in excess of the 80% minimum required to be preserved in the 60' floodplain buffer. The Tree Preservation Ordinance establishes a 60' buffer in this area in lieu of a 30' buffer since the property is located in the Edwards Aquifer Contributing Zone. The 100-year floodplain in this area is a grassed channel that is currently mowed and maintained and mostly void of native vegetation (see Exhibits 1 & 2).
3. The original, approved PUD plan proposed four new office buildings. With Tree Preservation in mind, a judicious effort and redesign of the building footprints of the proposed three office buildings provided for 100% preservation of the heritage trees on the office portion of the development. (See Exhibit 3)
4. A Tree Preservation Warranty form was submitted for the 9 heritage trees to be preserved in lieu of providing a minimum Root Protection Zone. Per the terms and conditions of the Tree Preservation Warranty, any tree that dies within 5 years from the date construction is commenced shall be replaced in accordance with the mitigation provisions in Section 35-523 (f) by the Property Owner or subsequent owner. (See Exhibit 4)
5. During the rezoning process for the office portion of the development, the adjacent property owners (Dominion HOA Board of Directors) provided positive feedback to the proposed development. At the building permit stage, a required buffer of landscape material will be provided between the proposed office buildings and residential site to include planting and irrigation of 51 native trees and numerous perennial plantings to increase the species diversity on-site (see Exhibit 5 sheet TP 1.1).
6. The proposed development provides 100% preservation of tree stand and heritage trees in the 100 year floodplain area. The non-floodplain portion meets the minimum 35% significant tree stand delineation preservation without mitigation. The only mitigation requirements for the entire development include removed heritage trees in residential building footprints and Right-of-Ways and significant tree stand in the floodplain buffer. (See Exhibit 5 TP 1.1)
7. Excess tree canopy is being provided on the office and residential portions of the proposed development. 85% tree canopy is being provided with preserved and planted trees in excess of the 25% required tree canopy in the proposed office portion of the development. In the single family residential portion of the proposed development, 57% tree canopy is being provided in excess of the required 38% tree canopy with preserved and planted trees. (See Exhibit 5 TP 1.1 and 1.2).
8. As a Low Impact Development (LID) initiative, porous asphalt will be installed in the parking spaces adjacent to the preserved trees in an effort to minimize required root disturbance and grading. Also, a rainwater and/or condensation collection system for irrigation application is being considered to assist with new plant establishment (see Exhibit 5 Sheet TP 1.1).

**RECOMMENDED ACTION:**

Approval of the environmental variance from UDC 35-523 (h) to allow for mitigation for Environmentally sensitive areas for **Plat No. 130662 Dominion Hills Subdivision (PUD) Phase I.**

**ATTACHMENT(S):**

1. Variance Request Application
2. Variance Request Analysis
3. Exhibit 1: Floodplain near proposed office area
4. Exhibit 2: Floodplain in relation to entire site
5. Exhibit 3: Approved PUD Plan showing 4 office buildings
6. Exhibit 4: Tree Preservation Warranty
7. Exhibit 5: Tree Preservation Plan

1PV#15-001



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
1901 S. Alamo, San Antonio, TX 78204

RECEIVED

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION  
14 NOV 26 AM 9:30  
LAND DEVELOPMENT SERVICES DIVISION

<b>Project Name:</b>	DOMINION HILLS SUBDIVISION (PUD) PHASE I
<b>A/P # /PPR # /Plat #</b>	AP#1957048/PLAT 130662
<b>Date:</b>	NOVEMBER 25, 2014
<b>Code Issue:</b>	CHAPTER 35, ARTICLE V, SECTION 25-523
<b>Code Sections:</b>	SECTION 25-523, (F) - MIN. TREE PRESERVATION (TABLE 523-1A)

**Submitted By:**  Owner  Owners Agent \* (Requires notarized Letter of Agent)

**Owners Name:** R/A DOMINION DEVELOPMENT PROPERTIES, LLC

**Company:** DOMINION HILLS SUBDIVISION

**Address:** 8 Dominion Dr #102, SAN ANTONIO, TEXAS **Zip Code:** 78232

**Tel #:**(210) 698 3000 **Fax#** (210) 689 3495 **E-Mail:** cadena@agora-homes.com

**Consultant:** MARK V. PADILLA

**Company:** MP STUDIO LANDSCAPE ARCHITECTURE, LLC.

**Address:** 425 SOLEDAD, SUITE 300 **Zip Code:** 78205

**Tel #:** 210-240-0622 **Fax#** **E-Mail:** mark.padilla@mps-la.com

**Signature:**

**Additional Information – Subdivision Plat Variances & Time Extensions**

1.  Time Extension  Sidewalk  Floodplain Permit  Completeness Appeal  
 Other SIGNIFICANT TREE REMOVAL WITH (FLOOD PLAIN 60' BUFFER E.S.A.)

2. City Council District \_\_\_\_\_ Ferguson Map Grid \_\_\_\_\_ Zoning District \_\_\_\_\_

3. San Antonio City Limits  Yes  No

4. Edwards Aquifer Recharge Zone?  Yes  No

5. Previous/existing landfill?  Yes  No

6. Parkland Greenbelts or open space? Floodplain?  Yes  No

November 25, 2014

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

RECEIVED  
14 NOV 25 AM 9:30

LAND DEVELOPMENT  
SERVICES DIVISION

Re: DOMINION HILLS SUBDIVISION (PUD) PHASE I  
AP#1957048/PLAT 130662  
CHAPTER 35, ARTICLE V, SECTION 25-523

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear COSA DSD,

Please accept this request for Variance Request.

Site will include three new buildings and parking for Class B office space by Dominion Hills, in San Antonio Texas at 8 Dominion Dr.

A judicious effort and redesign for the building foot print has been done to preserve 100% of Heritage Trees and the surrounding significant tree clusters. In addition, the office commercial site will seek to use LID practices such as structured soils including infiltration pervious asphalt around tree RPZ, and Rainwater with condensation collection system for irrigation applications into the new proposed native planting selections and tree mitigation. While every effort has been made to preserve the heritage trees, the removal of Significant Tree Stand will be under the minimum requirement of 80% preservation within the Environmentally Sensitive Area or <sup>60'</sup>65' Floodplain Buffer.

Please take into consideration special design modifications to the site plan have been addressed to keep 100% of (10) Heritage Trees and Significant Canopy Clusters. The adjacent property owners and The Dominion HOA BOD's have had positive feedback on the new office development and have given approval for rezoning. Given the residential terrine and drainage floodplain encroachment into the ESA could not be avoided. The development will also seek to hire a professional tree arborist before, during and post construction to help ensure that the best care and attention is given to the 1,152" of total site development heritage trees that will be preserved.

Per UDC 35-523, Mitigation replacement will be provided up to 80% replacement of (133") total inches for significant tree. Ref Landscape Sheet TP 1.1, 1.2 and TP 2.1. As part of a combined Tree Preservation Plan with the adjacent residential development, this will include a total development of 786" newly installed inches in addition to the Mandatory Criteria for Landscape Ordinance Compliance and buffering from commercial and residential.

With this variance is granted, no injurious to other property and will not prevent the orderly subdivision of the property in the area in accordance with these regulations.

RECEIVED  
14 NOV 26 AM 9:30

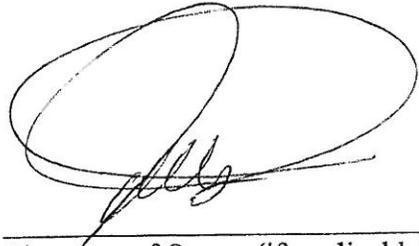
In our professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

LAND DEVELOPMENT  
SERVICES DIVISION

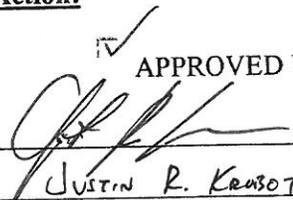
Sincerely,



Signature and Title Block of Applicant  
MARK V. PADILLA, MP Studio  
Attachment(s) Tree Preservation Plans  
TP 1.0, 1.1, 1.2, 2.1



Signature of Owner (if applicable)  
Eduardo Cadena, its attorney-in-fact  
PRESIDENT

<b>For Office Use Only:</b>	AEVR #: <u>TPV#15-001</u>	Date Received: <u>11.25.14</u>
<b>DSD - Director Official Action:</b>		
<input checked="" type="checkbox"/> APPROVED	<input checked="" type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature: 	Date: <u>12.10.14</u>	
Printed Name: <u>JUSTIN R. KEROS</u>	Title: <u>ASSISTANT CITY ARCHITECT</u>	
Comments: <u>MITIGATION TO BE APPROVED BY PLANNING COMMISSION</u>		



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Dominion Hills Subdivision (PUD) Phase I
<b>Address:</b>	8 Dominion Dr
<b>A/P #/PPR #/Plat#:</b>	A/P# 1957048 (PLAT 130662)
<b>VR Submittal Date:</b>	11/26/2014
<b>VR Submitted by:</b>	Mr. Mark V. Padilla, MP Studio
<b>Issue:</b>	Below 80% preservation of significant trees in environmentally sensitive areas (100 year floodplain buffer)
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-523 (h) (2010 Tree Preservation Ordinance)
<b>By:</b>	Justin R. Krobot, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Mark V. Padilla's letter submitted November 26, 2014.

The proposed Dominion Hills Subdivision (PUD) Phase I project includes single family residential construction of 71 new houses and a non-residential lot proposing three office buildings providing approximately 25,767 sqft of new office space (Building 1 - 9,684 sqft, Building 2 - 10,645 sqft, and Building 3 - 5,438 sqft).

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas states that, “Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas.”

The applicant wishes to remove significant tree stand in excess of the 80% minimum preservation requirements for environmentally sensitive areas. DSD staff does agree with the applicant's request to mitigate for below 80% preservation in the environmentally sensitive areas for the following reasons:

1. Under the 2010 Tree Preservation Ordinance, “mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission.” The proposed development requires 133” of mitigation for removal of significant tree stand in the environmentally sensitive area. Mitigation is to be met by planting 51 trees ranging in size from 2 – 4” caliper for a total of 134.5 inches of newly-planted landscape trees on the office portion of the development.
2. TCEQ requirements for the proposed development in the Edwards Aquifer Contributing Zone necessitated construction of two water filtration basins on the office side of the

development. The construction of the water filtration basins in addition with the proposed office development will require removal of significant tree stand in excess of the 80% minimum required to be preserved in the 60' floodplain buffer. The Tree Preservation Ordinance establishes a 60' buffer in this area in lieu of a 30' buffer since the property is located in the Edwards Aquifer Contributing Zone. The 100-year floodplain in this area is a grassed channel that is currently mowed and maintained and mostly void of native vegetation (see Exhibits 1 & 2).

3. The original, approved PUD plan proposed four new office buildings. With Tree Preservation in mind, a judicious effort and redesign of the building footprints of the proposed three office buildings provided for 100% preservation of the heritage trees on the office portion of the development. (See Exhibit 3)
4. A Tree Preservation Warranty form was submitted for the 9 heritage trees to be preserved in lieu of providing a minimum Root Protection Zone. Per the terms and conditions of the Tree Preservation Warranty, any tree that dies within 5 years from the date construction is commenced shall be replaced in accordance with the mitigation provisions in Section 35-523 (f) by the Property Owner or subsequent owner. (See Exhibit 4)
5. During the rezoning process for the office portion of the development, the adjacent property owners (Dominion HOA Board of Directors) provided positive feedback to the proposed development. At the building permit stage, a required buffer of landscape material will be provided between the proposed office buildings and residential site to include planting and irrigation of 51 native trees and numerous perennial plantings to increase the species diversity on-site (see Exhibit 5 sheet TP 1.1).
6. The proposed development provides 100% preservation of tree stand and heritage trees in the 100 year floodplain area. The non-floodplain portion meets the minimum 35% significant tree stand delineation preservation without mitigation. The only mitigation requirements for the entire development include removed heritage trees in residential building footprints and Right-of-Ways and significant tree stand in the floodplain buffer. (See Exhibit 5 TP 1.1)
7. Excess tree canopy is being provided on the office and residential portions of the proposed development. 85% tree canopy is being provided with preserved and planted trees in excess of the 25% required tree canopy in the proposed office portion of the development. In the single family residential portion of the proposed development, 57% tree canopy is being provided in excess of the required 38% tree canopy with preserved and planted trees. (See Exhibit 5 TP 1.1 and 1.2).
8. As a Low Impact Development (LID) initiative, porous asphalt will be installed in the parking spaces adjacent to the preserved trees in an effort to minimize required root disturbance and grading. Also, a rainwater and/or condensation collection system for irrigation application is being considered to assist with new plant establishment (see Exhibit 5 Sheet TP 1.1).

DSD staff agrees with the applicants' analysis and supports the request remove significant tree stand in excess of the 80% minimum preservation requirements for environmentally sensitive areas. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Variance Approval



Justin R. Kröbot  
Assistant City Arborist  
DSD –Environmental

Date

12/4/2014

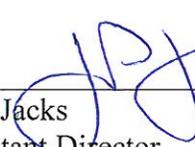


Pablo G. Martinez, P.E.  
Development Services Engineer  
DSD – Land Development Engineering

Date

12/8/14

I have reviewed the Variance Analysis and concur with the recommendation.



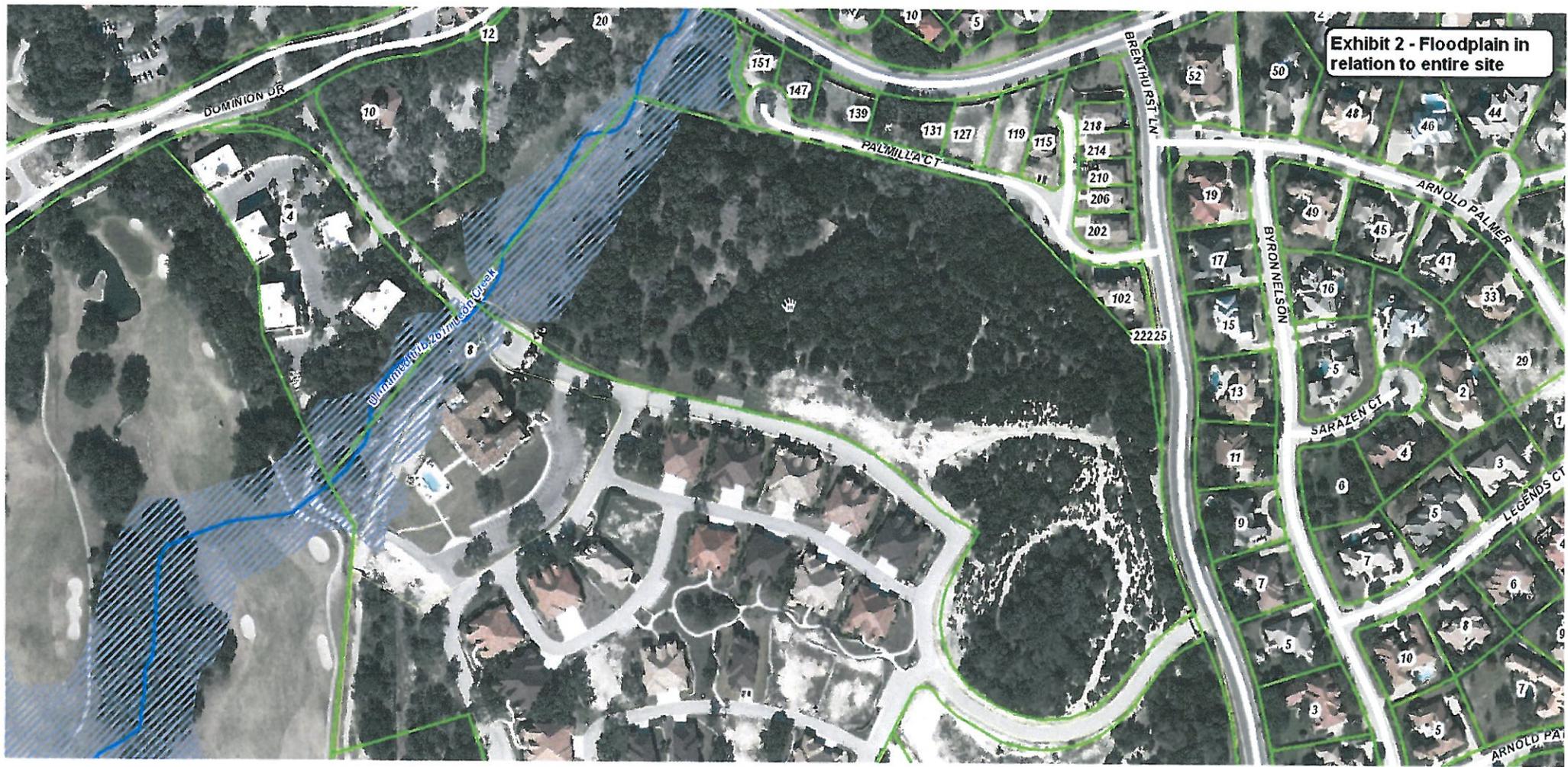
John Jacks  
Assistant Director  
DSD

Date

12-8-14

**Exhibit 1 - Floodplain near proposed office area**





**Exhibit 2 - Floodplain in relation to entire site**



**City of San Antonio  
Tree Preservation Warranty**

Project Name: DOMINION HILLS SUBDIVISION (PUD) PHASE I

Address: 8 Dominion Dr #102 SAN ANTONIO, TEXAS 78232-0000

Owner: R/A DOMINION DEVELOPMENT PROPERTIES, LLC

Tree Tag #'s: COMMERCIAL SITE: 1495, 1499, 1599, 4237, 1328, 1327, 1233, 1622, 1332 RESIDENTIAL SITE: 1496, 2009, 2063, 2176, 2179, 10377, 10446, 10596, 12131, 12136, 12141, 14003, 14112, 14178, 14185, 14194, 14283

In accordance with Section 35-523 (i) (2) of the City of San Antonio ("City") Unified Development Code, R/A Dominion Development Properties, LLC ("Property Owner") agrees to provide this Tree Preservation Warranty in lieu of providing a root protection zone, as prescribed in Section 35-523 (i) (1) of the Unified Development Code for the trees identified at DOMINION HILLS SUBDIVISION San Antonio, Texas. (PUD) PHASE I

The term of the warranty shall be five (5) years from the date that a building permit is filed for building construction projects or five (5) years from the date construction is commenced for infrastructure improvements related to development projects.

If any tree required to be preserved and which is the subject of this Tree Preservation Warranty shall die during the term of the Tree Preservation Warranty, the tree shall be replaced in accordance with the mitigation provisions of Section 35-523 (f) by the Property Owner or subsequent owner.

The City may require the Property Owner or subsequent owner to replace a tree (or trees) that has died at any time during the term of the Tree Preservation Warranty, and, if the Property Owner fails to replace the tree within 90 days of the City's written request to replace same, the City at its sole option may refuse to issue any new building permits, accept any development application, or accept any infrastructure improvements from such Property Owner or subsequent owner on the subject property.

The Tree Preservation Warranty shall be filed in the records of the Development Services Department of the City.

The seller of property subject to a Tree Preservation Warranty shall provide a copy of the warranty and attached tree survey to prospective buyers.

BY: R/A Dominion Development Properties, LLC

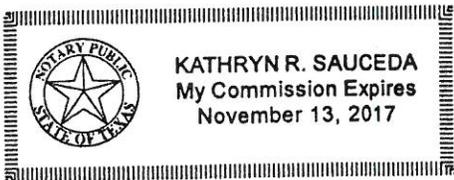
By: Eduardo Cadena, its attorney in fact PRESIDENT

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on this 25 day of Nov, 2014 by

Eduardo Cadena

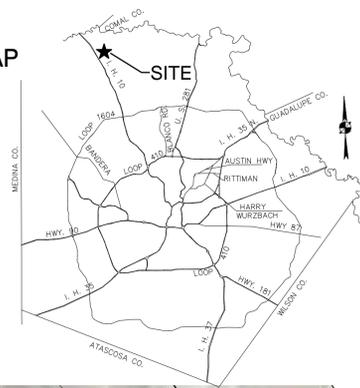
Of R/A Dominion Development Properties LLC  
Of \_\_\_\_\_



Kathryn Saucedo  
Notary Public in and for the State of Texas

EXHIBIT 4-  
Tree Preservation  
Warranty

VICINITY MAP  
NOT TO SCALE



425 SOLEDAD - SUITE 300  
SAN ANTONIO, TEXAS 78205  
210.240.0622  
WWW.MPS-LA.COM

LANDSCAPE ARCHITECT |



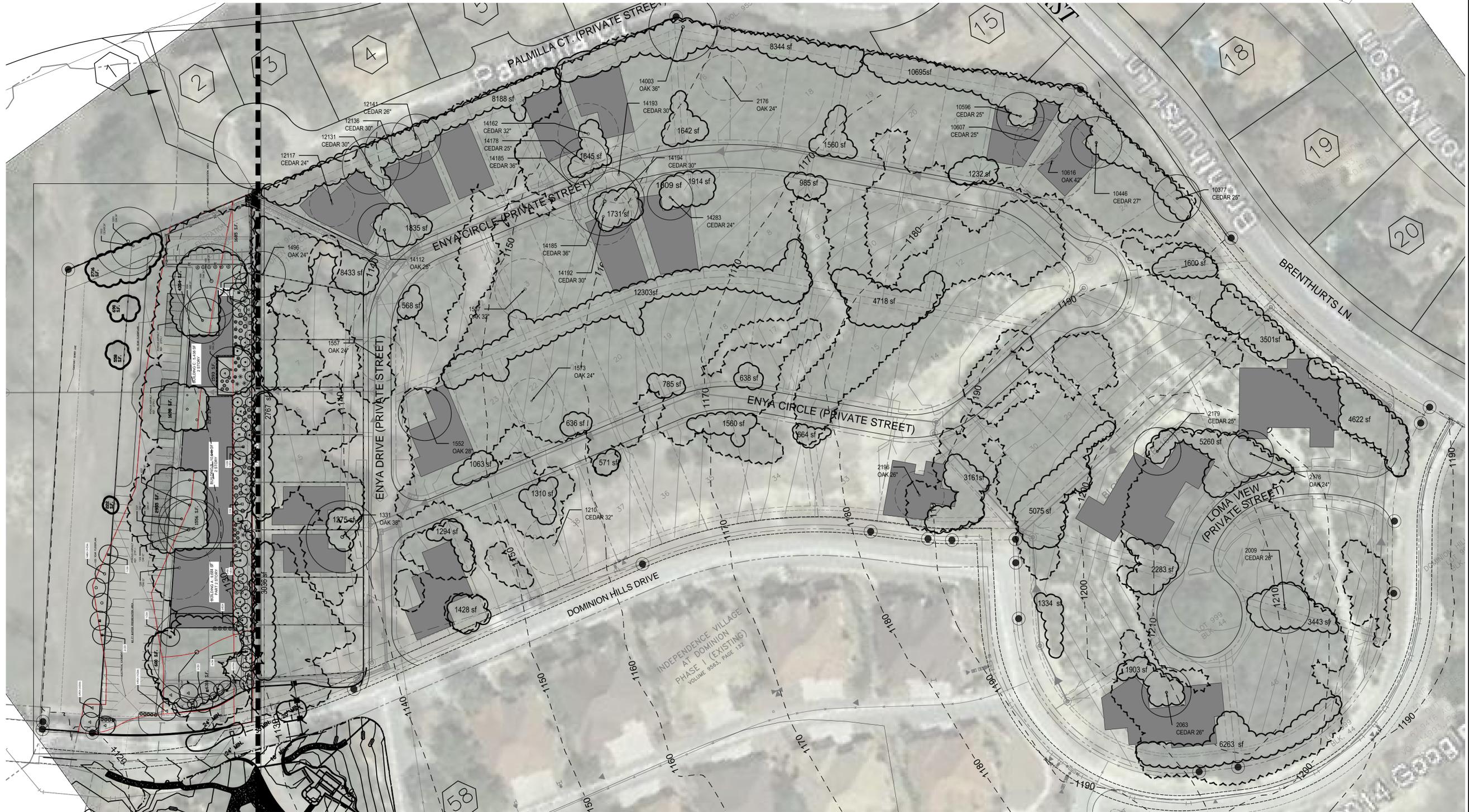
12/09/2014

REVISIONS |

NO.	DATE	DESCRIPTION

CLIENT |

Project |



DOMINION HILLS RETAIL

Dominion Drive  
San Antonio, Texas

PROJECT NO | 14046

DATE ISSUED | 09 DECEMBER, 2014

DRAWN BY | MDL

CHECKED BY | MVP

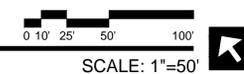
SHEET TITLE |

OVERALL TREE  
PRESERVATION

SHEET NO |

TP 1.0

1 OVERALL TREE PRESERVATION CANOPY  
PLAN





# TREE PRESERVATION

HERITAGE TREES TO REMAIN		
TAG#	SPECIES	DBH
1496	OAK	24
2009	CEDAR	26
2063	CEDAR	26
2176	OAK	24
2179	CEDAR	25
10377	CEDAR	25
10446	CEDAR	27
10596	CEDAR	25
12131	CEDAR	30
12136	CEDAR	30
12141	CEDAR	26
14003	OAK	36
14112	OAK	28
14178	CEDAR	25
14194	CEDAR	30
14283	CEDAR	24

HERITAGE TREES TO BE REMOVED		
TAG#	SPECIES	DBH
1210	CEDAR	32
1552	OAK	28
1331	OAK	38
1573	OAK	24
1557	OAK	24
14185	CEDAR	36
1587	OAK	32
2176	OAK	24
2196	OAK	26
10607	CEDAR	25
10616	OAK	42
14162	CEDAR	32
14192	CEDAR	30
12117	CEDAR	24



## MITIGATION TREES (RESIDENTIAL)

CALLOUT	QUANTITY	COMMON NAME BOTANICAL NAME	TREE SIZE	MITIGATION INCHES	TOTAL MITIGATION INCHES APPLIED	TOTAL INSTALLED
DC3	35	DEODAR CEDAR	4"	4"	140"	140"
CE6	46	CEDAR ELM	6"	6"	276"	276"
*RO4	71	SHUMARD OAK	4"	2.5"	177.5"	284"
*MS4	71	MEXICAN SYCAMORE	4"	2.5"	177.5"	284"
(REF. SHEET TP 2.1 FOR MITIGATION CALCULATIONS)				TOTAL MITIGATION	771"	984"

NOTE: EACH LOT TO RECEIVE A MINIMUM OF (3) TREES  
(2) 4" TREES + (1) 4" TREES FROM SPECIFIED PLANT LIST ABOVE.

\*PART OF (2) 1.5" TREE REQUIRED FOR RESIDENTIAL DEVELOPMENT / LOT.

## TREE CANOPY ORDINANCE (RESIDENTIAL)

TREE CANOPY ORDINANCE: ( Minimum 38% Total Site Area)

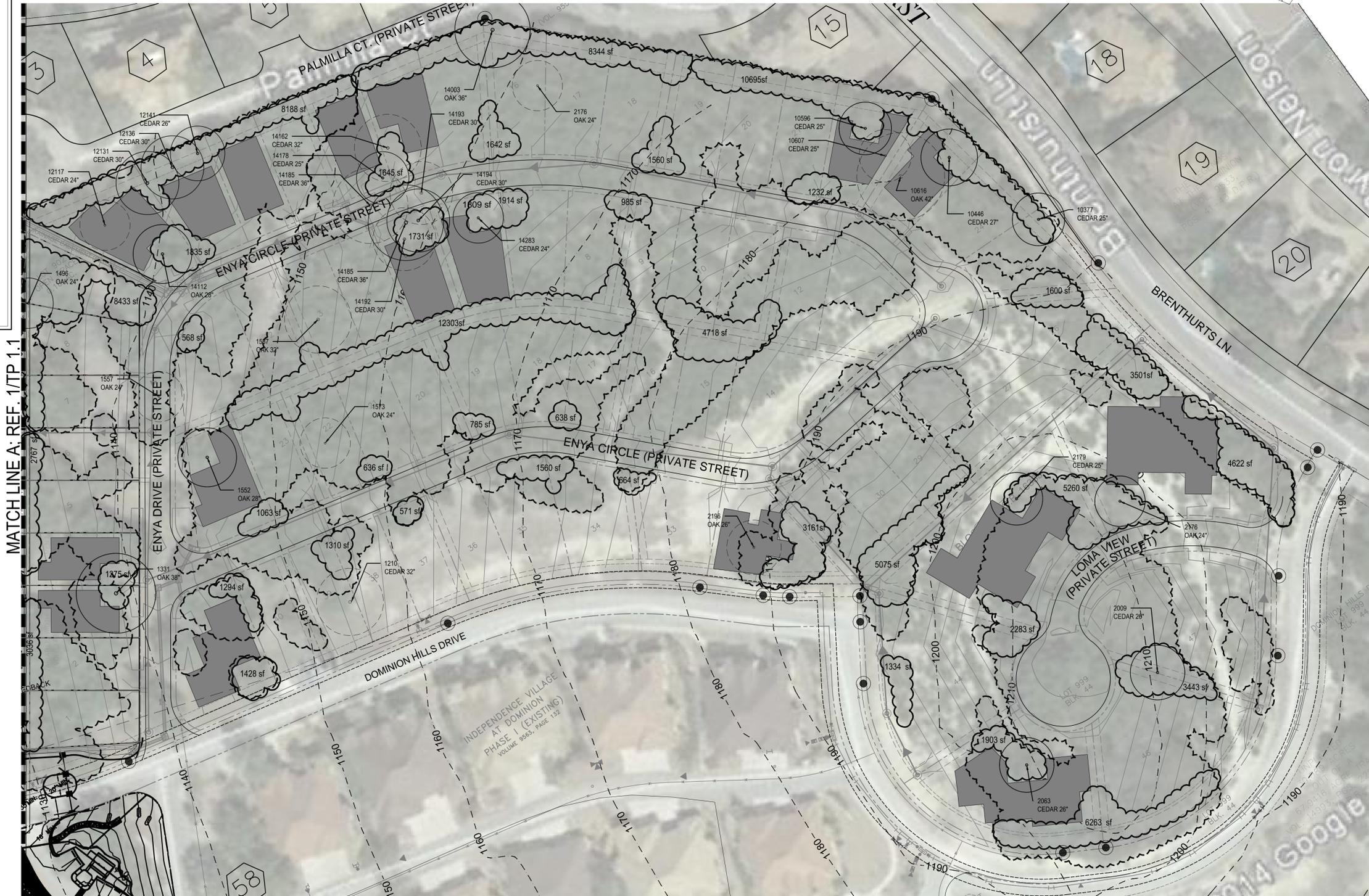
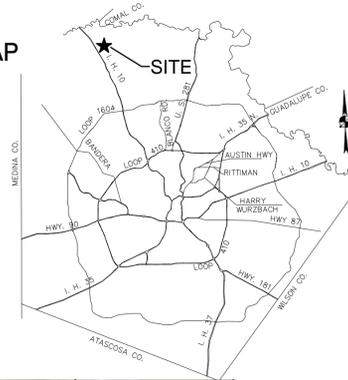
SITE AREA = 655,811 SF X 38% = (249,208 SF) TOTAL CANOPY REQ  
TOTAL TREE STAND PRESERVED: 121,446 SF OR 19% SITE AREA  
MITIGATION TREES REQUIRED: (127,762) SF

PROPOSED TREES (2 TREES PER LOT X 71 LOTS)  
(71) BUR OAK TREES 1200 SF @ 90%: 76,680 SF NET TREE CANOPY  
(71) SHUMARD OAK TREES 1200 SF @ 90%: 76,680 SF NET TREE CANOPY  
TOTAL PROPOSED TREE CANOPY AREA: 153,360 SF (23%) PROPOSED

TOTAL SITE TREE CANOPY COVERAGE: 274,806 SF (42%) COVERED AREA

## VICINITY MAP

NOT TO SCALE



1 TREE PRESERVATION PLAN  
PLAN



425 SOLEDAD - SUITE 300  
SAN ANTONIO, TEXAS 78205  
210.240.0622  
WWW.MPS-LA.COM

LANDSCAPE ARCHITECT |



12/09/2014

REVISIONS |

CLIENT |

Project |

# DOMINION HILLS RETAIL

Dominion Drive  
San Antonio, Texas

PROJECT NO | 14046

DATE ISSUED | 09 DECEMBER, 2014

DRAWN BY | MDL

CHECKED BY | MVP

SHEET TITLE |

## RESIDENTIAL TREE PRESERVATION

SHEET NO |

# TP 1.2

# TOTAL PUD TREE PRESERVATION (RESIDENTIAL & COMMERCIAL COMBINED)

## TREE PRESERVATION: (Tree Stand Delineation Exhibit)

### MITIGATION CALCULATIONS (NON-FLOODPLAIN)

SIGNIFICANT TREE STAND DELINEATION CANOPY:	478,082 SF EXISTING
460,597 SF X 35% REQUIRED TO BE PRESERVED :	167,329 SF REQUIRED
SIGNIFICANT TREE STAND PRESERVED: (121,446 + 20,974)	142,420 SF @ (30%) CANOPY
REQUIRED MITIGATION:	(24,909 SF)

24,909 / 875 = 28 TREES REQUIRED MITIGATION =	
28 TREES x 16.7" (AVERAGE DBH):	(468") REQUIRED SIGNIFICANT TREE MITIGATION

### MITIGATION CALCULATIONS (HERITAGE TREES)

TOTAL HERITAGE TREES EXISTING:	1,152" TOTAL
TOTAL HERITAGE TREES REMOVED:	-357" REMOVED

TOTAL HERITAGE TREES TO BE MITIGATED (3:1): 214" x 3 =	642" MITIGATION REQUIRED
TOTAL HERITAGE TREES TO BE MITIGATED (1:1): 143 x 1 =	143" MITIGATION REQUIRED
TOTAL REQUIRED MITIGATION INCHES:	<b>(785") REQUIRED</b>

RESIDENTIAL TREES PLANTING FOR MITIGATION:	(679") PROPOSED
COMMERCIAL TREES PLANTING FOR MITIGATION:	(107") PROPOSED
TOTAL INCHES USED FOR MITIGATION:	<b>786" TOTAL PROVIDED</b>

### COMMERCIAL SITE

HERITAGE TREES TO REMAIN		
TAG#	SPECIES	DBH
12001	OAK	36
12002	CEDAR	24
1495	OAK	35
1499	OAK	24
1599	OAK	24
4237	OAK	26
1328	OAK	32
1327	OAK	31
1233	OAK	48
1622	OAK	24
1332	OAK	24

### RESIDENTIAL SITE

HERITAGE TREES TO REMAIN		
TAG#	SPECIES	DBH
1496	OAK	24
2009	CEDAR	26
2063	CEDAR	26
2176	OAK	24
2179	CEDAR	25
10377	CEDAR	25
10446	CEDAR	27
10596	CEDAR	25
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HERITAGE TREES TO BE REMOVED		
TAG#	SPECIES	DBH
1210	CEDAR	32
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2196	OAK	26
10607	CEDAR	25
10616	OAK	42
14162	CEDAR	32
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12117	CEDAR	24

## GENERAL NOTES

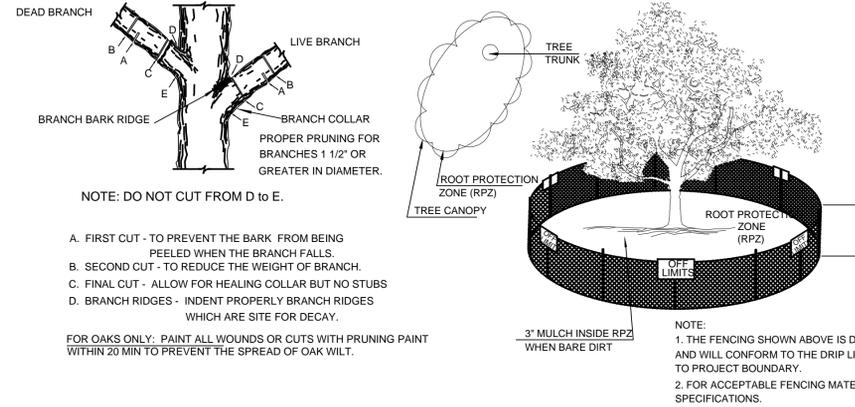
LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE IN ITS EXISTING CONDITION AND SHALL TIE NEW WORK TO EXISTING CONDITIONS AND CONTROLS (SUCH AS EXISTING GRADES AND WALK ELEVATIONS) AS NECESSARY TO MEET THE INTENT OF THE PLANS.

BEFORE PROCEEDING WITH ANY WORK IN AN AREA, LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUTS AND SIZES AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS. IF ANY UTILITIES OR OBSTRUCTIONS ARE DISCOVERED DURING CONTRACT WHICH MAY NOT HAVE BEEN KNOWN DURING DESIGN, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT BEFORE PRECEEDING. LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGE IF WORK PROCEEDS IN EITHER OF THE ABOVE SITUATIONS WITHOUT NOTIFYING LANDSCAPE ARCHITECT. PRIOR TO ANY EXCAVATION, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES INCLUDING, BUT NOT LIMITED TO, TEXAS ONE CALL SYSTEM AT 1-800-245-4545 TO LOCATE EXISTING UNDERGROUND UTILITIES.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGE TO ANY UTILITIES OR PROPERTY THAT MAY OCCUR IN THE EXECUTION OF HIS CONTRACT WORK. WHEN WORK REQUIRES CROSSING EXISTING WALKS OR CURBS WITH EQUIPMENT, LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED BRIDGE MATERIAL SUCH AS WOOD PLANKS AND EARTH TO PREVENT DAMAGE TO FINISHED WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS THAT MAY BE WORKING ON THE SITE SIMULTANEOUSLY AND SHALL COORDINATE STAGING OF HIS WORK WITH OWNER AND LANDSCAPE ARCHITECT. ALL TRASH AND DEBRIS GENERATED FROM CONTRACT OPERATIONS SHALL BE REMOVED ON A DAILY BASIS. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY IN CONJUNCTION WITH HIS CONTRACT WORK.

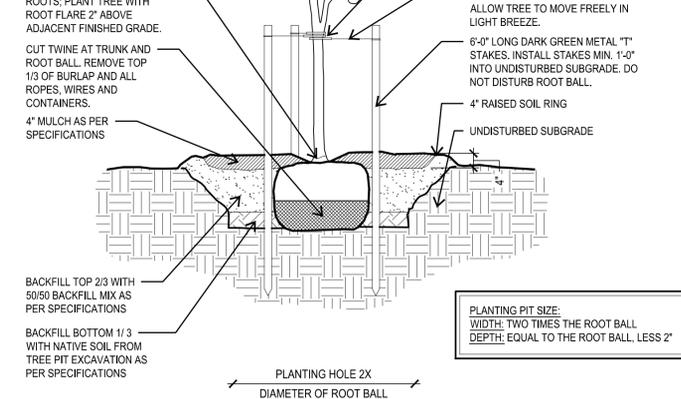
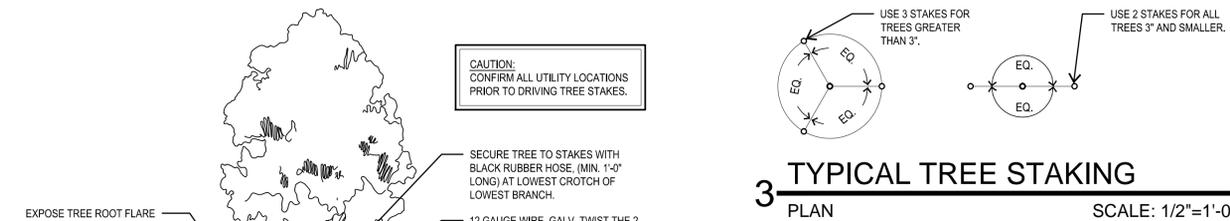
## MATERIALS

- A.) PLANT MATERIALS:
- CERTIFIED IN ACCORDANCE WITH TDA REQUIREMENTS.
  - SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE. LARGER SIZE MAY BE SUBSTITUTED WITHOUT ADDITIONAL COST TO OWNER, PROVIDED ROOT BALL OR SPREAD INCREASES PROPORTIONATELY.
  - WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
  - GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT SITE. FREE FROM DISEASE, INSECT INFESTATIONS, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE INCLINATIONS, OR OBJECTIONABLE DISFIGUREMENTS.
  - EXHIBIT NORMAL GROWTH HABITS: VIGOROUS, HEALTHY, FULL, WELL-PROPORTIONED, AND SYMMETRICAL.
  - TREE TRUNKS TO BE STURDY AND EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
  - NOT PRUNED, TRIMMED, OR TOPPED.
  - CONTAINER-GROWN STOCK: GROWN IN CONTAINERS FROM SEEDLING.
- B.) MULCH:
- SHREDDED, COMPOSTED HARDWOOD BARK OF VARYING LENGTH BY NEW EARTH LLC OR APPROVED SUBSTITUTE. PARTIALLY DECOMPOSED, FREE FROM STICKS, STONES, CLAY, AND GROWTH AND GERMINATION-INHIBITING INGREDIENTS.
- C.) MIXES:
- PLANT BED MIX: PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC PH. 210-661-5180. DOCUMENTATION OF PURCHASE OF THIS SPECIFIC MIX SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT. IF EQUAL IS PROPOSED, CONTRACTOR SHALL SUBMIT SAMPLE AND COMPLETE ANALYSIS WITH TEST RESULTS AND METHOD OF PRODUCTION FOR EVALUATION AS AN EQUAL SUBSTITUTE.



## 1 EXISTING TREE PROTECTION

ELEVATION - PLAN - 3D VIEW NOT TO SCALE



## 2 TYPICAL TREE PLANTING AT LAWN

SECTION SCALE: 1/2"=1'-0"

## PREPARATION

LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINISH GRADE LESS ANY SETTLEMENT THAT MAY HAVE OCCURRED SINCE SITE CONSTRUCTION AND BACKFILLING. THIS GRADE SHALL BE RAKED TO REMOVE ALL DEBRIS INCLUDING STICKS, CLODS, AND STONES AND SHALL BE FINE GRADED TO ELIMINATE ALL HUMPS, RUTS, DEPRESSIONS AND ABRUPT CHANGES IN GRADE AND ANY AREA THAT COULD CAUSE WATER TO POND.

A.) IF VEGETATION IS GROWING IN PLANTING/LAWN AREA, APPLY HERBICIDE AT RATES RECOMMENDED BY MANUFACTURER. ALLOW TO DIE, AND THEN GRUB OUT ROOTS TO MINIMUM 1/2 INCH DEPTH.

B.) MARK LOCATION OF TREES AND OUTLINES OF PLANTS BEDS USING COLORED WOOD STAKES OR FLAGS PRIOR TO BEGINNING PLANTING; OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.

- PLANTING TREES
- REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
  - REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING TREES; REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING. PREVENT DAMAGE TO ROOTS.
  - REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAP TREES AFTER PLACEMENT.
  - PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. PULL ANY WEEDS GROWING IN TREE BALL AND EXPOSE ROOT FLARE (THIS WILL BE THE TOP MOST IDENTIFIABLE ROOT). REMOVE ANY GIRDLING ROOTS AND SET PLANT SO THAT ROOT FLARE IS 1" ABOVE FINISH GRADE. ORIENT PLANTS FOR BEST APPEARANCE. BACKFILL THE BOTTOM 1/3 OF THE EXCAVATION WITH SOIL CUT FROM EXCAVATION OF PIT AND THOROUGHLY WATER THIS SOIL TO SETTLE IN. BACKFILL THE REMAINDER OF THE EXCAVATION WITH A 50/50 MIX OF NEW EARTH'S 4 WAY MIX AND NATIVE SOIL EXCAVATED FROM THE PIT. PLACE PLANT HEALTH CARE GROUP'S "TREE SAVER" IN BACKFILL AS PER P.H.C.G. DIRECTION AND APPLICATION RATES. LIGHTLY TAMP AND WATER SOIL TO REMOVE ALL AIR POCKETS. FOR PLANTS OUTSIDE OF PLANTING BEDS, CONSTRUCT 3 INCH HIGH WATER CONTAINMENT RING AROUND PLANT. SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANT BASIN.
  - ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILL AND STAKE AS DETAILED.
    - TWO TO THREE WEEKS FOLLOWING PLANTING, INJECT PLANT HEALTH CARE INJECTABLE INOCULANT AROUND ROOT BALL FOLLOWING MANUFACTURER'S DIRECTIONS AND APPLICATION RATES. CONTACT LANDSCAPE ARCHITECT TO OBSERVE THIS OPERATION.
    - TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. TREAT CUTS OVER 3/4 INCH DIAMETER WITH TREE PAINT.
  - BRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PAINTING:
    - FOR TREES 2" CAL. AND GREATER PROVIDE STAKING AS DETAILED. POSITION TO PREVENT HAZARDS TO PEDESTRIANS.
    - DO NOT RESTRICT PLANT MOVEMENT UNDER LIGHT WIND LOADS OR DAMAGE BARK.

## EXISTING TREE NOTES

- ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED TREES SHALL RECEIVE PROTECTION AS SHOWN ON TREE PROTECTION DETAIL ON THIS SHEET.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY CITY INSPECTOR.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
- THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEARLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
- TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.



425 SOLEDAD - SUITE 300  
SAN ANTONIO, TEXAS 78205  
210.240.0622  
WWW.MPS-LA.COM

LANDSCAPE ARCHITECT |



12/09/2014

REVISIONS |

NO.	DESCRIPTION

CLIENT |

Project |

DOMINION HILLS RETAIL

Dominion Drive  
San Antonio, Texas

PROJECT NO | 14046

DATE ISSUED | 09 DECEMBER, 2014

DRAWN BY | MDL

CHECKED BY | MVP

SHEET TITLE |

TREE PRES.

DETAILS & NOTES

SHEET NO |

TP 2.1



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO.9

**Public Hearing:**

Planning Commission  
December 17, 2014

**Petitioner:**

Alamo Area Mutual Housing Association, Inc., a Texas non-profit corporation

**Representative:**

Scott Farrimond  
Farrimond, Castillo & Bresnahan, P.C.

**Staff Coordinator:**

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

**Property Address/Location:**

(Tract A) 526 Erline Avenue  
(Tract B) 211 Coopwood Avenue  
(Tract C) 526 Laverne Avenue  
(Tract D) 507 Moselle Avenue

**Council District (s):**

6

**Attachments:**

1. Exhibit A
2. Resolution

**REQUEST**

S.P 1851: Consideration of a request to declare as surplus, dispose and gift the following real property: (Tract A) 526 Erline Avenue - approximately .1148 acres of property with the legal description of Lot 7, Block 2, New City Block 9262; (Tract B) 211 Coopwood Avenue - approximately .0717 acres with the legal description of Lot 36, Block 14, New City Block 8996; (Tract C) 526 Laverne Avenue - approximately .0918 acres with the legal description of Lot 7, Block 20, New City Block 9280; (Tract D) 507 Moselle Avenue - approximately .0918 acres with the legal description of Lot 12, Block 20, New City Block 9820, as requested by the Alamo Area Mutual Housing Association, Inc., a Texas non-profit corporation. (Jesse Quesada, 210 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), Office of EastPoint & Real Estate Services).

**RECOMMENDATION ACTION**

**Approval**

**ALTERNATIVE ACTION**

The alternative is to not approve the disposition and gift of these four properties. Staff does not recommend this alternative since the property would remain vacant and unused. Also, the City would have to continue its liability and maintenance of the vacant property, and would not return the properties to the tax rolls.

## **I. BACKGROUND**

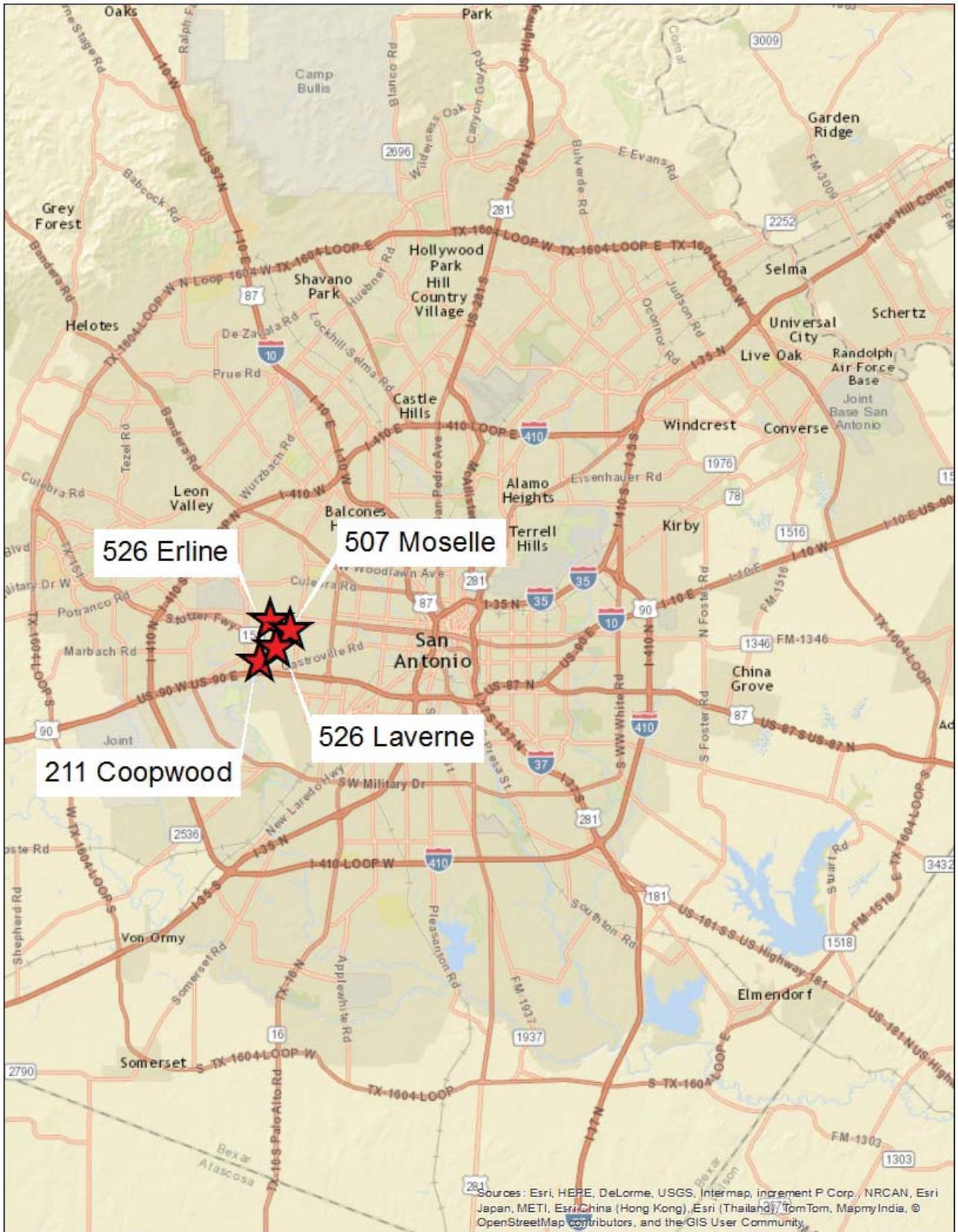
Alamo Area Mutual Housing Association, Inc., a Texas non-profit corporation (Petitioner) is requesting that the City of San Antonio declare as surplus and gift four vacant parcels of City-owned real property located at 526 Erlene Avenue, 211 Coopwood Avenue, 526 Laverne Avenue and 507 Moselle Avenue, in City Council District 6, as shown on the attached Exhibit “A.” All four properties are within the REnewSA Edgewood Target Area. REnewSA is an initiative for organizing and strategically deploying the community development tools administered by the Department of Planning and Community Development, Office of Historic Preservation, Center City Development Office, Development Services Department, other City departments, and outside partner agencies to create value from vacant, neglected, and underutilized properties in the City’s commercial corridors and neighborhoods. The focus of REnewSA is on returning distressed properties in the inner city and Inner City Reinvestment/Infill Policy (ICRIP) areas to productive use with an emphasis on 5 target neighborhoods: University Park/West Blue Ridge, Wheatley, Edgewood, Collins Gardens and Harlandale. Petitioner recently added single-family homeownership, as a line of business to meet the growing unmet affordable homeownership needs of San Antonio families. Their market analysis indicates that other developers will meet less than 5% of the demand for affordable single-family new construction. Petitioner plans on utilizing the four proposed City of San Antonio lots to provide infill housing which will be sold at affordable prices. The properties would revert back to the City of San Antonio if the properties are not used for infill affordable housing. Petitioner currently offers homebuyer classes and counseling to help prospective homeowners through the purchasing process. With the lots from the City of San Antonio, Petitioner will provide affordable homeownership opportunities with newly constructed homes that are at a scale and price point that is appropriate to the local market and fits the family’s needs.

## **II. RECOMMENDATION**

Staff recommends approval of this request to declare as surplus, dispose and gift four properties owned by the City of San Antonio.

## **III. ATTACHMENTS**

1. Exhibit A
2. Resolution

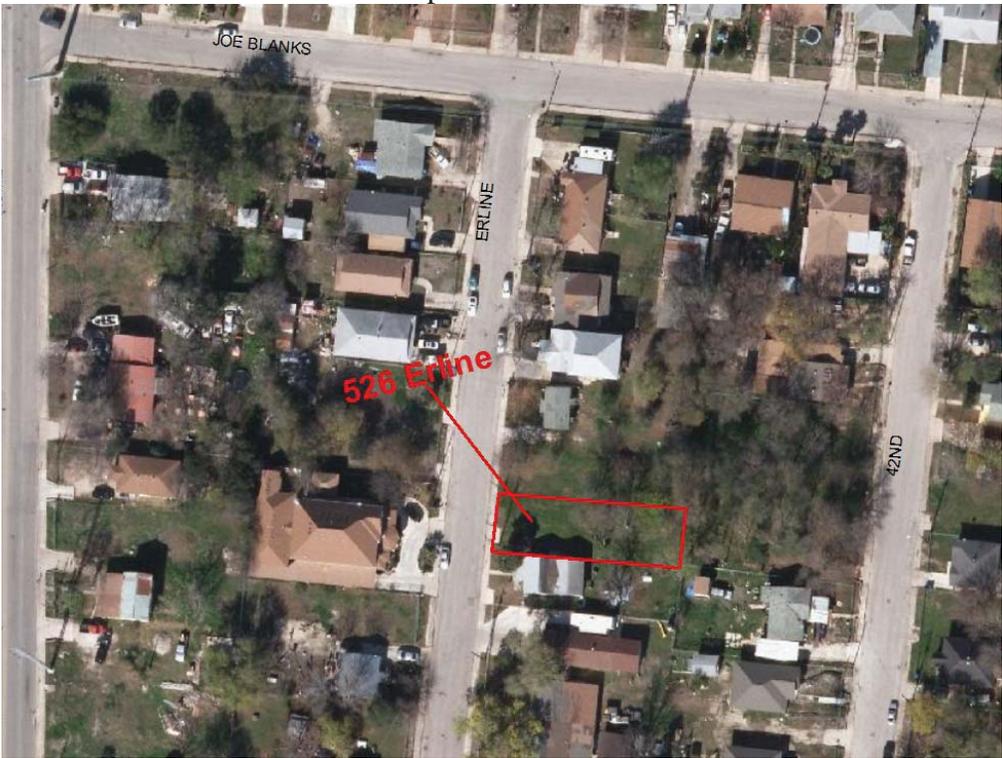


Site Map of Subject Properties

# Exhibit "A"



Map of 526 Erline

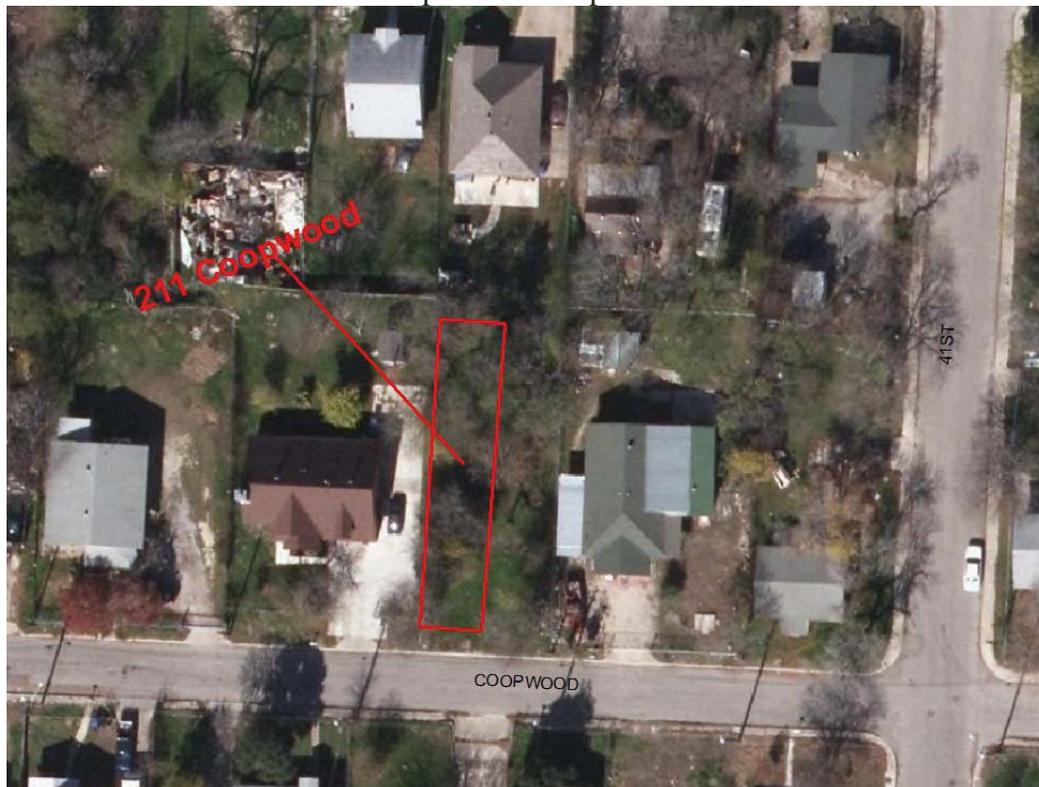


Aerial Map of 526 Erline

# Exhibit "A"



Map of 211 Coopwood



Aerial Map of 211 Coopwood



Map of 526 Laverne



Aerial Map of 526 Laverne



Map of 507 Moselle



Aerial Map of 507 Moselle

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

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS, DISPOSITION AND GIFT OF THE FOLLOWING REAL PROPERTY: (TRACT A) 526 ERLINE AVENUE - APPROXIMATELY .1148 ACRES OF PROPERTY WITH THE LEGAL DESCRIPTION OF LOT 7, BLOCK 2, NEW CITY BLOCK 9262; (TRACT B) 211 COOPWOOD AVENUE - APPROXIMATELY .0717 ACRES WITH THE LEGAL DESCRIPTION OF LOT 36, BLOCK 14, NEW CITY BLOCK 8996; (TRACT C) 526 LAVERNE AVENUE - APPROXIMATELY .0918 ACRES WITH THE LEGAL DESCRIPTION OF LOT 7, BLOCK 20, NEW CITY BLOCK 9280; (TRACT D) 507 MOSELLE AVENUE - APPROXIMATELY .0918 ACRES WITH THE LEGAL DESCRIPTION OF LOT 12, BLOCK 20, NEW CITY BLOCK 9820, AS REQUESTED BY THE ALAMO AREA MUTUAL HOUSING ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION.

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

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

WHEREAS, the Alamo Area Mutual Housing Association, Inc., a Texas non-profit corporation filed an application requesting to declare as surplus, dispose and gift four real properties; and

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

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

**Section 1.** The Planning Commission recommends City Council approve the attached application by the Alamo Area Mutual Housing Association, Inc., a Texas non-profit corporation to declare as surplus, dispose and gift of four real properties.

**Signed this 17<sup>th</sup> Day of December 2014**

---

**Marcello Diego Martinez, Chairman**

Attest:

---

Executive Secretary  
San Antonio Planning Commission



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

**STAFF REPORT**

**AGENDA ITEM NO. 10**

**Public Hearing:**

Planning Commission  
December 17, 2014

**Case Number:**

PA 15001

**Applicant:**

The Tobin Endowment (by Bruce  
Bugg, Jr.)

**Representative:**

Golden Steves Cohen & Gordon, LP  
(Trey Jacobson)

**Owner:**

The Tobin Endowment (by Bruce  
Bugg, Jr.)

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 3316 Oakwell Court

**Legal Description:**

45.642 acres out of NCB 12164

**Tract Size:**

45.642 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial  
Recorder 11/13/2014  
Notices Mailed 11/20/2014

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

Internet Agenda Posting 11/26/2014

**REQUEST**

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

**RECOMMENDED ACTION**

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

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment to Mixed Use will provide consistency with the adjacent Mixed Use, Community Commercial, and High Density Residential land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. The proposed density will have minimal impact on adjacent properties.

**Transportation:**

Harry Wurzbach is on the Major Thoroughfare identified as a Secondary Arterial Type A roadway with several VIA bus stops located nearby the subject property.

**CASE HISTORY**

This is the second public hearing of this case. This case was continued from the December 3, 2014, Planning Commission Hearing.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>		
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan		
<b>Plan Adoption Date:</b> May 20, 2010		<b>Update History:</b>
<b>Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards</b>		
<b>Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours</b>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<b>Low Density Residential:</b> Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.		R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, and RP
<b>Neighborhood Commercial:</b> Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.		NC, C-1, O-1
<b>Parks/Open Space:</b> Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic field trails, greenbelts, plazas, and courtyards.		RP, All residential districts, G
<b>Mixed Use:</b> Mix of low intensity residential and commercial uses Should have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. Inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops		MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Office
North	High Density Residential; Community Commercial; Park/Open Space	Office/Apartments/Commercial
East	Low Density Residential/Medium Density Residential	Single-Family Homes
South	Medium Density Residential	Single-Family Homes
West	Neighborhood Commercial/Medium Density Mixed Use	Vacant / Multi family

**Land Use:** The subject property is located at the southeast corner of Harry Wurzbach and Oakwell Court intersection within the San Antonio International Airport Vicinity Land Use Plan. The applicant requests this plan amendment and associated zoning change in order to establish a single family residential and office development on the subject property. The proposed development will provide approximately 480 homes and an office center on 26.86 of the 45.642 acre tract, with the remaining acreage providing a transitional buffer from residential subdivisions to the south and east. The subject's property location at the intersection of a major thoroughfare and collector roadway and the close proximity to existing Commercial, High Density uses to the north and west make it appropriate for the Mixed Use classification. The Mixed Use land use classification meets the location criteria outlined in the San Antonio International Airport Vicinity Land Use.

The proposed development with the amendment of the land use classification to Mixed Use will produce density that is comparable to a Low Density Residential Land Use classification. A Mixed Use classification would provide less intense commercial uses, allowed by right with the current zoning designations

**Transportation:** Harry Wurzbach is on the Major Thoroughfare identified as a Secondary Arterial Type A roadway. Several VIA bus stops are located nearby the subject property on Harry Wurzbach served by route 509. The subject property will be accessible from Harry Wurzbach and Oakwell Court.

**Community Facilities:** The subject property abuts an open space and neighborhood walking trail. It is also in close proximity to several schools, public and private. Sunset Memorial Park is to the south of the subject property.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "C-2 PUD MC-3 AHOD" Commercial Planned Unit Development Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District, "R-6 PUD MC-3 AHOD" Single Family Residential Planned Unit Development Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District, "RM-4 PUD MC-3 AHOD" Residential Mixed Planned Unit Development Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District, "C-2 PUD AHOD" Commercial Planned Unit Development Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "R-6 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District

**Proposed Zoning:** "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach (Taps Memorial Boulevard) Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "O-1" Office District and Single-Family Residential uses not to exceed 11 units per acre

**Corresponding Zoning Case:** Z2015002

**Zoning Commission Public Hearing Date:** January 20, 2015

## III. RECOMMENDATION

Staff recommends approval. The subject property is located along a major roadway and has existing commercial uses abutting it to the north and multi-family and commercial uses to the west. Additionally, the general surrounding conditions which include ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Mixed Use land use classification will provide consistency with the abutting Neighborhood Commercial land use and Medium Density Residential classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses.

**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map





**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, AND PARKS/OPEN SPACE TO MIXED USE FOR APPROXIMATELY 45.642 ACRES LOCATED 3316 OAKWELL COURT.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010 and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 17, 2014 and recommended **Approval** of the proposed amendment on December 17, 2014; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **Approval** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 17<sup>th</sup> DAY OF December, 2014.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Marcello Diego Martinez, Chair  
San Antonio Planning Commission